

CLASS A OFFICE & RETAIL

Opportunities

200 W. 3RD STREET
NEWPORT, KY 41071



Ovation

Developed by **Corporex**

Development Updates

PROJECTS OPENING SOON

- **The Boardwalk Residences at Ovation (Building 1)** – luxury condominiums opening early 2026
- **The Boardwalk at Ovation (in front of Building 1)** – wooden boardwalk hugging base of The Boardwalk Residences overlooking the Licking and Ohio Rivers
- **Ovation Riverfront Car Park** – garage that serves as the platform for the development near the riverfront

PROJECTS COMPLETED

- **MegaCorp Pavilion** – indoor/outdoor concert and event venue that features state-of-the-art lighting, acoustical systems, and an innovative reversible, movable stage
- **Ovation Experience Sales & Design Center** – 2nd floor of the parking garage beneath MegaCorp Pavilion
- **Ovation Parking Garage/Pavilion Car Park** – garage below MegaCorp Pavilion, Ovation 200 W. Third office building, and Homewood Suites by Hilton Newport Cincinnati
- **Ovation 200 W. Third** – 100,000 square feet of Class A office space, opened in August 2023; 60% leased
- **Homewood Suites by Hilton Newport Cincinnati** – 133-room hotel opened in February 2025
- **The Boardwalk Residences at Ovation (Buildings 2 and 3)** – luxury condominiums – Buildings 2 and 3 are open with residents moving in
- **The Boardwalk at Ovation (in front of Buildings 2 and 3)** – wooden boardwalk hugging base of The Boardwalk Residences overlooking the Licking and Ohio Rivers – area in front of buildings 2 and 3 completed



CINCINNATI

Location



Site Plan



LICKING RIVER

DOWNTOWN CINCINNATI

OHIO RIVER

GEN. JAMES
TAYLOR PARK

RIVERFRONT COMMONS TRAIL

BB
RIVERBOATS

BOARDWALK RESIDENCES 1

BOARDWALK RESIDENCES 2

BOARDWALK RESIDENCES 3

Ovation Way

APARTMENTS & CONDOMINIUMS

APARTMENTS

APARTMENTS

P Ovation Car Park

P Membership Club

PEDESTRIAN BRIDGE

P

HOMESWOOD
SUITES
by Hilton
MARKET BAR
HIGH NOTE
KOOTOP BAR

Ovation Plaza
OFFICE OFFICE 1

MegaCorp
Logistics
St. Elizabeth
Physicians

P Ovation Parking Garage

MegaCorp
Pavilion

CENTRAL AVENUE

5TH STREET

4TH STREET

COLUMBIA STREET

N

Ovation

- CONDOMINIUMS
- HOTELS
- RESTAURANTS & BARS
- ENTERTAINMENT
- OFFICE
- FUTURE RETAIL
- FUTURE DEVELOPMENT
- RIVERFRONT COMMONS
- P PARKING GARAGE ENTRANCE
- EDC BORDER



CLASS A OFFICE
200 W. 3RD STREET
100,000 SF – 60% LEASED

Opened in August 2023. The parking garage directly below offers 550 spaces. The building is 60% leased with MegaCorp Logistics and St. Elizabeth Physicians as tenants.



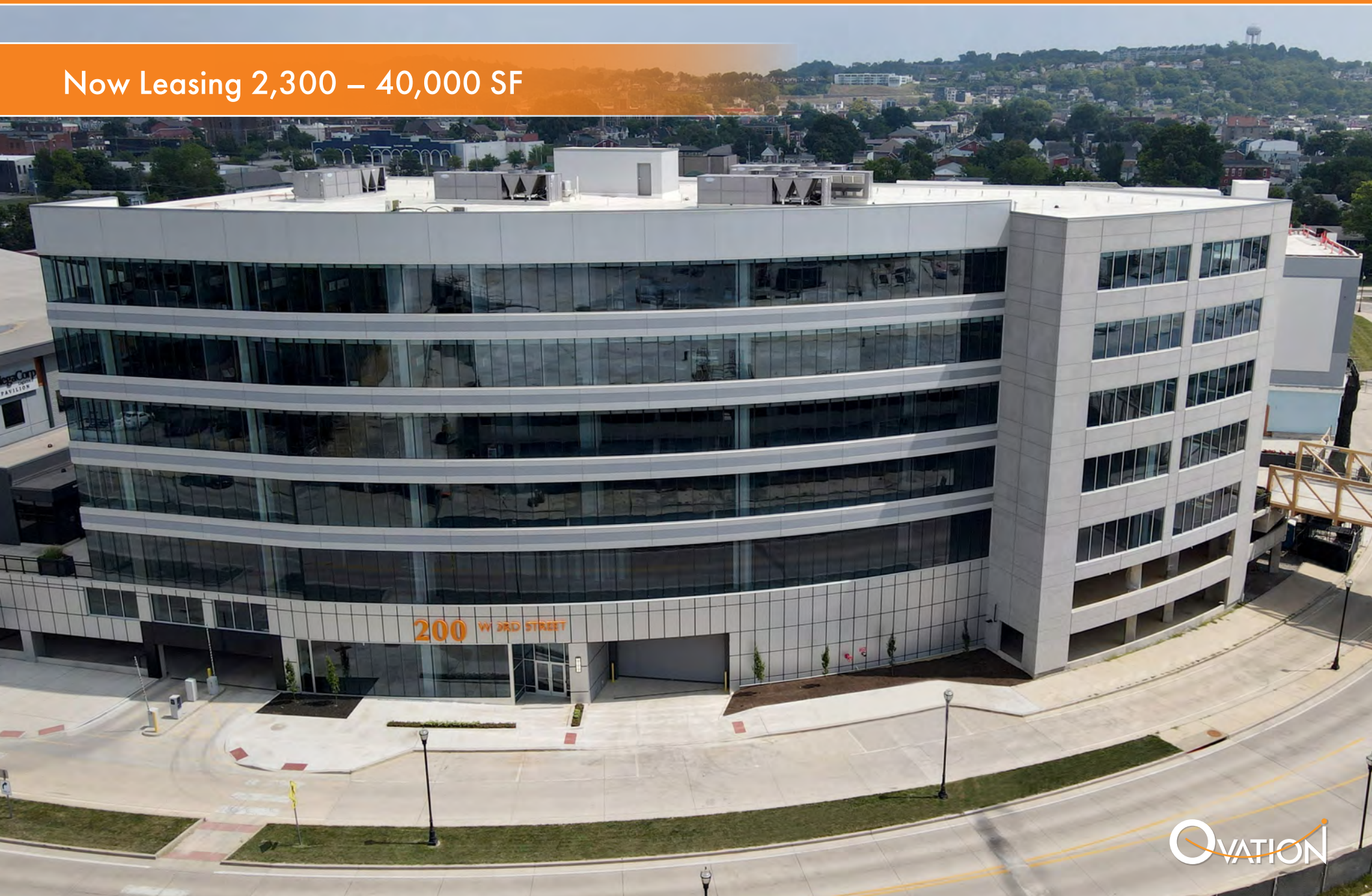
HOMWOOD SUITES
BY HILTON NEWPORT CINCINNATI

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.

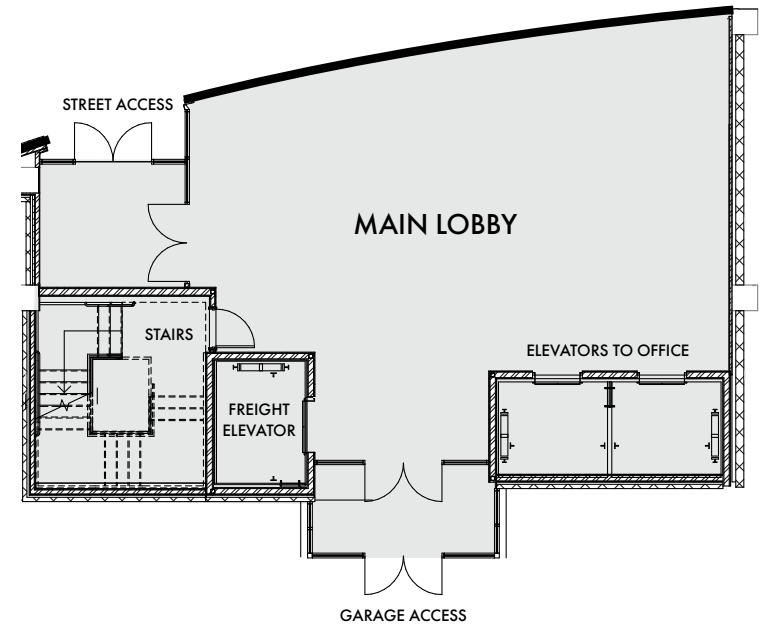


200 W. 3RD STREET | OVATION CLASS A OFFICE

Now Leasing 2,300 – 40,000 SF



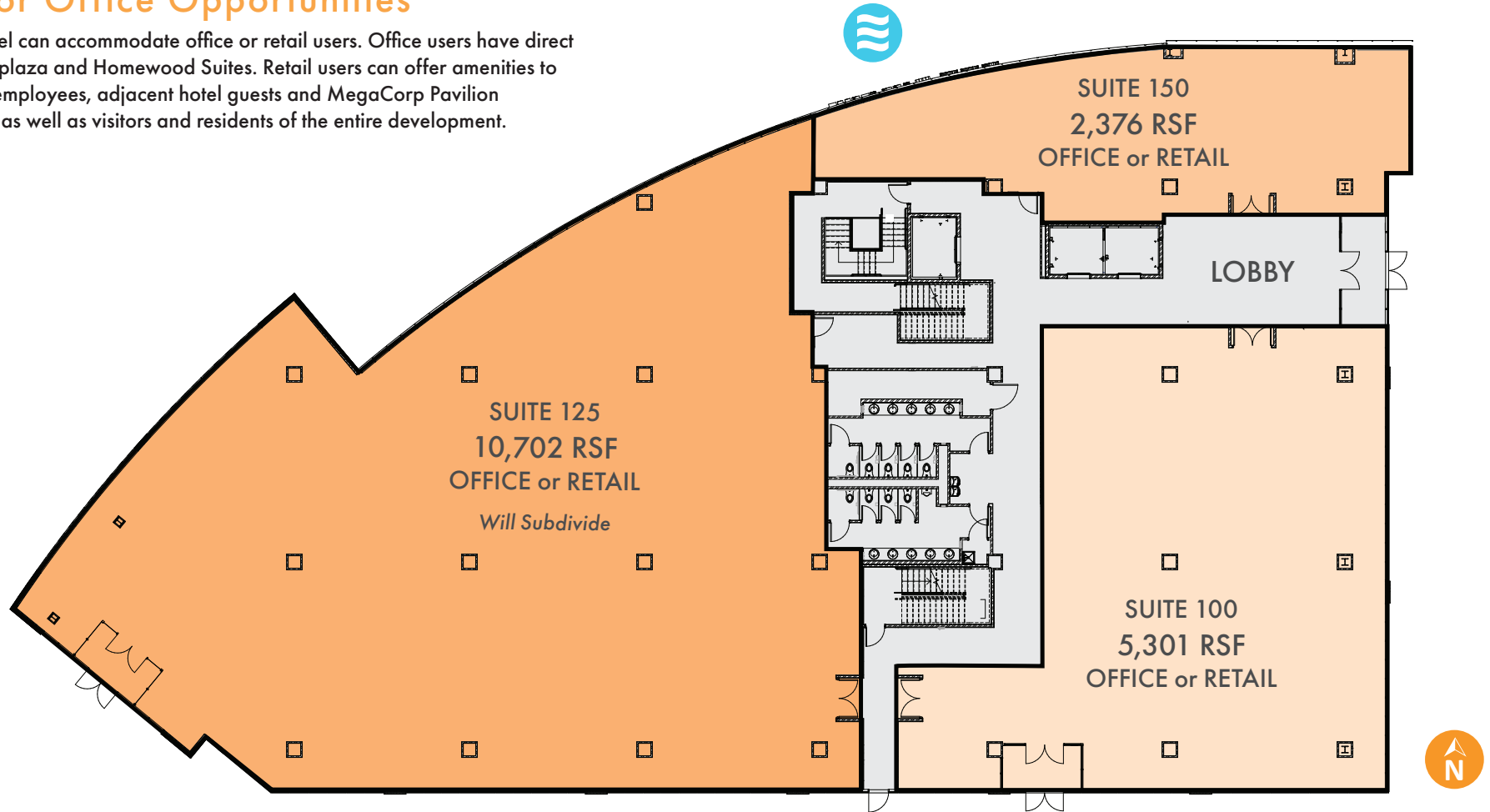
GROUND FLOOR MAIN LOBBY



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.



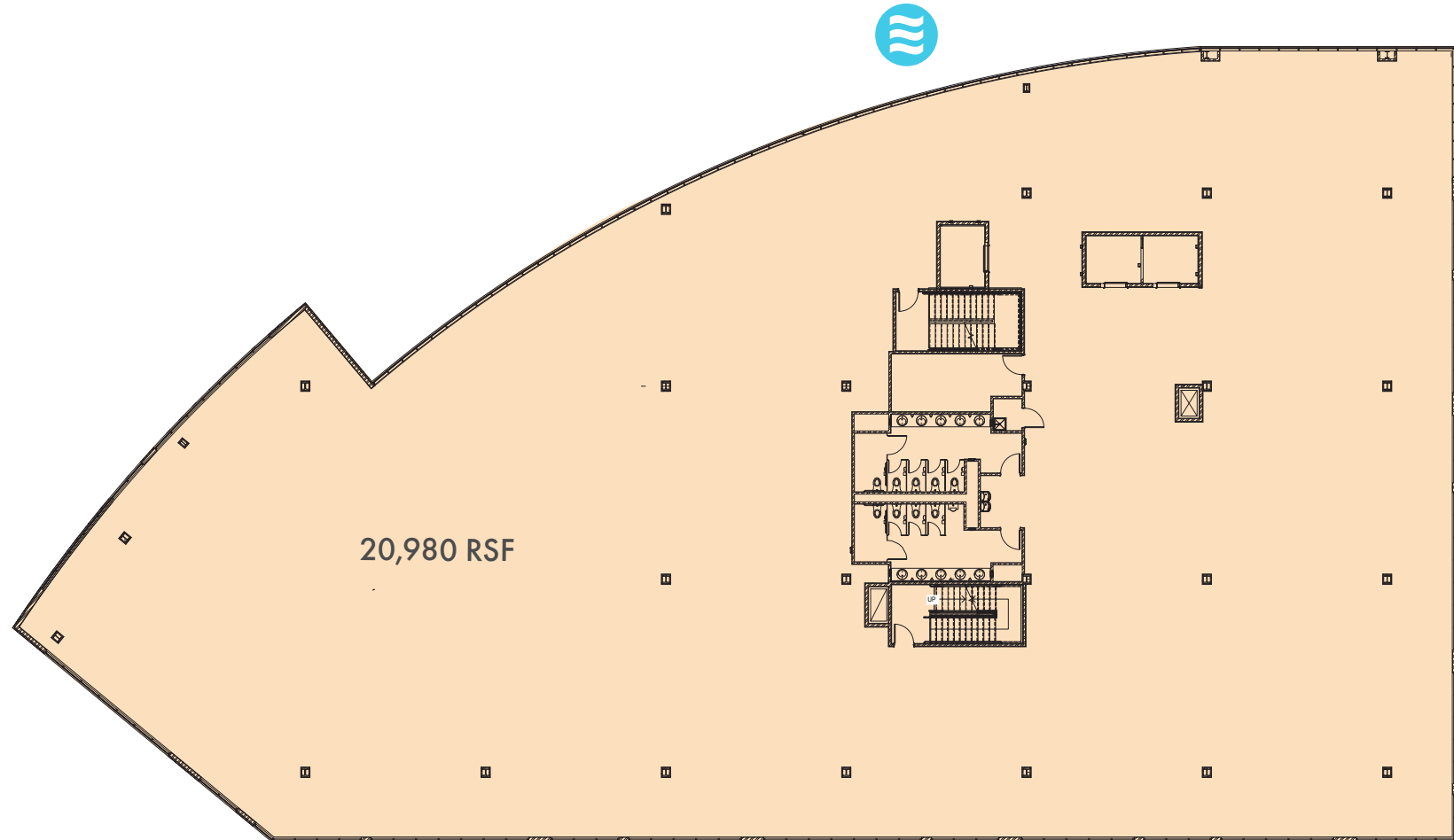
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THIRD FLOOR



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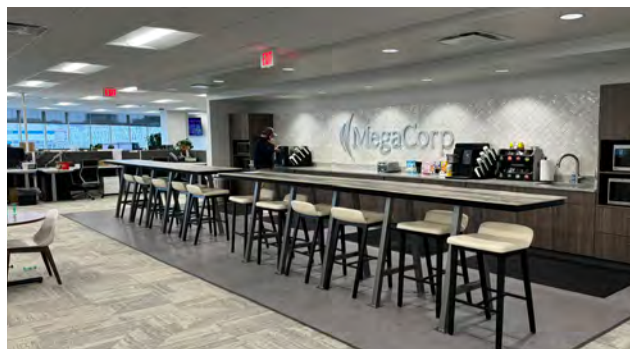
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200 W. 3RD STREET | CUSTOMIZED WORK SPACES

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, The Metropolitan Club, The Gruff, Smoke Justis, Blinkers, Frosthaus, Covington Farmers Market, Molly Malones, Governor's House, By Golly's Bar & Grill, The Works Pizza Co.
- 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, Bircus, Libby's Southern Comfort, North South Baking Co., Wenzel Whiskey, Revival Vintage Bottle Shop
- R6 MainStrasse Village/Covington** – Bouquet Restaurant, Otto's, Lisse Steakhuis, 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.



 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 under construction

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
- 60% leased with MegaCorp Logistics and St. Elizabeth Physicians 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

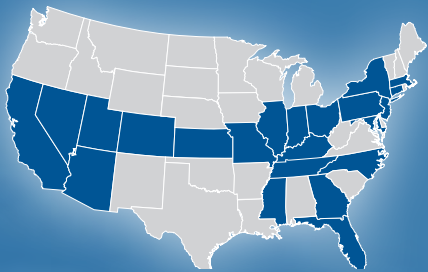
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- Opened February 2025
- Features two bars – High Note located on the rooftop and Market Bar at plaza level, now open.

About Corporex

CHANGING SKYLINES. CHANGING LIVES.

CORPOREX COMPANIES is a national, privately held investment and development firm based in Covington, Kentucky with a 60-year history 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 \$3.2M in corporate and foundation giving in 2024.





CELEBRATING 60 YEARS

OF DELIVERING REAL ESTATE
EXCELLENCE FROM COAST TO COAST

Corporex

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

**BUILT
33 MILLION+
SQUARE FEET**

**\$1B+ ASSETS
UNDER MANAGEMENT
(AUM)**

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

**CREATED
10+ BUSINESS
PARKS**

**\$3.2M CORPORATE
AND FOUNDATION
GIVING IN 2024**

**INNOVATED A
SUCCESSFUL
CHAIN OF
HIGH-TOUCH
SPORTS CLUBS**

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

**CONTINUES TO
ACQUIRE, DEVELOP
AND OWN
WORLD-CLASS
REAL ESTATE ASSETS
IN TOP LOCATIONS**



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