

ONE RIVERFRONT PLACE

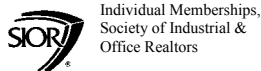
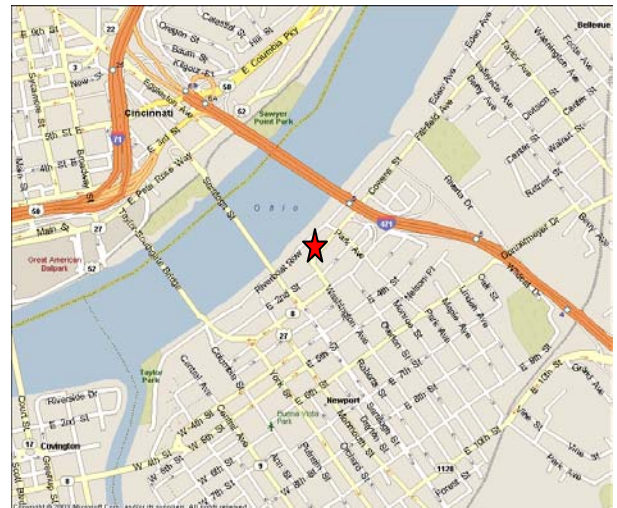
Newport, Kentucky 41071

FOR LEASE



1 Dave Cowens Drive
19,980 SF Available Full 5th floor
24,174 SF Available Top Floor -10th

- Two Full Floors Available Soon
- 5th Floor – 19,980 RSF
- 10th Floor – 24, 174 RSF
- Outdoor Balconies with outstanding views
- 4 story parking garage, free visitor parking
- Adjacent to Newport on the Levee
- Numerous restaurants and amenities nearby
- Instant access of I-471
- Excellent views of the Ohio River and Cincinnati Skyline
- Fiber optics available
- Free fitness center on-site
- On-site management with 24/7 Security
- Conference center free for Tenant usage



For more information, please contact:

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One Riverfront Place



The information contained herein has either been provided to us by the owner of the property or obtained from sources that we deem reliable. Though we have no reason to doubt its accuracy, we in no way guarantee it.



Carey Laumer
Commercial Realty

FOR LEASE
60,378 SF Available
One Riverfront Place

One Dave Cowens Drive
Newport, KY 41071

FACT SHEET

TOTAL BUILDING SIZE:	Total Building 182,040 RSF
AVAILABLE SPACE:	Floor Total <u>Availability</u>
	5th Floor: 19,980 RSF Available Immed. (Full Floor)
	10th Floor: 24,174 RSF Available Immed. (Full Floor)
NUMBER OF STORIES:	Ten (10) total floors with 4 levels of parking and 6 office floors
YEAR BUILT/RENOVATED:	1990
NET RENTAL RATES/YR. 1:	\$14.50 Net - 5 th Floor \$15.75 Net - 10 th Floor
2008 ESTIMATED OPERATING EXPENSES/SF:	\$ 8.50/RSF
ESTIMATED FULL SERVICE RENT/SF:	\$23.00 to \$24.25/RSF
TENANT IMPROVEMENTS:	Landlord will use best efforts to provide a turnkey Class A finish based on tenant's exact space requirements.
PARKING:	Four Levels of parking in the building garage (Allocated at 2/1000 sf) Rates \$50.00 per space /mo. Inside, \$25.00 per space/mo. on surface lot
OCCUPANCY:	Immediate
AMENITIES:	Outstanding Access from I-471 Two outdoor balconies on each floor Proximity to numerous Restaurants and Hotels Adjacent to Newport on the Levee Fitness Center on site-free to tenants Conference Center and on site deli available to tenants On site management with 24/7 Security Excellent visibility from Interstate 471 Fabulous views of the River and Downtown Cincinnati skyline

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CAREY LAUMER COMMERCIAL REALTY, INC.