



NEWPORT ON THE LEVEE

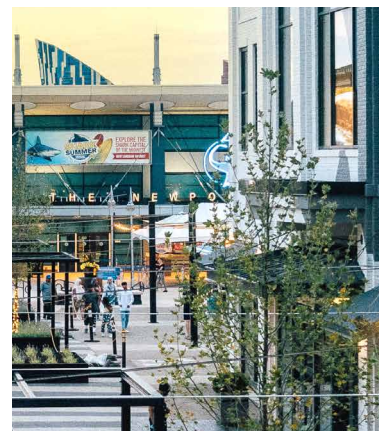
Work Where Energy Flows

AN OFFICE WITH

MAIN CHARACTER ENERGY

**Newport on the Levee offers a
next-generation office experience**

in one of the region's most active, lifestyle destinations. Flexible floorplans, bold interiors and skyline-facing balconies create an environment that evolves with today's creative professionals, while walkable access to restaurants, trails and the Purple People Bridge keeps work and lifestyle in sync.



PROPERTY HIGHLIGHTS

IT'S ALL IN THE DETAILS

- Flexible office suites
- Signage opportunity
- Balcony views of Downtown Cincinnati
- Great walkability to dining, retail, entertainment & trails
- Shared conference space and elevator access
- **Free 3/1,000 RSF garage parking**
- **Easy access to Office Elevator**
- Steps to Purple People & Taylor Southgate Bridges
- Quick access to I-471, to I-71, I-75 & I-275
- <25 minutes from CVG International Airport

LEASE
RATE:

NOW REDUCED!

\$22.95/RSF
Full-Service Gross

TOTAL SF AVAILABLE
40,896 RSF

TOTAL PROPERTY:
302,027 SF

TOTAL OFFICE SPACE:
92,224 SF

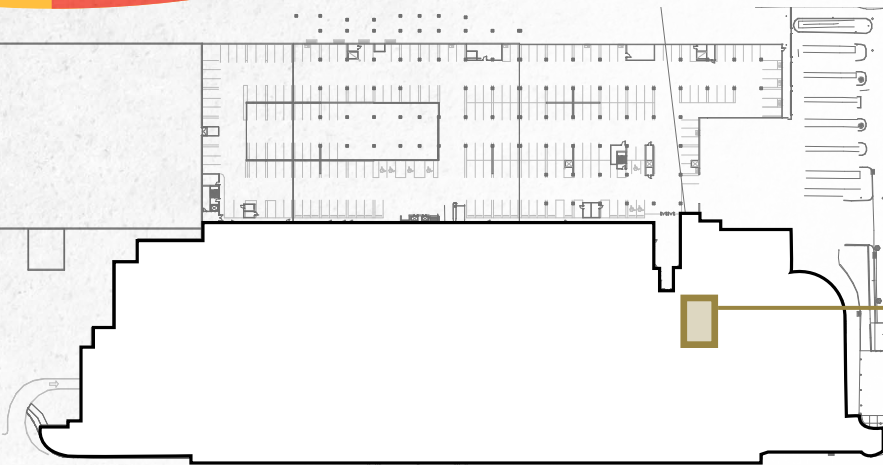


NOT YOUR AVERAGE

FLOOR PLAN

Newport on the Levee

offers flexible, design-forward office suites with skyline views and creative interiors to create your ideal workspace.



**SUITE
112**

2,307 RSF

**SUITE
108**

3,902 RSF

**SUITE
104**

16,508 RSF

**SUITE
101**

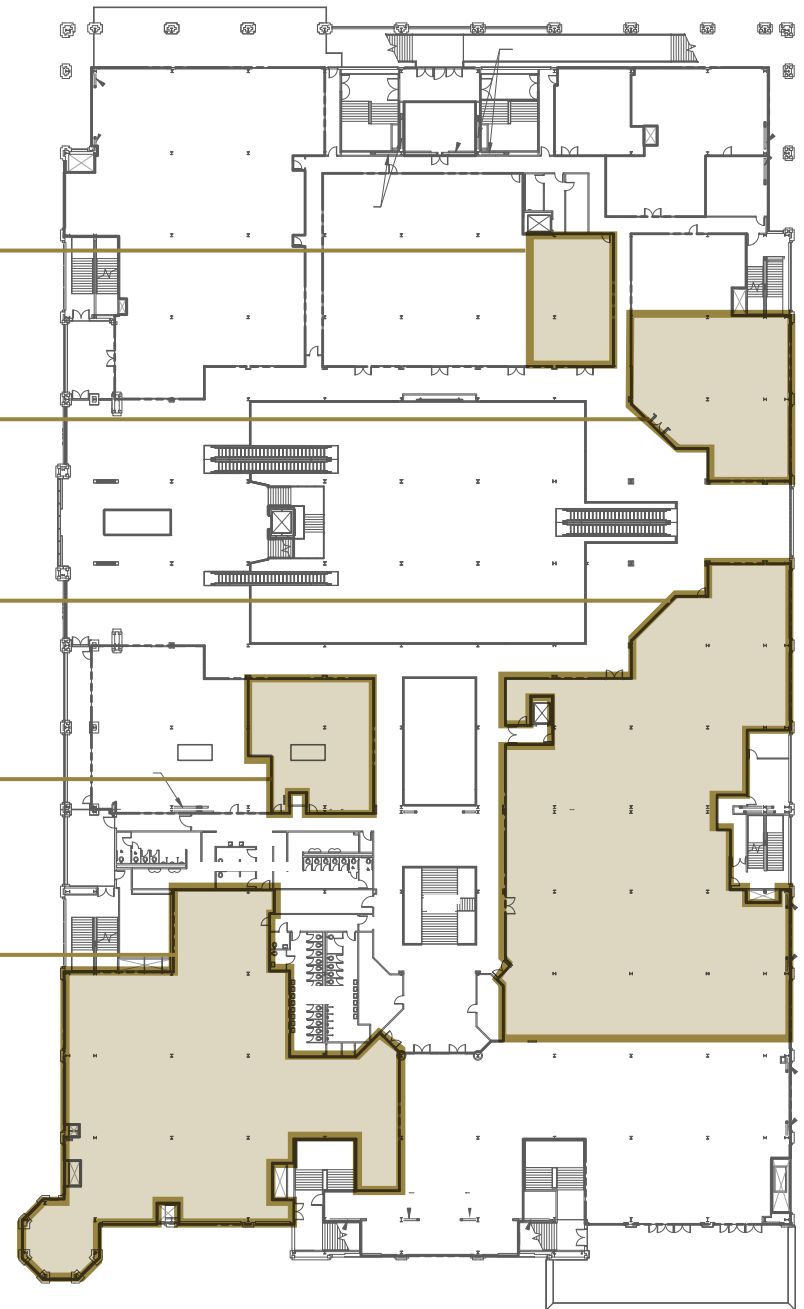
2,345 RSF

**SUITE
120**

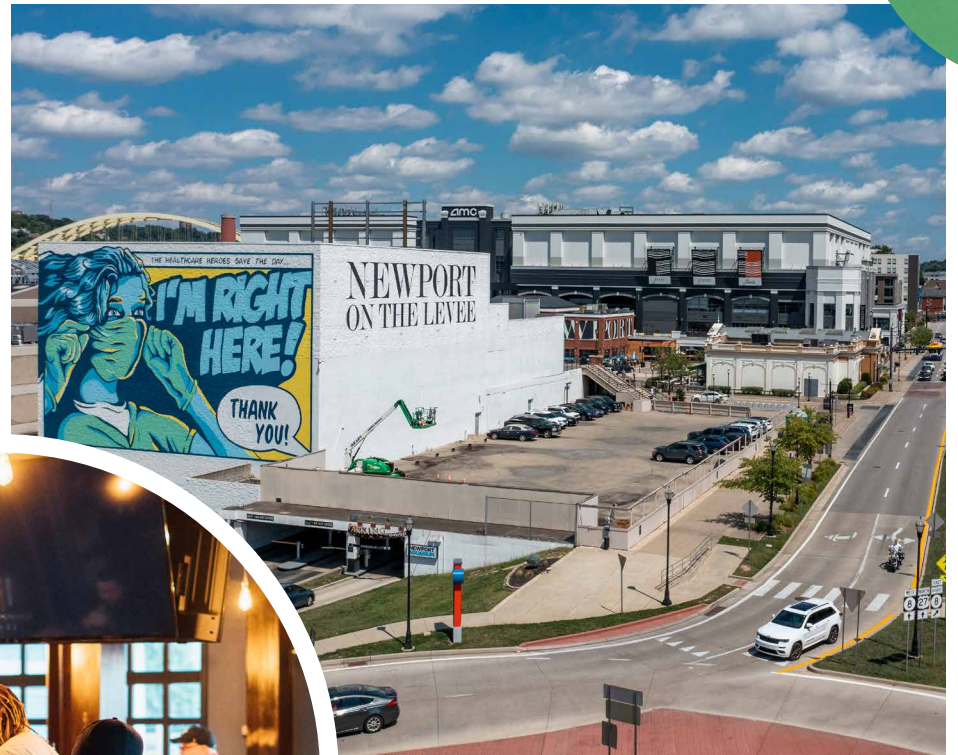
13,500 RSF

**SUITE
121**

2,335 RSF







WORK, PLAY, REPEAT

Newport on the Levee

brings the energy of a full entertainment district right to your doorstep. Whether enjoying happy hour beers at Wooden Cask Brewing or a team night out at Immersive Gamebox, an exciting mix of food, retail and entertainment experiences are just steps away to turn any workday into something a little more memorable.

 **15**
ENTERTAINMENT

 **10**
FAST FOOD

24 
RESTAURANTS

5 
HOTELS

4 
FITNESS/RETAIL



EASY IN. EASY OUT.

Newport on the Levee is easy to reach by car, bridge or plane. With direct access to I-471, nearby connections to I-71, I-75 and I-275, and the airport less than 25 minutes away, commuting is effortless. The Purple People and Taylor Southgate Bridges also connect you to downtown by foot, while free, dedicated garage parking makes arrival simple.

 CVG
19 MINUTES

I-74
10 MINUTES

DOWNTOWN
CINCINNATI
6 MINUTES

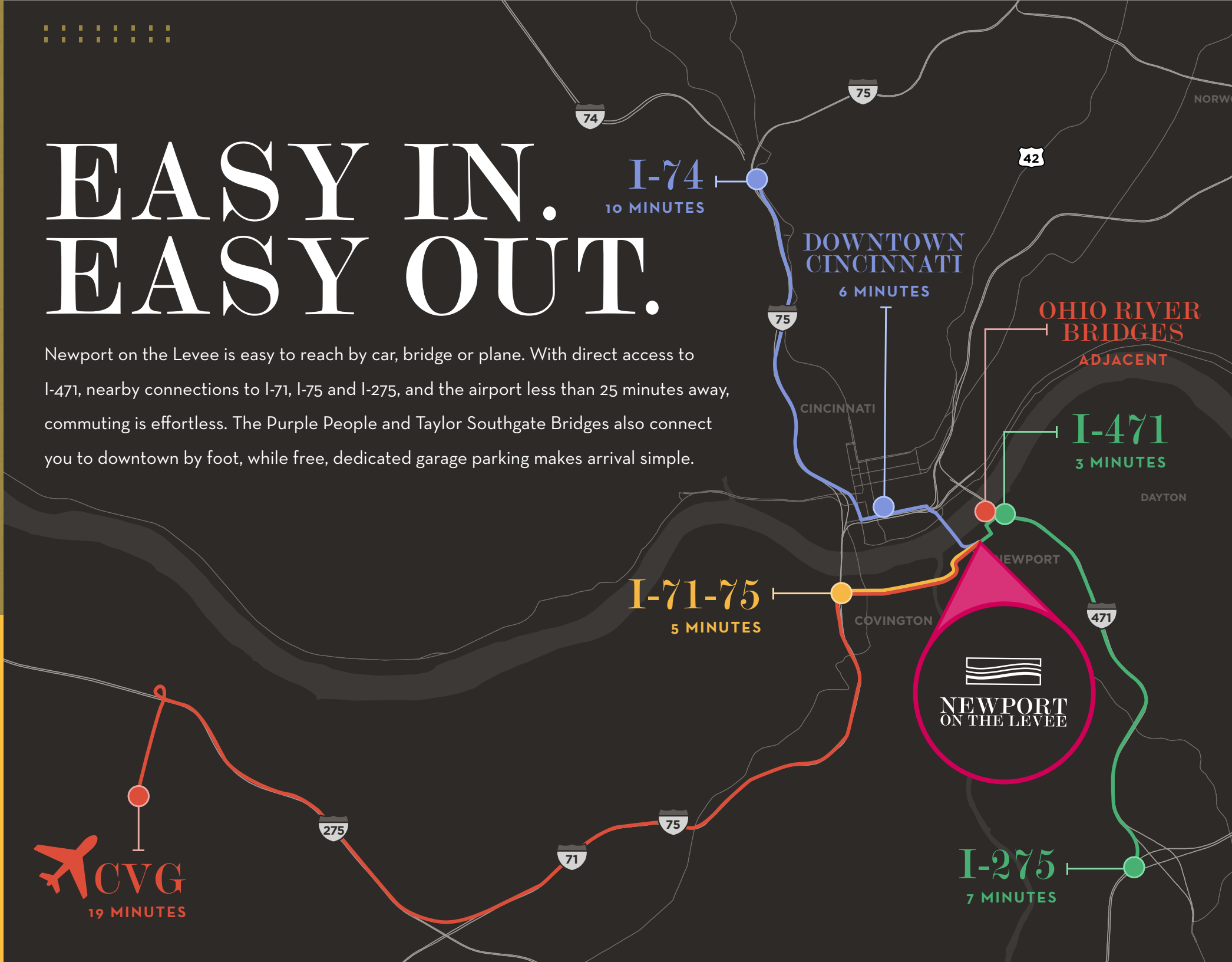
OHIO RIVER
BRIDGES
ADJACENT

I-471
3 MINUTES

I-71-75
5 MINUTES


NEWPORT
ON THE LEVEE

I-275
7 MINUTES





NEWPORT ON THE LEVEE



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