

# CLASS A OFFICE & RETAIL

*Opportunities*

200 W. 3RD STREET  
NEWPORT, KY 41071



**Ovation**

Developed by **Corporex**

# Development Updates

## PROJECTS OPENING SOON

- **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; 73% leased
- **Homewood Suites by Hilton Newport Cincinnati** – 133-room hotel opened in February 2025
- **The Boardwalk Residences at Ovation** – luxury condominiums with waterfront views of downtown Cincinnati
- **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



THE BANKS

SMALE PARK

NEWPORT ON THE LEVEE

NEWPORT AQUARIUM



OHIO RIVER

LICKING RIVER

MegaCorp PAVILION

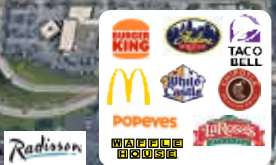
NEWPORT

COVINGTON

NORTHERN KENTUCKY CONVENTION CENTER



Holiday Inn COURTYARD



# Site Plan



LICKING RIVER

OHIO RIVER

CINCINNATI

RIVERFRONT COMMONS TRAIL (PEDESTRIAN ACCESS)

GEN. JAMES TAYLOR PARK

THE BOARDWALK  
RESIDENCES AT OVATION

OVATION WAY

P OVATION ROUNDABOUT LOT  
(Open Only for Events)

4TH STREET BRIDGE  
(Currently Closed)

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

ILLUMINATION WAY

P OVATION CAR PARK  
(Open Only for Events)

PEDESTRIAN BRIDGE

3RD STREET

OVATION OFFICE 1

MegaCorp  
Logistics

St. Elizabeth  
PHYSICIANS

C&B  
Carlisle & Bray  
Enterprises

HIGH NOTE  
FOOD & BAR

MARKET BAR

HOMEWOOD  
SUITES  
by Hilton

OVATION PLAZA

3RD STREET

P OVATION PARKING GARAGE

4TH STREET

MegaCorp  
PAVILION

3RD STREET  
COLUMBIA STREET



- |                    |                          |
|--------------------|--------------------------|
| Condominiums       | Office                   |
| Hotels             | EDC Border               |
| Restaurants & Bars | Riverfront Commons Trail |
| Entertainment      |                          |



**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.



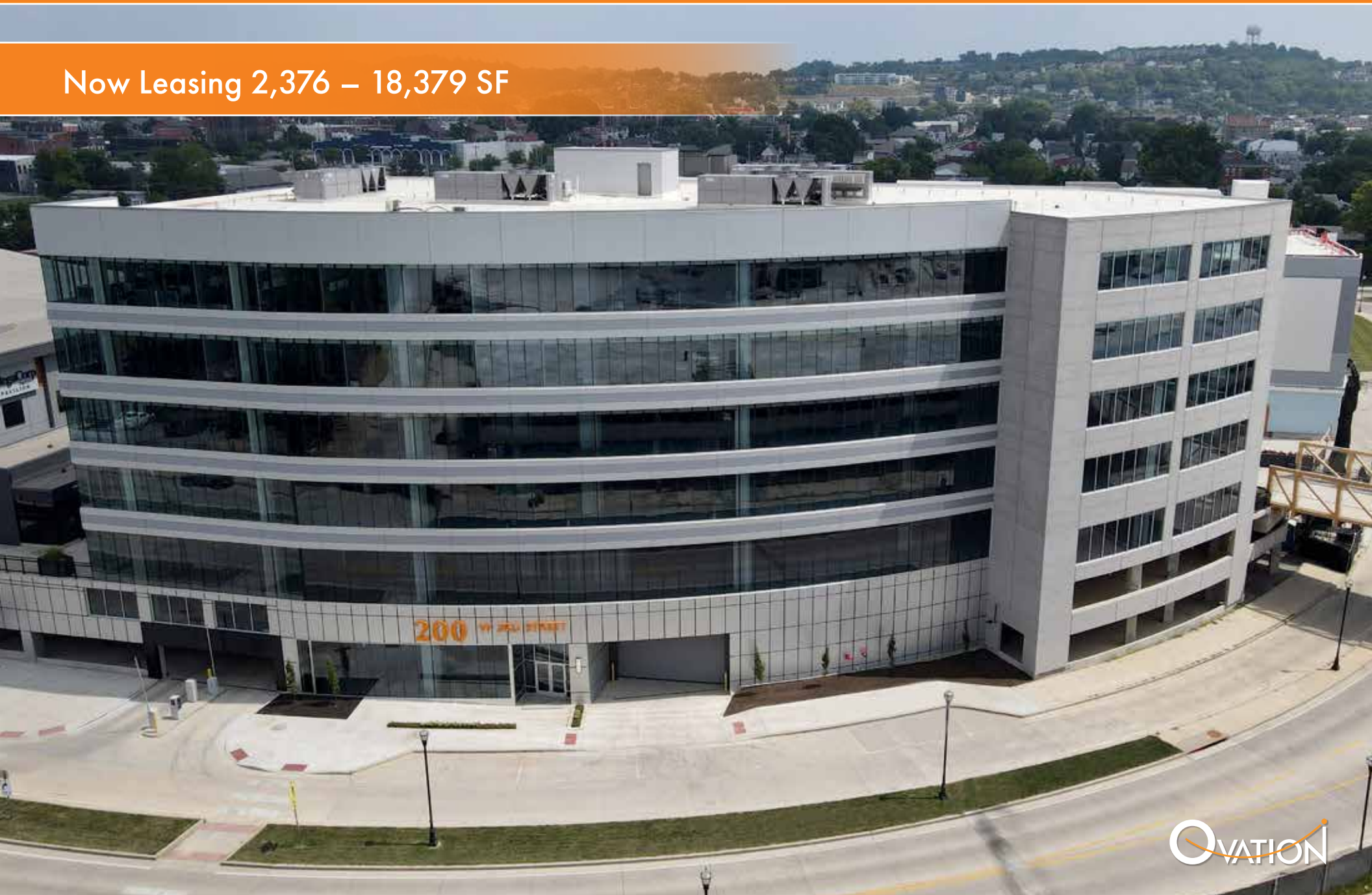
**HOMEWOOD SUITES**  
**BY HILTON NEWPORT CINCINNATI**

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.

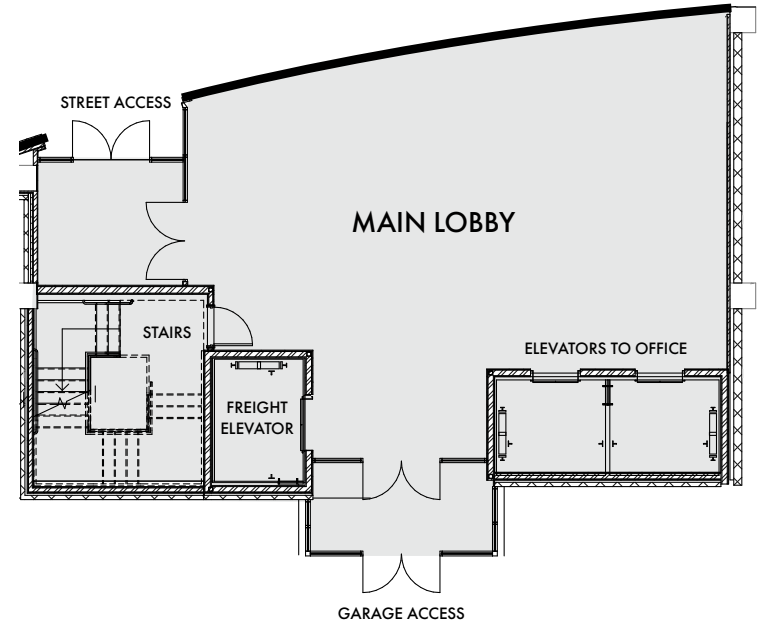


200 W. 3RD STREET | OVATION CLASS A OFFICE

Now Leasing 2,376 – 18,379 SF



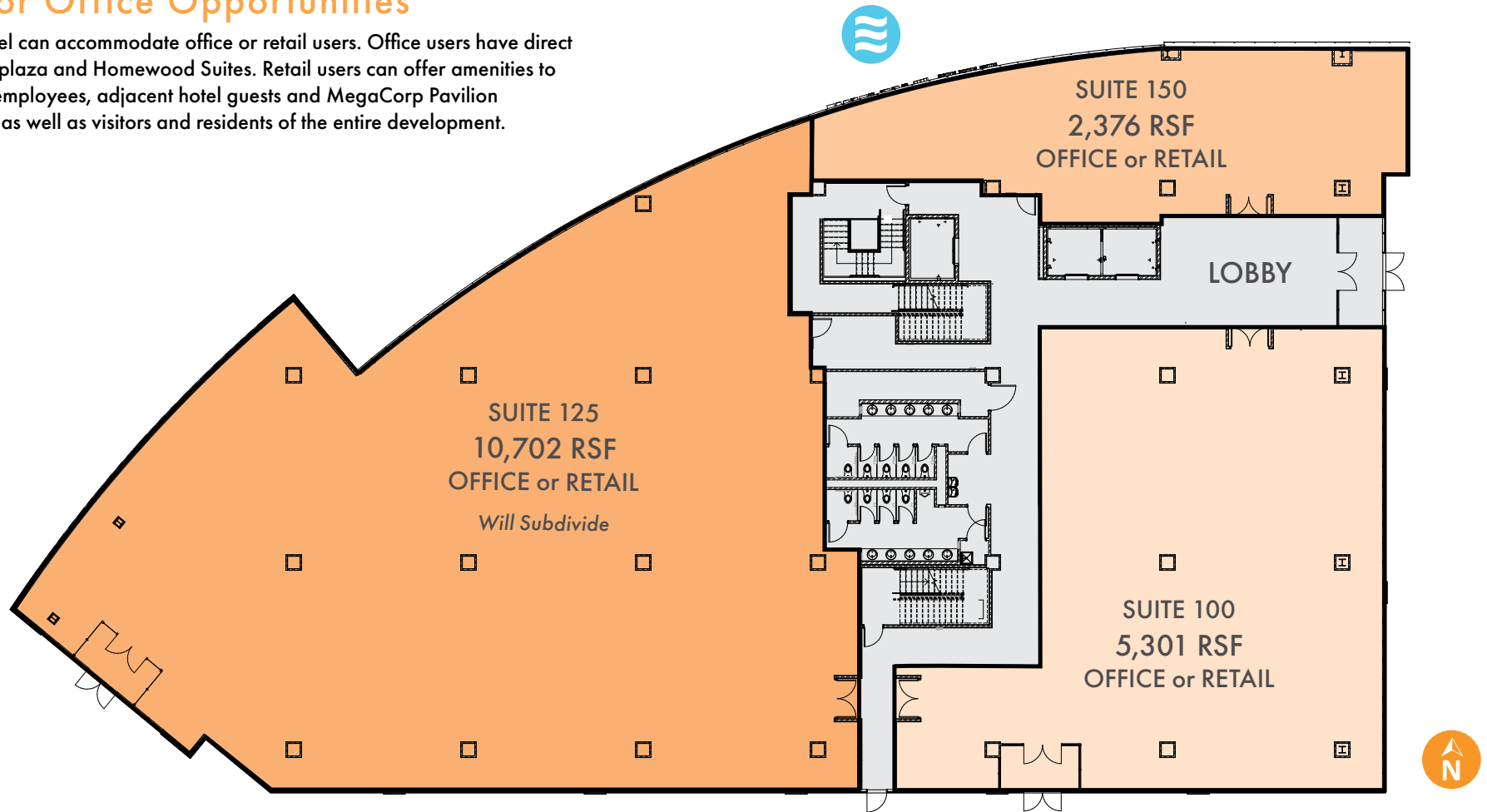
GROUND FLOOR MAIN LOBBY



## 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.



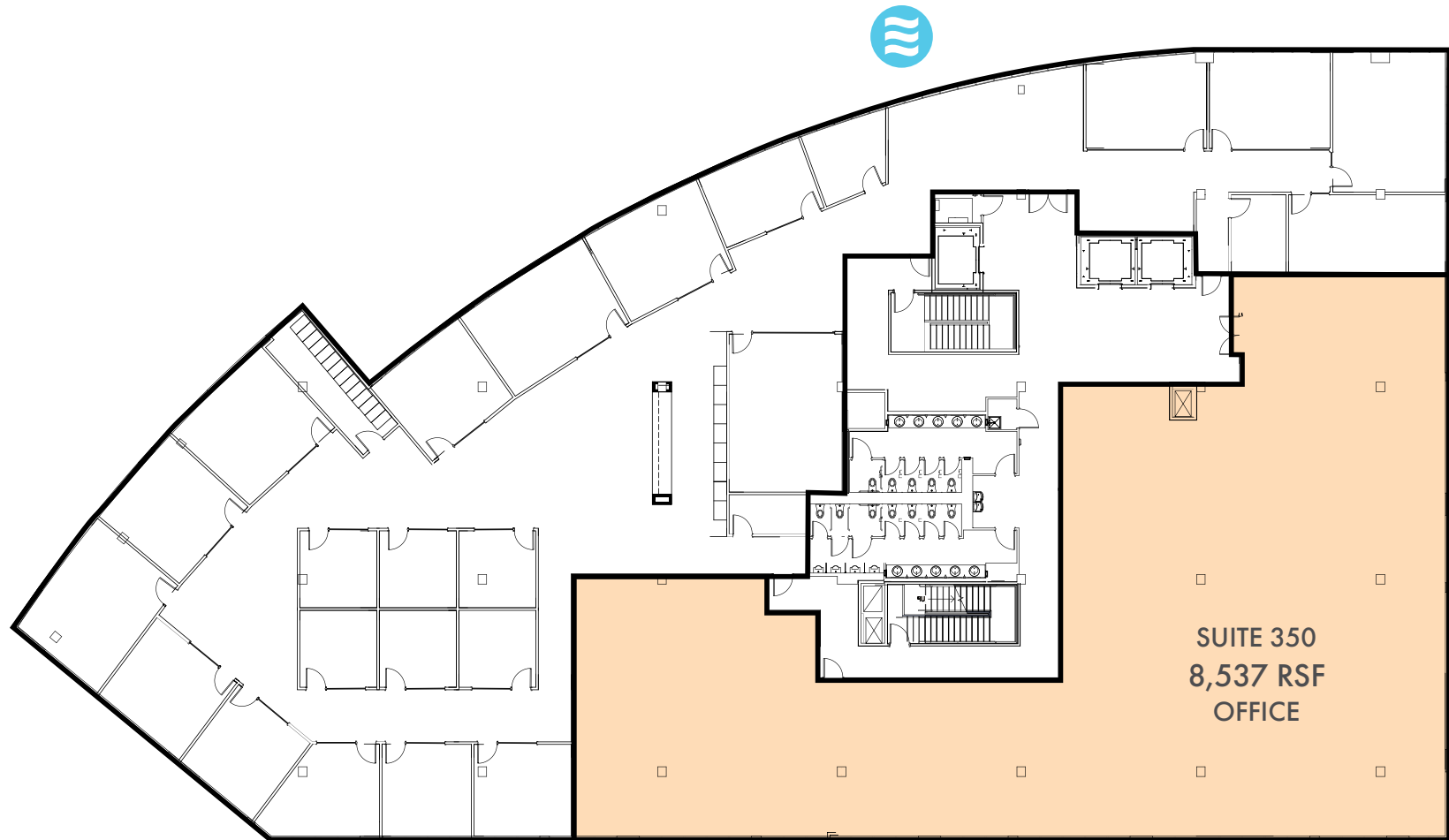
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THIRD FLOOR



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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



## 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, 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 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

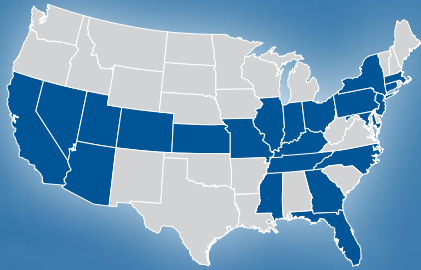
- 133-room hotel
- Opened February 2025
- Features two bars – High Note located on the rooftop and Market Bar at plaza level, now open.

# 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  
23M+ 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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