

2 SPACES AVAILABLE FOR LEASE

35 W 8TH STREET | COVINGTON, KY 41011

CONTACT
AGENT FOR
PRICING



OUTSTANDING WALKABILITY



AMPLE PUBLIC PARKING



LIVE, WALK, PLAY LOCATION



MUNICIPAL INCENTIVES
CLICK FOR DETAILS

PROPERTY OVERVIEW

BUILDING SIZE: 23,763 SF | 3 Floors

AVAILABLE SF: 1st Floor: ±4,900 SF
2nd Floor: ±2,900 SF

MARKET: Cincinnati

SUBMARKET: Covington

ZONING: DTC - Downtown Core

PROPERTY HIGHLIGHTS

- Beautifully Renovated – Lots of Character
- Secure Building – 24-hour access
- Elevator & Wide Staircase
- Local Professional Management
- City Incentives - Available
- Convenient access I-71/75, Downtown Cincinnati & CVG



1ST FLOOR FLEX SPACE - ±4,900 SF

This rustic-industrial flex space delivers character, scale, and adaptability, making it ideal for creative studios, collaborative offices, showroom users, or experiential concepts.

The space offers a large open area with exposed brick and ceilings, glass roll up door complemented by a dedicated office/storage room and two multi-stall restrooms. With excellent street-level access and strong visual appeal, this suite is designed for tenants who value both form and function.

SUITE HIGHLIGHTS

- Rustic Industrial - exposed brick & ceilings
- Large open space - 55' x 61' = ±3,318 SF
- 1 small office/storage space - 32' x 27' = ±886 SF
- Ceiling height approx. 10'5"
- 2 restrooms, each w/ multiple stalls





2ND FLOOR OFFICE SUITE - ±2,900 SF

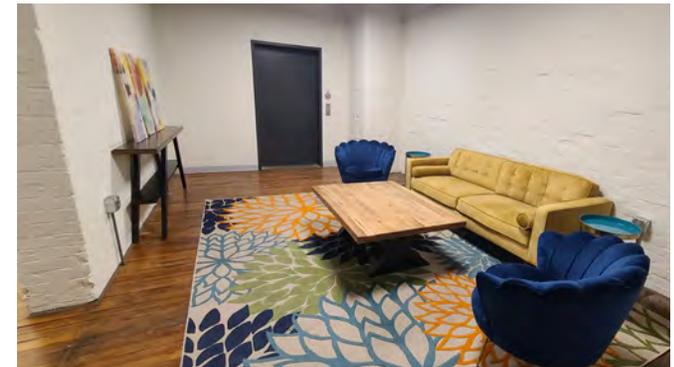
An urban chic-designed, move-in-ready office suite located on the second floor (with both wide stairs & elevator access), ideal for professional services, creative teams, or headquarters-style users.

The space features a high-quality buildout including two private glass & brick offices & large conference room. An oversized kitchen/breakroom, and a generous open work area that allows for flexible workstation layouts. With 10'9" ceiling heights, both elevator & wide stair access, the suite offers both comfort and efficiency.

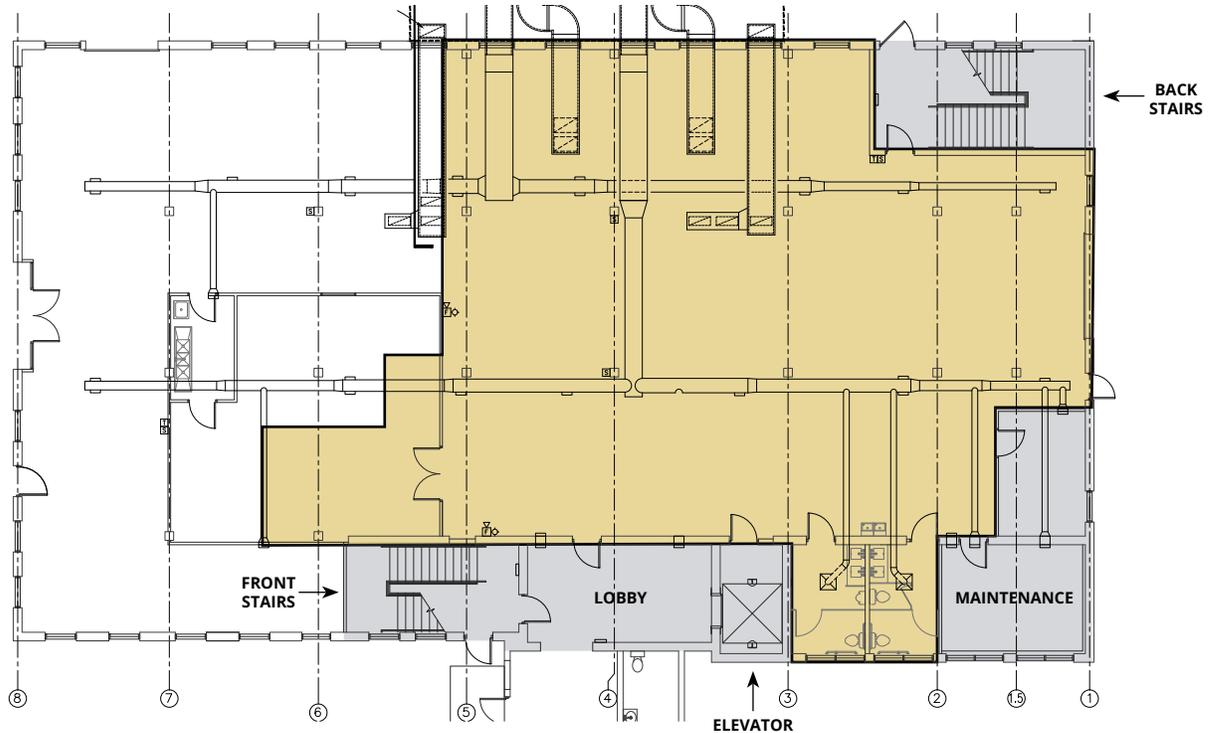
SUITE HIGHLIGHTS

High-quality buildout includes:

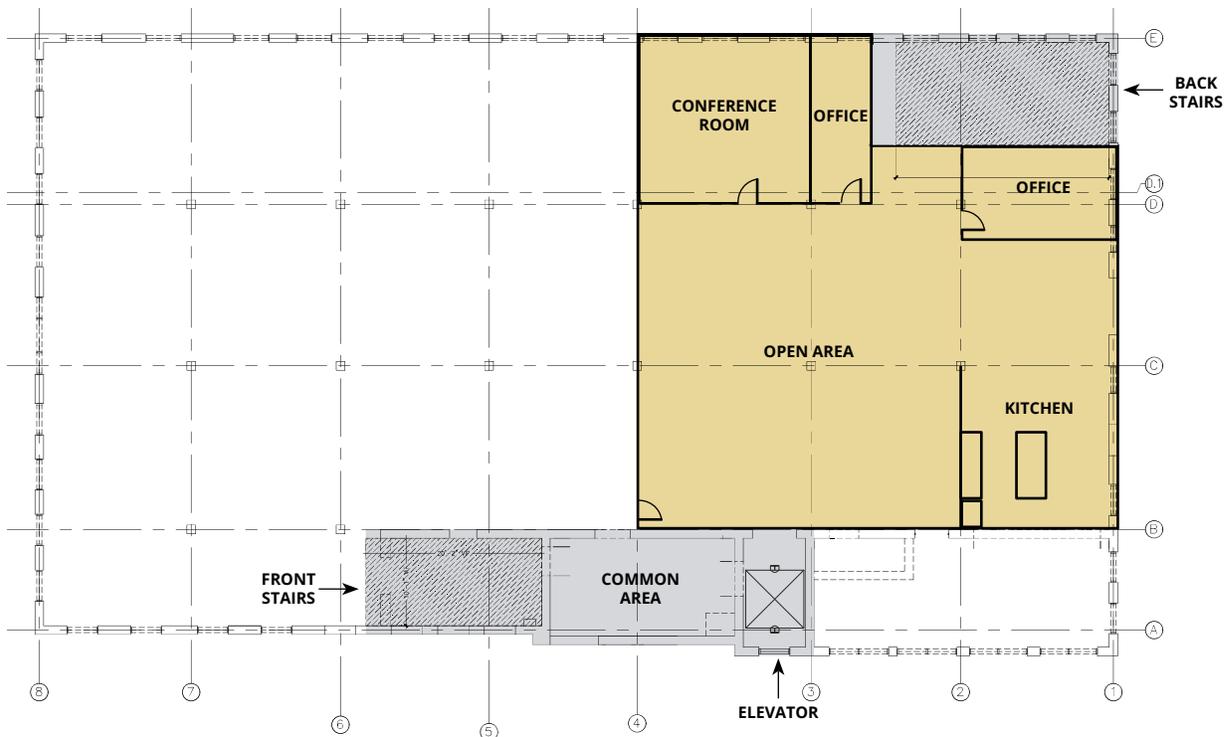
- 2 private offices
- 1 conference room - 20' x 18' = ±363 SF
- Large kitchen breakroom - 34' x 13' = ±442 SF
- Large open workspace - 32' x 36' = ±1,152 SF
- Ceiling height - approx. 10'9"
- Elevator & staircase access



1ST FLOOR FLOOR PLAN - ±4,900 SF



2ND FLOOR FLOOR PLAN - ±2,900 SF



35 W 8TH STREET
COVINGTON, KY



CINCINNATI, OH

SMALE PARK

NEWPORT, KY

COVINGTON CBD

Smoke Justis
BLINKERS TAVERN
Roebling
GOVERNOR'S HOUSE
dECORa
COVINGTON VEST
WORKS PIZZA Co
MOLLY MALONE'S
By Golly's
Thai Pavilion

MAINSTRASSE

Chako
LISSE STEAKHOUSE
ZOLA
Mama's
OKBB
GYROS BY BAI
CRAFTS & VINES
JP 0723
STRASSE HAUS
Bouquet
VILLAGE PUB

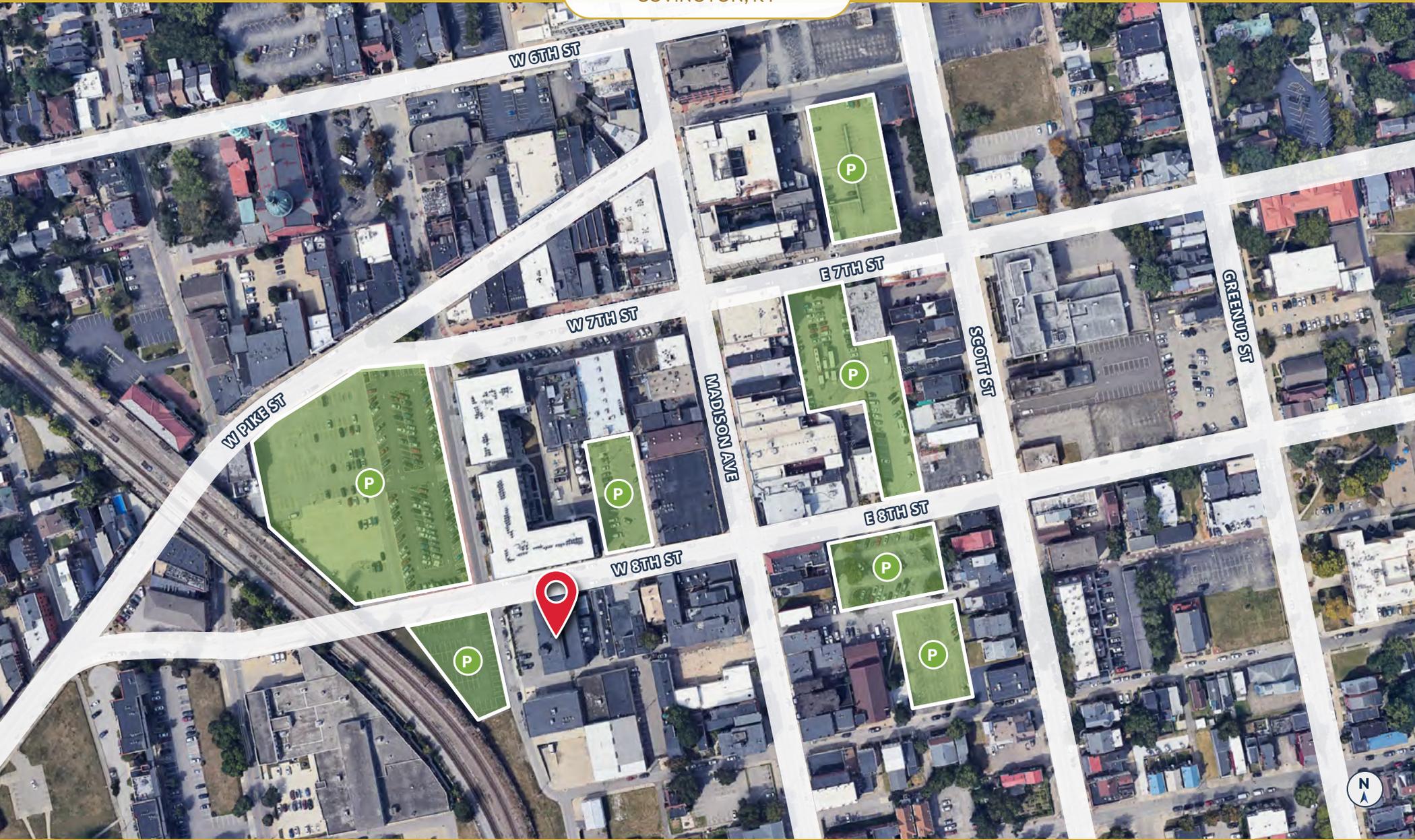
MADISON AVE BUSINESS DISTRICT

CARMELO'S
Wabi Sabi
Rings Food
Brixton
HOTEL COVINGTON
Agave & Rye
MADISON
JJ
MAKI MONO

DEVELOPMENTS

- 1 Kenton County Redevelopment
- 2 Bradford Building
- 3 Monarch Building
- 4 IRS Site Redevelopment
- 5 RiverCenter Apartments
- 6 Riverfront (2026)
- 7 Riverhaus
- 8 Ovation Project
- 9 Methodist Church Redevelopment
- 10 Public Library

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COVINGTON, KY



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