

CLASS A OFFICE & RETAIL *Opportunities*

200 W. 3RD STREET
NEWPORT, KY 41071



OVATION

Developed by **Corporex**

Ovation Development

Ovation is a 25-acre, urban, mixed-use development at the confluence of the Ohio and Licking Rivers in Northern Kentucky. Located in Newport, this vibrant waterfront resort offers unparalleled accessibility, convenience, and connectivity. With a world-class music venue, modern office spaces, residential options, hotels, green spaces, and distinctive dining and entertainment experiences, Ovation is a hub of activity.

The Boardwalk Residences, Buildings 1, 2, & 3 – open with residents

MegaCorp Pavilion Music & Event Venue

101 W. 4th Street, Newport, KY 41071
promowestlive.com/cincinnati/megacorp-pavilion

Homewood Suites by Hilton Newport Cincinnati

201 W. 4th Street, Newport, KY 41071 • hilton.com

High Note Rooftop Bar *(seasonal – Spring thru Fall)*

Rooftop of the Homewood Suites • highnoteky.com

Market Bar

Plaza Level next to Homewood Suites
marketbar.org/ovationhome

Ovation Office 1

- St. Elizabeth Physicians Primary Care & Podiatry
- MegaCorp Logistics
- Carlisle & Bray Enterprises

200 W. 3rd Street, Newport, KY 41071

Ovation Parking Garage *(Prepaid Parking available)*

123 W. 4th Street, Newport, KY 41071

Ovation Car Park *(Available for special events)*

1500 Ovation Way, Newport, KY 41071

Ovation Roundabout Lot *(Available for special events)*

265 W. 5th Street, Newport, KY 41071



Location

CINCINNATI



THE BANKS

SMALE PARK

OHIO RIVER



NEWPORT
AQUARIUM

NEWPORT
ON THE LEVER



MegaCorp
PAVILION

HOMESWOOD
SUITES by Hilton
MARKET BAR

HIGH NOTE
— ROOFTOP BAR —

NEWPORT

COVINGTON

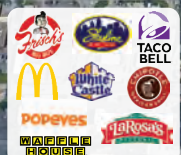
LICKING RIVER

NORTHERN
KENTUCKY
CONVENTION CENTER



HOTEL
COVINGTON

Holiday Inn
COURTYARD



Radisson



Site Plan





CLASS A OFFICE 200 W. 3RD STREET 100,000 SF – 73% LEASED

Opened in August 2023. The parking garage directly below offers 550 spaces. The building is 73% leased with MegaCorp Logistics, St. Elizabeth Physicians, and Carlisle & Bray Enterprises as tenants.



MegaCorp
PAVILION

HOMewood
SUITES by Hilton™

200 W. 3RD STREET



HOMewood SUITES BY HILTON NEWPORT CINCINNATI

Opened February 2025, the 133-room hotel features select suites with skyline views, and two bars – High Note located on the rooftop and Market Bar at plaza level, now open.

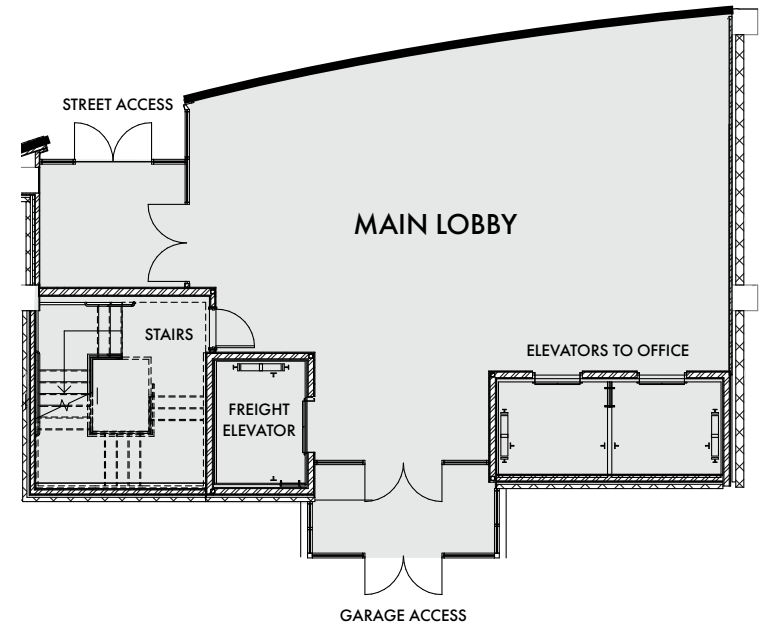
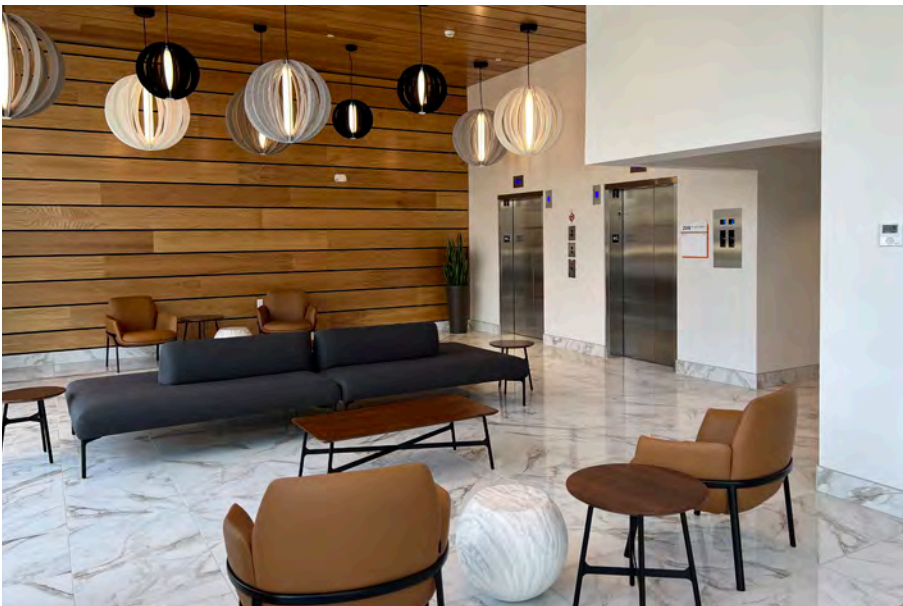


200 W. 3RD STREET | OVATION CLASS A OFFICE

Now Leasing 2,376 – 18,379 SF



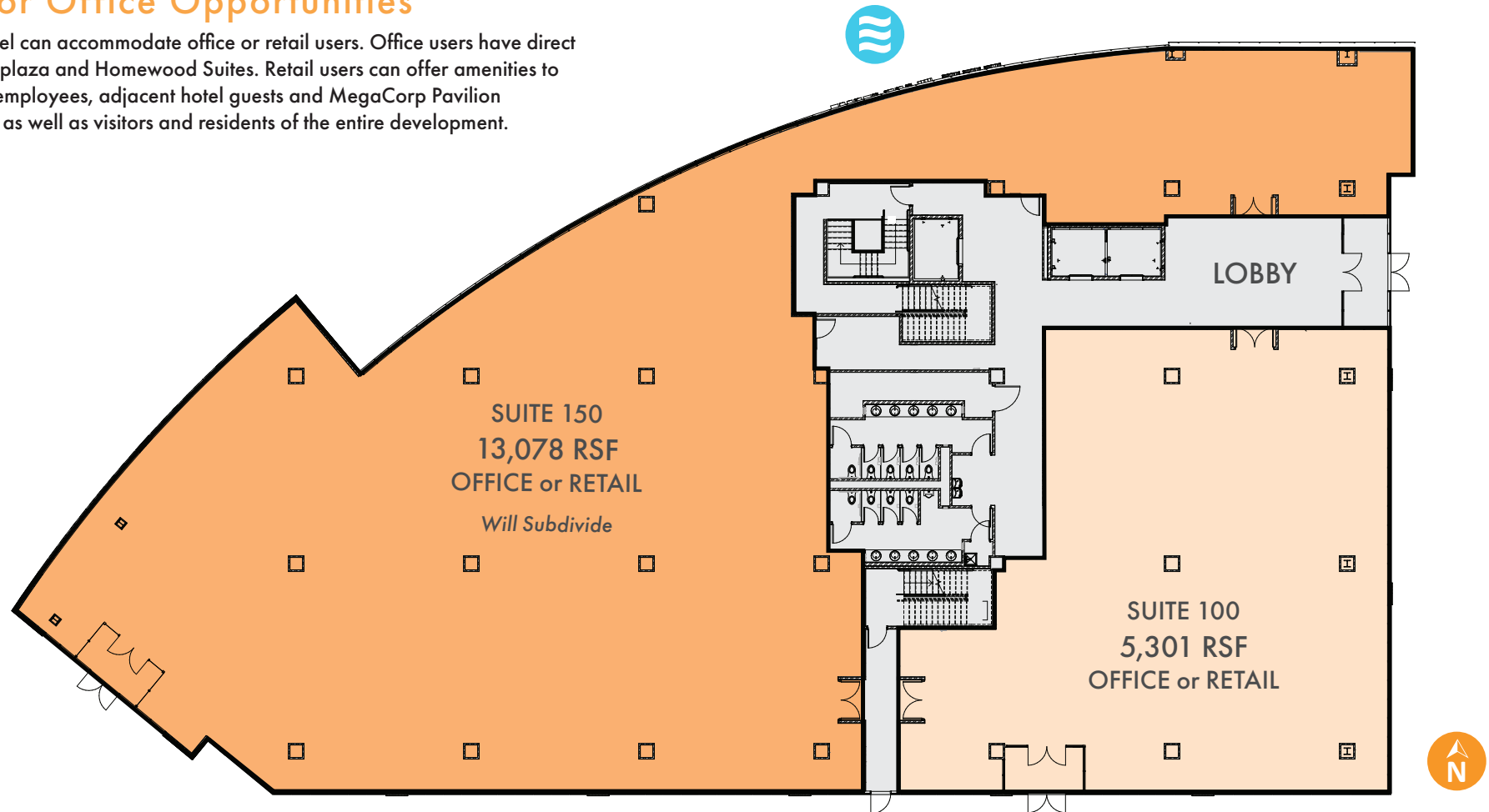
GROUND FLOOR MAIN LOBBY



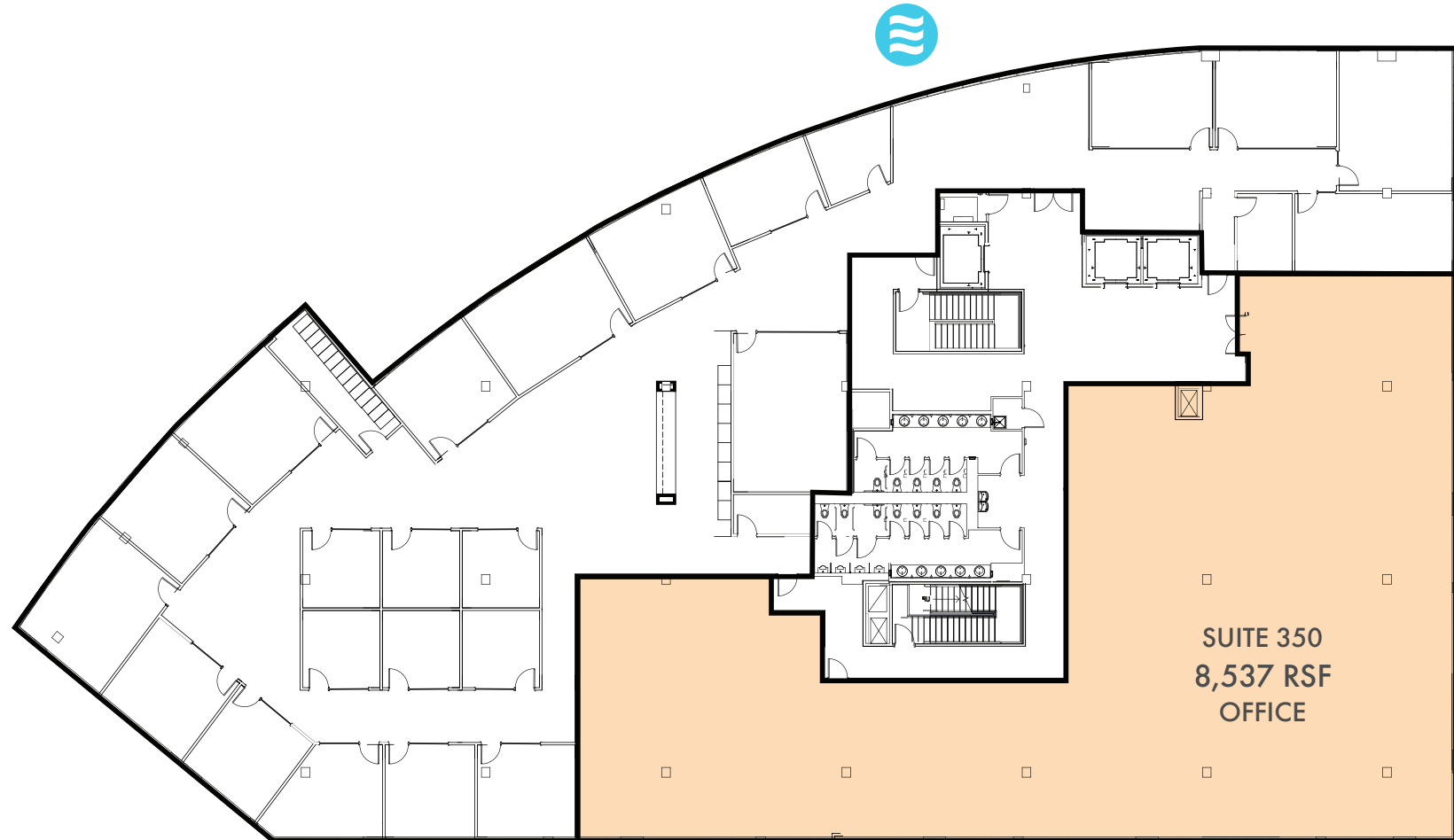
PLAZA LEVEL

Retail or Office Opportunities

The plaza level can accommodate office or retail users. Office users have direct access to the plaza and Homewood Suites. Retail users can offer amenities to onsite office employees, adjacent hotel guests and MegaCorp Pavilion concertgoers as well as visitors and residents of the entire development.



THIRD FLOOR



200 W. 3RD STREET | PARKING

Parking is a true differentiator, offering both the volume and affordability that today's workforce expects, paired with seamless access to the region's core.

THREE PARKING OPTIONS

- 1 Ovation Parking Garage**
123 W. 4th Street, Newport, KY 41071
550+ Spots – \$70/Month
Sits below Ovation Office I, MegaCorp Pavilion, Ovation Experience Center, and the Homewood Suites by Hilton Newport Cincinnati.
- 2 Ovation Car Park**
1500 Ovation Way, Newport, KY 41071
200+ Spots – \$70/Month
Currently only open for special events
- 3 Ovation Roundabout Lot**
265 W. 5th Street, Newport, KY 41071
\$70/Month
Currently only open for special events

Lots Are Managed by ABM

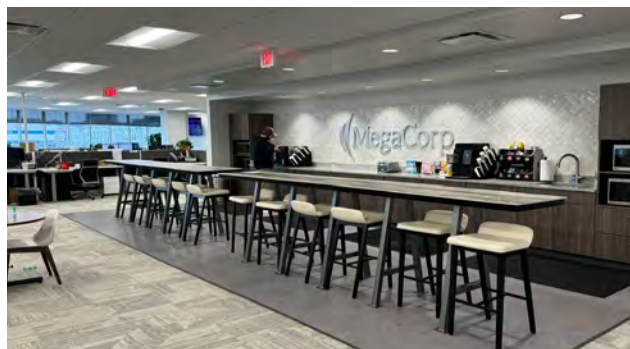
* Prices are subject to change and to special event parking



200 W. 3RD STREET | CUSTOMIZED WORK SPACES

Tenant Finish

Corporex's in-house tenant finish department, including architecture, design, and construction management can take any floor from a blank canvas to the ideal creative space for your company.



MegaCorp Offices at Ovation

200 W. 3RD STREET | OVATION PLAZA BETWEEN HOTEL & OFFICE



OVATION AREA AMENITIES



OVATION AREA AMENITIES

RESTAURANTS

- R1 Newport on the Levee** – Bridgeview Box Park (Döner House, Hot Dog House, The Buzz, Kon-Tiki on the Levee) Brio, Five Guys, Tom & Chee, Cold Stone Creamery, Shiners on the Levee, Beeline, Bon Mi Street, Brother's Bar & Grill, Little Spoon Bakery & Cafe, Wooden Cask Brewing
- R2 Newport Area** – Hofbrauhaus, Strong's Pizzeria, Pompilios, Carabello Coffee, Baker's Table, Press on Monmouth, Bourbon House Pizza, The Purple Poulet, McCollums on York
- R3 The Banks** – Ruth's Chris Steakhouse, Taste of Belgium, Red Leprechaun, E+O Kitchen, Tin Roof, Yard House, Condado Tacos, Fishbowl, Holy Grail, Jefferson Social, Killer Queen, Moerlein Lager House, Jimmy John's, The Stretch, Montgomery Inn Boathouse, The Filson, The Park
- R4 RiverCenter/Covington** – Butler's Pantry, Demetrio's, The Gruff, Smoke Justis, Blinkers, Covington Farmers Market, Molly Malones, Governor's House
- R5 Covington Area** – Covington Yard (Food Hall – Shipping Container Restaurants with Communal Tables), Coppin's, The Well, Braxton Brewery, Agave and Rye, Ripple, Kung Food Chu's AmerAsia, Libby's Southern Comfort, North South Baking Co., Wenzel Whiskey, Revival Vintage Bottle Shop
- R6 MainStrasse Village/Covington** – Bouquet Restaurant, Otto's, Cock & Bull Public House, Frida 602, Goodfellas Pizzeria / Wiseguy Lounge, Mama's on Main, Cedar Restaurant, Crafts & Vines, Olla Taqueria, Wunderbar, Anchor Grill, Second Story Bar, Secret Bar, The Standard

HOTELS

- H1 Ovation Area** – Homewood Suites, Hampton Inn & Suites
- H2 Newport on the Levee** – Aloft
- H3 The Banks** – AC Hotel by Marriott
- H4 RiverCenter/Covington** – Embassy Suites, Marriott

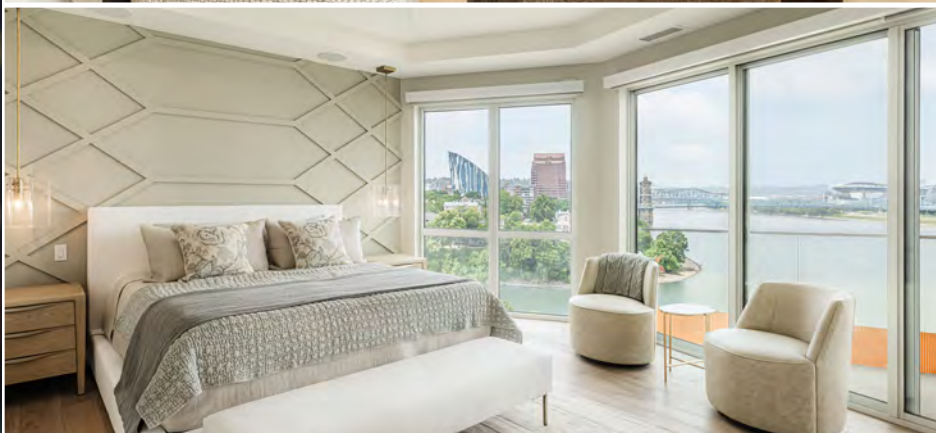
ENTERTAINMENT

- E1 Newport on the Levee** – Newport Aquarium, AMC Theatre, Velocity Esports, Trade (Local Shops & Makers), Sage Hot Yoga & Pilates, Newport Riverfront – BB Riverboats
- E2 The Banks** – Paycor Stadium, Great American Ballpark, Heritage Bank Center, The Andrew J Brady Music Center, National Underground Railroad Freedom Center, Smale Park, Carol Ann's Carousel
- E3 MegaCorp Pavilion at Ovation** – Indoor and Outdoor Concert & Event Venue

EASY ACCESS & WALKABILITY

-  **SouthBank Shuttle Trolley Route** – The SouthBank Shuttle Trolley offers service every 15 minutes to Riverfront attractions, arts, sports, shopping and more in downtown Cincinnati, Covington, Newport, and Bellevue
-  **RiverFront Commons** – An uninterrupted trail system that runs for more than 11 miles through Ludlow to Fort Thomas along the Southbank of the Ohio River. About one-half of the trail system is now complete, with new sections and features coming online every year
-  **Purple People Bridge** – Pedestrian-only bridge that stretches across the Ohio River, connecting Newport, Kentucky to downtown Cincinnati and to trails along the river in both states.

Live. OVATION



 THE
BOARDWALK
RESIDENCES AT OVATION

- Collection of 3 buildings housing 88 luxury condominiums
- Best views of the Cincinnati skyline
- Building 2 & 3 residents moved in
- Building 1 opened Spring 2026

Future for sale and for rent residential planned.

Work. Play. Stay. OVATION



OVATION OFFICE I

- 100,000 SF 5-story Class A office building
- Corporex completed August 2023
- The parking garage directly below offers 550 spaces, including EV opportunities
- 73% leased with MegaCorp Logistics, St. Elizabeth Physicians, and Carlisle & Bray Enterprises as tenants



MegaCorp PAVILION

- Corporex completed construction in December 2020
- 38,000 SF premier concert and event experience
- Features an innovative reversible indoor-outdoor stage design
- Concerts began August 2021
- Can accommodate up to 2,700 indoors and 7,000 in the outdoor pavilion



HOMewood SUITES by Hilton™

NEWPORT CINCINNATI

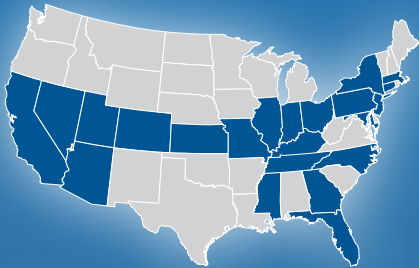
- 133-room hotel
- Opened February 2025
- Features two bars – High Note located on the rooftop and Market Bar at plaza level, now open.

About Corporex

POWERING BUSINESS. CHANGING LIVES.

CORPOREX COMPANIES is a national, privately held investment and development firm based in Covington, Kentucky with over 60 years experience of developing world-class hotels, Class A offices, luxury residential and mixed-use developments across the U.S. The company has more than \$1B in assets under management, built over 33M square feet, and provided more than \$3.9M in corporate and foundation giving in 2025.





**DEVELOPED IN 22+
STATES ACROSS THE
U.S.**

**BUILT
33 MILLION+
SQUARE FEET**

**DEVELOPED/OWNED
AND OPERATED
40+ HOTELS**

**CREATED
10+ BUSINESS
PARKS**

**OVER 60 YEARS
OF DELIVERING
EXCELLENCE**

**OVERSEES
2.3M+ SQUARE FEET
OF MANAGED SPACE
& 175+ TENANTS**

**ENDURING PERFORMANCE.
PROVEN OVER TIME.**

LAUNCHED AND SOLD A
NYSE COMPANY,
REALIZING A
57% TOTAL RETURN
TO INVESTORS IN 34 MONTHS

**\$3.9M+ CORPORATE
& FOUNDATION
GIVING IN 2025**

CONTINUED
CAPITAL INVESTMENT
IN COMPANIES
THAT ACHIEVE RETURN WITH
LONG-TERM VISION





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