

## 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

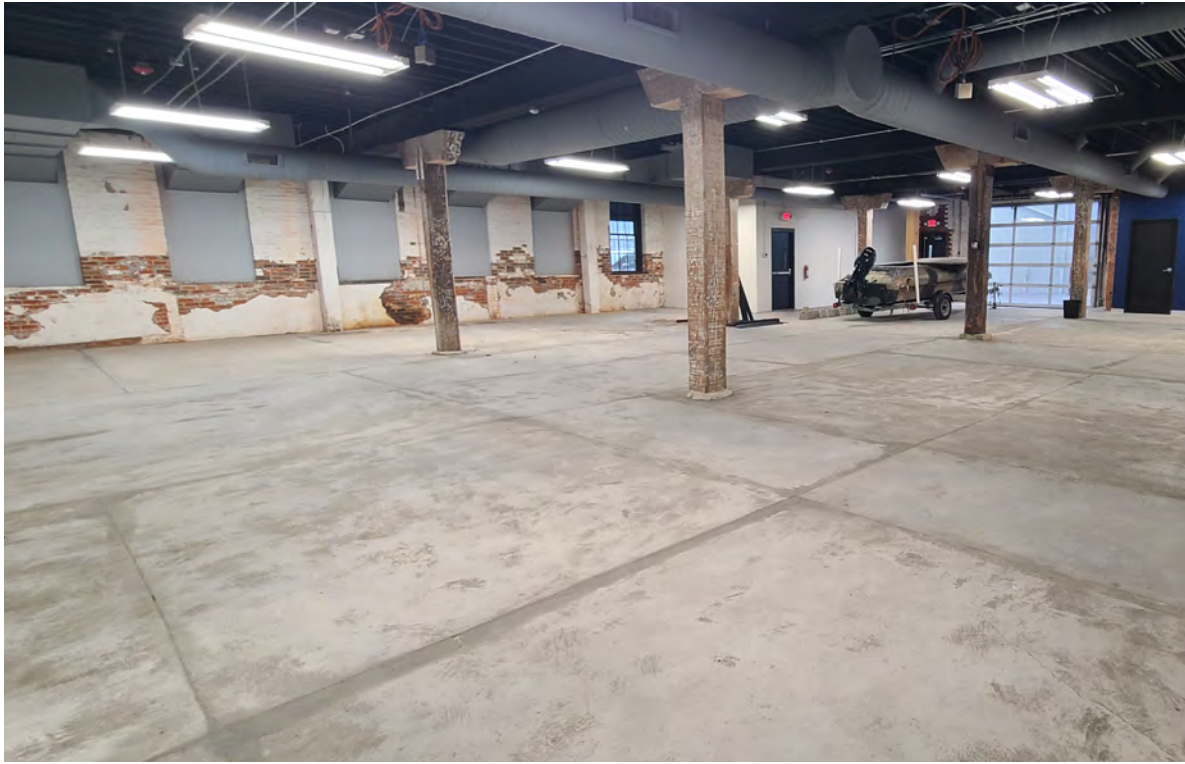
**MARKET:** Cincinnati

**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



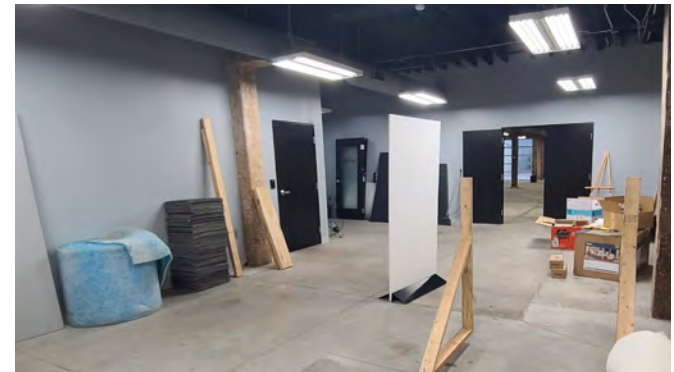
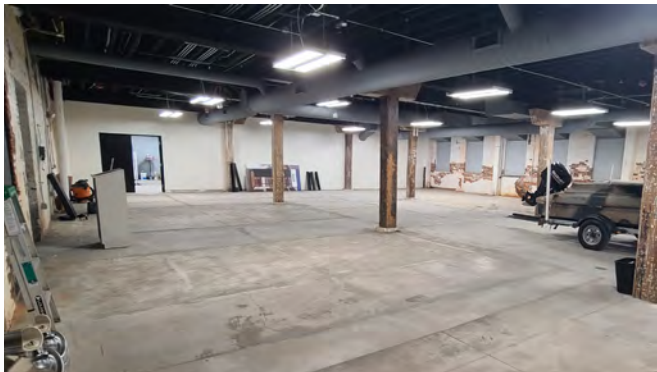
## 1ST FLOOR FLEX SPACE - ±4,900 SF

**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

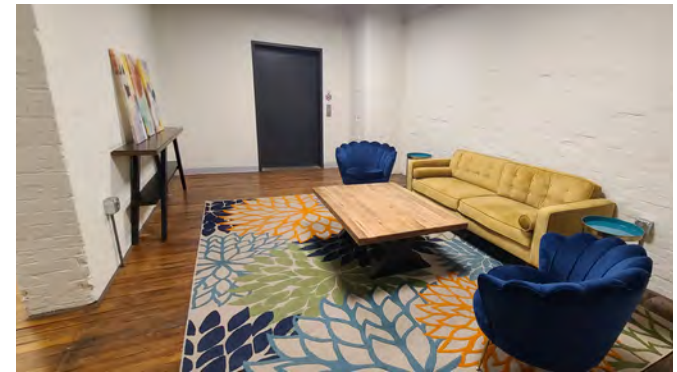
**An urban chic-designed, move-in-ready office suite located on the second floor (with both wide stairs & elevator access), ideal for professional services, creative teams, or headquarters-style users.**

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





**35 W 8TH STREET**  
COVINGTON, KY



**MAINSTRASSE**


**COVINGTON CBD**


**MADISON AVE BUSINESS DISTRICT**


- 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

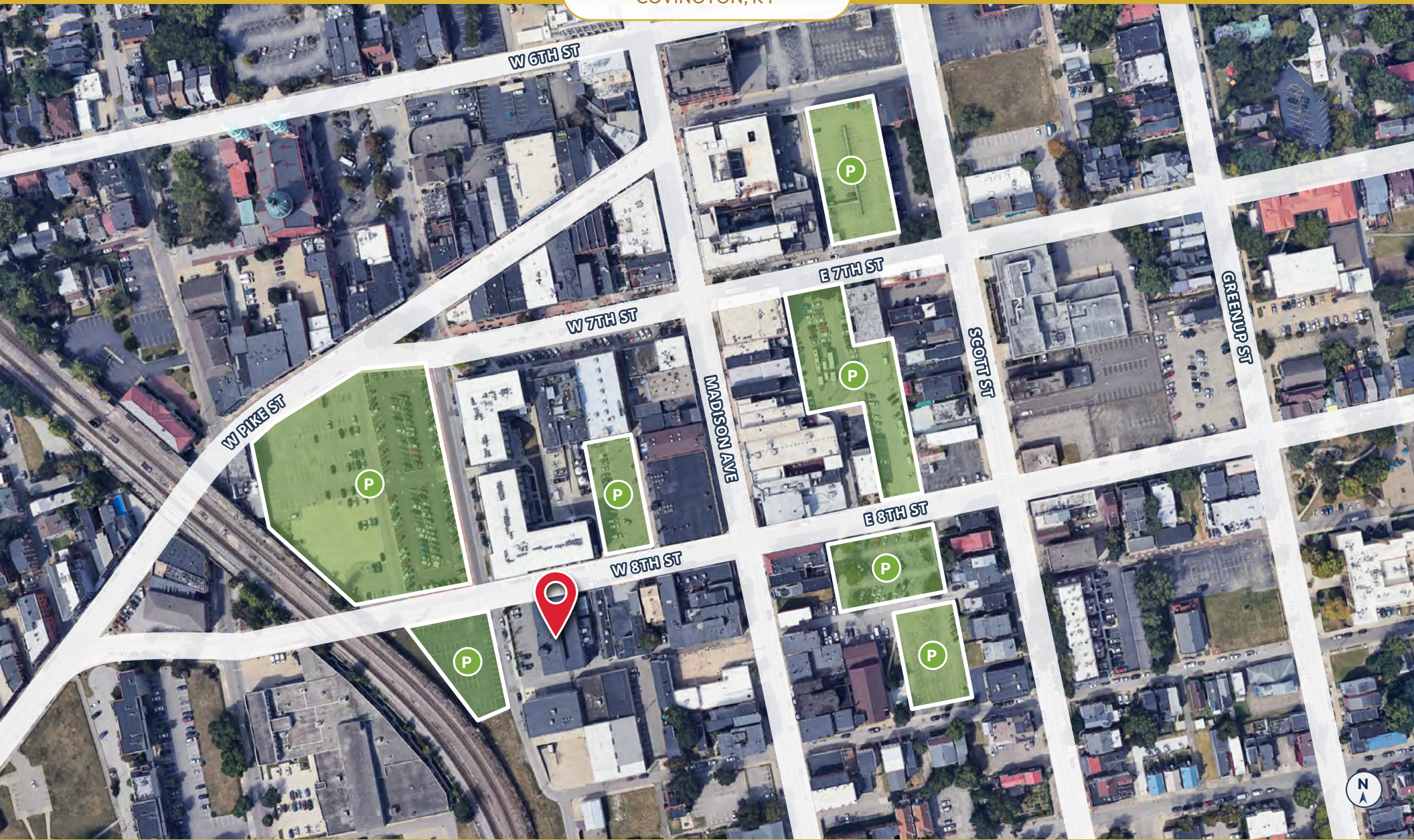
**CURO.BRKG**

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