

±4,900 SF 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

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



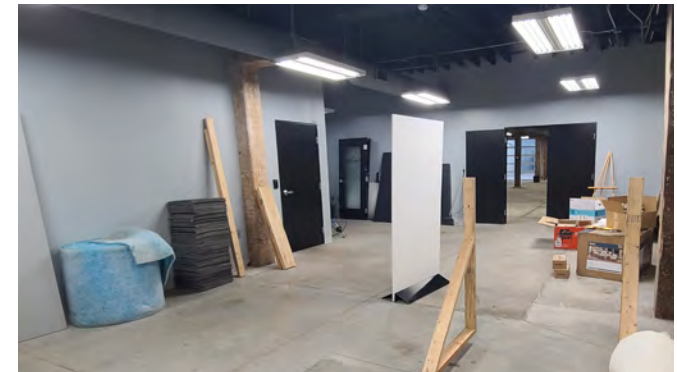
1ST FLOOR FLEX SPACE - ±4,900 SF

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

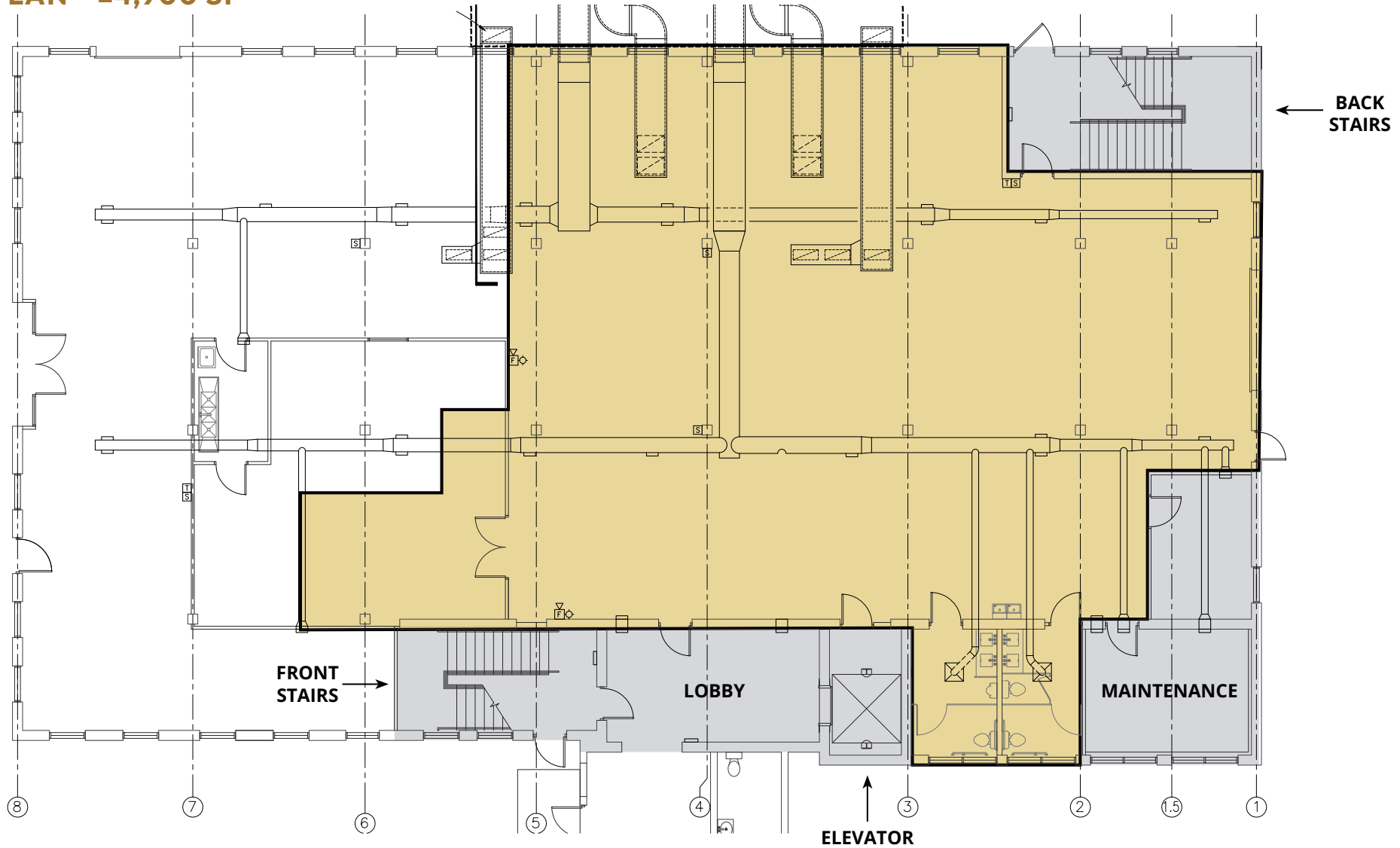
The space offers a large open area with exposed brick and ceilings, glass roll up door complemented by a dedicated office/storage room and two multi-stall restrooms. With excellent street-level access and strong visual appeal, this suite is designed for tenants who value both form and function.

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



FLOOR PLAN - ±4,900 SF



35 W 8TH STREET
COVINGTON, KY



CINCINNATI, OH

SMALE PARK

NEWPORT, KY

COVINGTON CBD

Logos for businesses in the Covington CBD: Smoke Justis, BLINKERS TAVERN, Roebing, GOVERNOR'S HOUSE, dECORA, COVINGTON VEST, WORKS PIZZA CO, MOLLER MALONES, By Golly's, Thai Pavilion.

MAINSTRASSE

Logos for businesses in the Mainstrasse area: Chako, GYROS BY BAY, LISSE STEAKHOUSE, CRAFTS & VINES, JP 0723, ZOLA, Mama's, STRASSE HAUS, Nods, Bouquet, OKBB, VILLAGE PUB.

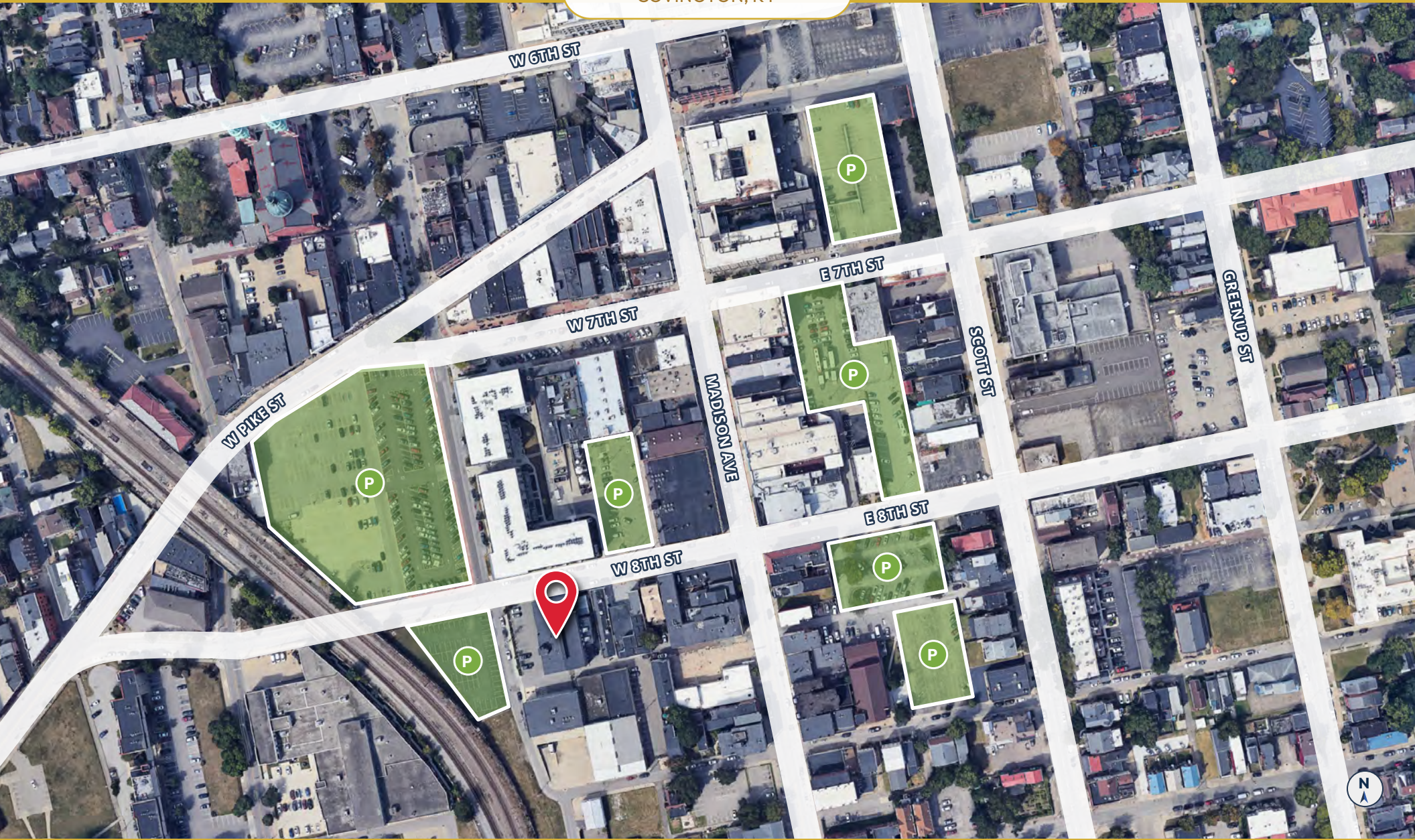
MADISON AVE BUSINESS DISTRICT

Logos for businesses in the Madison Ave Business District: CARMELI'S, Wabi Sabi, RUMI FOOD, BIRXTON, 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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