



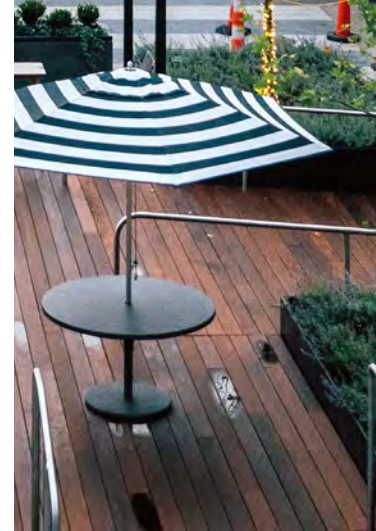
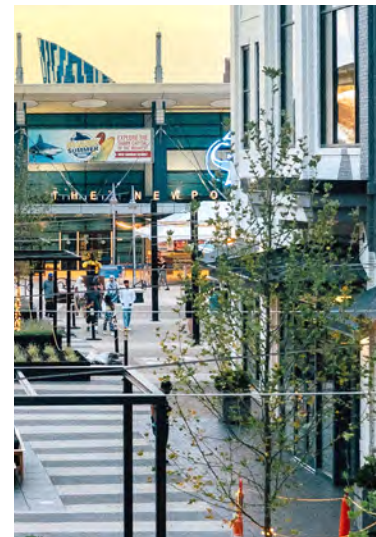
NEWPORT ON THE LEVEE

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:

\$24.95/RSF
Full-Service Gross

TOTAL SF AVAILABLE
40,896 RSF

TOTAL PROPERTY:
302,027 SF

TOTAL OFFICE SPACE:
92,224 SF

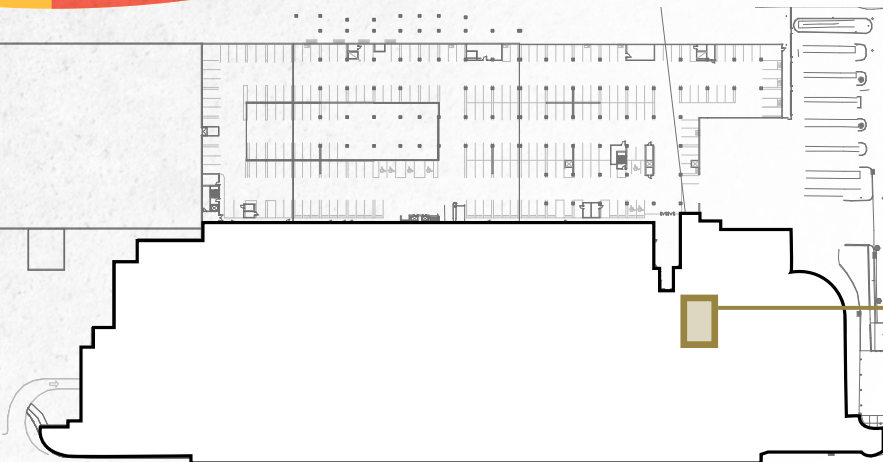


NOT YOUR AVERAGE

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

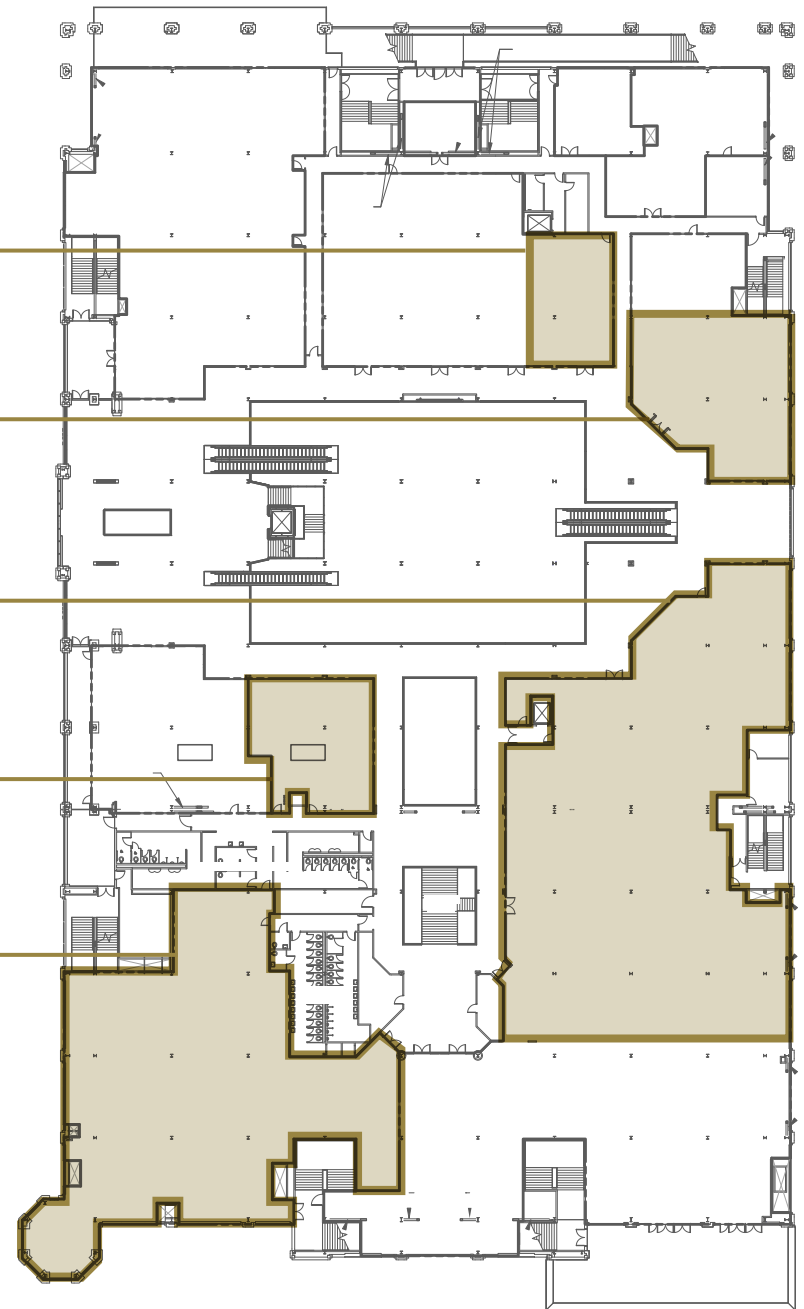
SUITE
108
3,902 RSF

SUITE
104
16,508 RSF

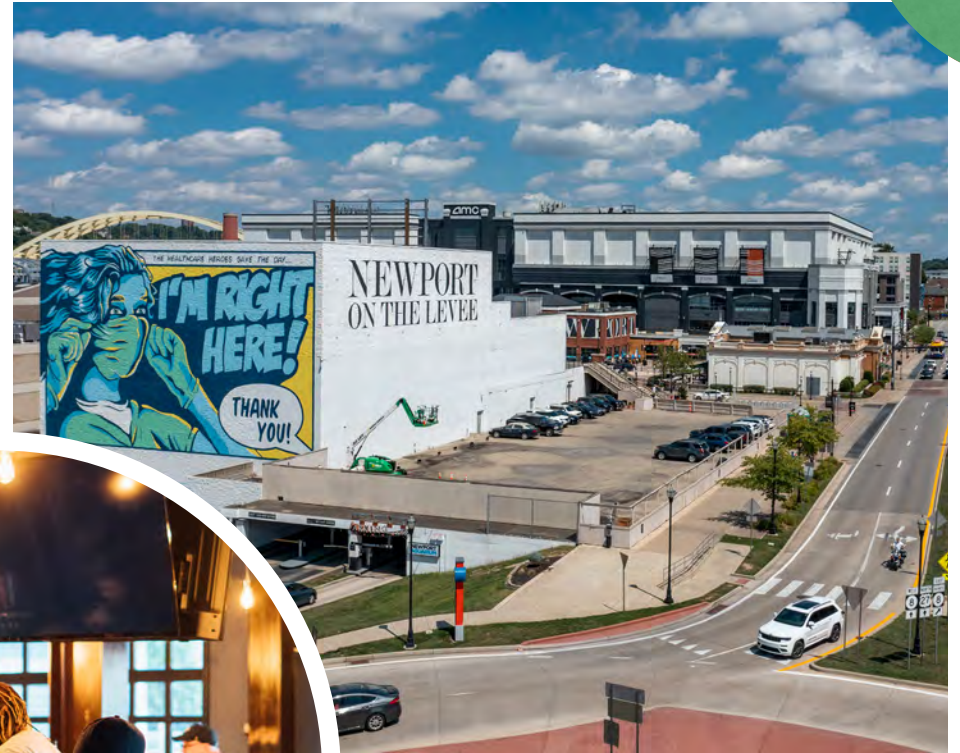
SUITE
101
2,345 RSF

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.



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.



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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