THE PREMIER EXPERIENCE ON THE WATERFRONT

RIVERCENTER

> FOR LEASE Class A Office Space

THE TOWERS OF RIVERCENTER

50 & 100 E. RiverCenter Boulevard
Covington, Kentucky

> FOR MORE INFORMATION

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Corporex

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BE PART OF THE EXCITEMENT

Greater Cincinnati's Premier Class A Office Destination

RIVERCENTER

Overlooking the Ohio River on Covington's historic riverfront, the iconic RiverCenter complex serves as the premier office destination in Greater Cincinnati. RiverCenter has deservedly earned a prestigious reputation for unparalleled convenience, elegance and quality service for Tri-State business leaders. RiverCenter is distinguished by its dramatic, panoramic views of the downtown Cincinnati skyline and the Ohio River.

The construction of the 19-story Tower I launched the RiverCenter project in 1988 with the second tower debuting in 1998. Both buildings are optimally suited for the office user seeking suburban convenience in an urban downtown setting. Offering all the conveniences and amenities of an urban workplace without the city hassles, the location of RiverCenter is a bonus for attracting top talent and retaining the workforce. It is adjacent to hotels, entertainment and on-site restaurants at RiverCenter.

Employers and employees are looking for the "it" factor when it comes to amenities. RiverCenter and the city of Covington check all those boxes. The walkability of the community and the amenities of RiverCenter make it the premier destination to live, work, and play.

PROPERTY DESCRIPTION

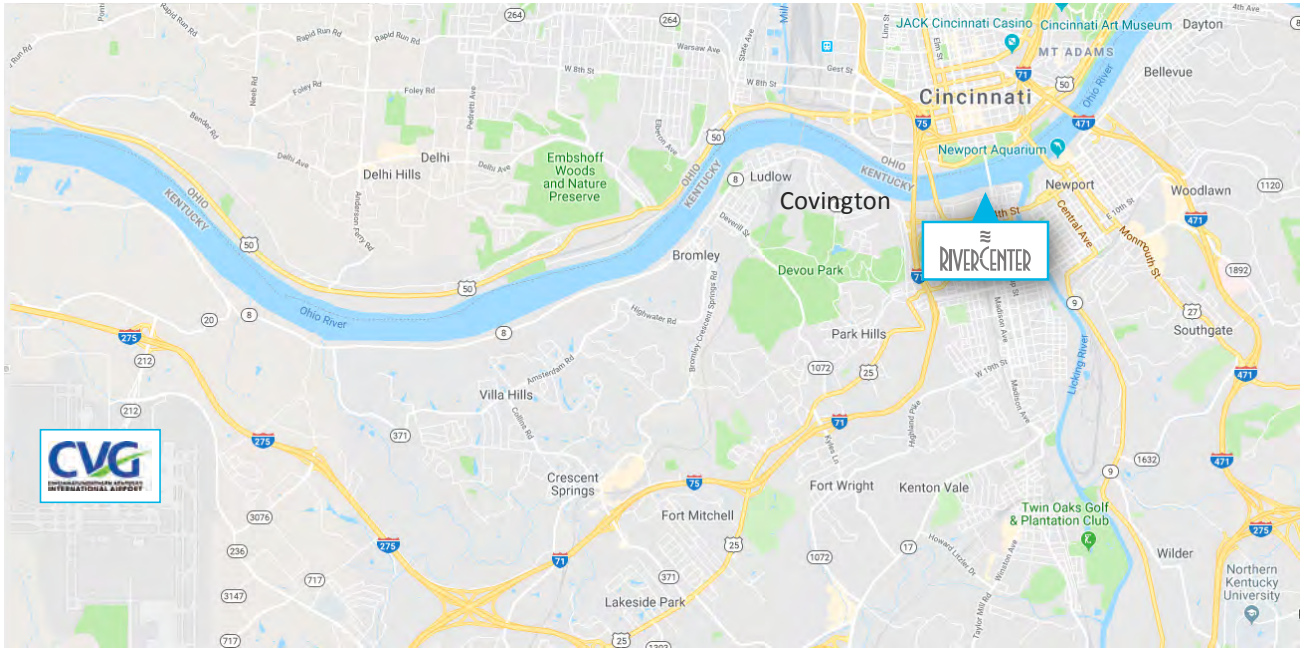
RIVERCENTER

	RIVERCENTER I	RIVERCENTER II
Address	50 E. RiverCenter Boulevard Covington, KY 41011	100 E. RiverCenter Boulevard Covington, KY 41011
Size	301,981 RSF (includes retail)	250,408 RSF
Year Built	1988	1998
Parking	830 space garage surface lots nearby	830 space garage surface lots nearby
Building Type	19-story precast concrete Tinted windows	16-story precast concrete Tinted windows
Construction	Steel	Steel
HVAC	(3) Trane Chiller with VAV system Hot water heat	(2) Trane Chiller with VAV system Hot water heat
Heating	2 gas fired boilers	2 gas fired boilers
Elevators	(6) Thyssen Krup Traction Passenger (1) Freight	(5) Otis Traction Passenger (1) Freight
Security	Professional manned service 24 hours/day	Professional manned service 24 hours/day
Life Safety	Tamper flow detectors/ smoke detectors	Tamper flow detectors/ smoke detectors
Plumbing	4” fire main, 3” domestic water line	4” fire main, 3” domestic water line
ADA Compliant	Yes	Yes

LOCATION

RiverCenter is a unique urban/suburban campus, just minutes from city, suburban or rural living.

Covington is a pro-business city featuring a long list of business-friendly resources for companies of all sizes. For example, BE NKY Growth Partnership assists companies through workforce development assistance, incentive procurement and process, demographic and data analysis, IT sector introductions and community tours. Through the Commonwealth of Kentucky, Kentucky Economic Development Finance Authority (KEDFA) and Northern Kentucky local communities, a variety of available incentives are offered to qualified companies. The Catalytic Development Funding Corp. of Northern Kentucky (the Catalytic Fund) is a private sector, not for profit organization providing financing assistance and related services for developers of quality residential and commercial real estate projects in Northern Kentucky's urban cities of Ludlow, Covington, Newport, Bellevue, and Dayton. Its mission is to accelerate Northern Kentucky's urban renaissance though targeted investments in catalytic real estate development and redevelopment projects in urban neighborhoods. RiverCenter is strategically positioned within a 600-mile radius of over half of the nation's population, purchasing power and manufacturing operations.



LOCATION

The stunning office suites and breathtaking views make RiverCenter the perfect place for business.

RIVERCENTER

LOCATION

RIVERCENTER

Convenient

- Located in the heart of it all without the hassles of downtown Cincinnati traffic congestion
- Just a 15-minute drive to Cincinnati/Northern Kentucky International Airport (CVG)
- Located directly across the street from the Northern Kentucky Convention Center, offering extensive banquet/conference facilities
- Adjacent to two luxury hotels and restaurants
- Over two dozen neighborhood restaurants
- Nearby world-class universities Xavier, Cincinnati and Northern Kentucky

"Probably the most important thing was talent retention and attraction… a move back to the urban core."

Tim Schroeder, CEO
CTI Clinical Trial and Consulting

Connected

- Short walk to downtown Cincinnati, The Banks, Smale Riverfront Park, Great American Ballpark, Paycor Stadium and Heritage Bank Center via the John A. Roebling Suspension Bridge
- The Southbank Shuttle and TANK buses are available every 15 minutes to Cincinnati
- On-site Cincinnati "Red Bike" station for travel on nearby scenic bike paths

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.

- **Low-cost parking available in the immediate area with an 800-car parking garage directly below the towers**
- **Parking $20 less on average compared to other sites in Covington**
- **Parking more than 50% less on average compared to Downtown Cincinnati**

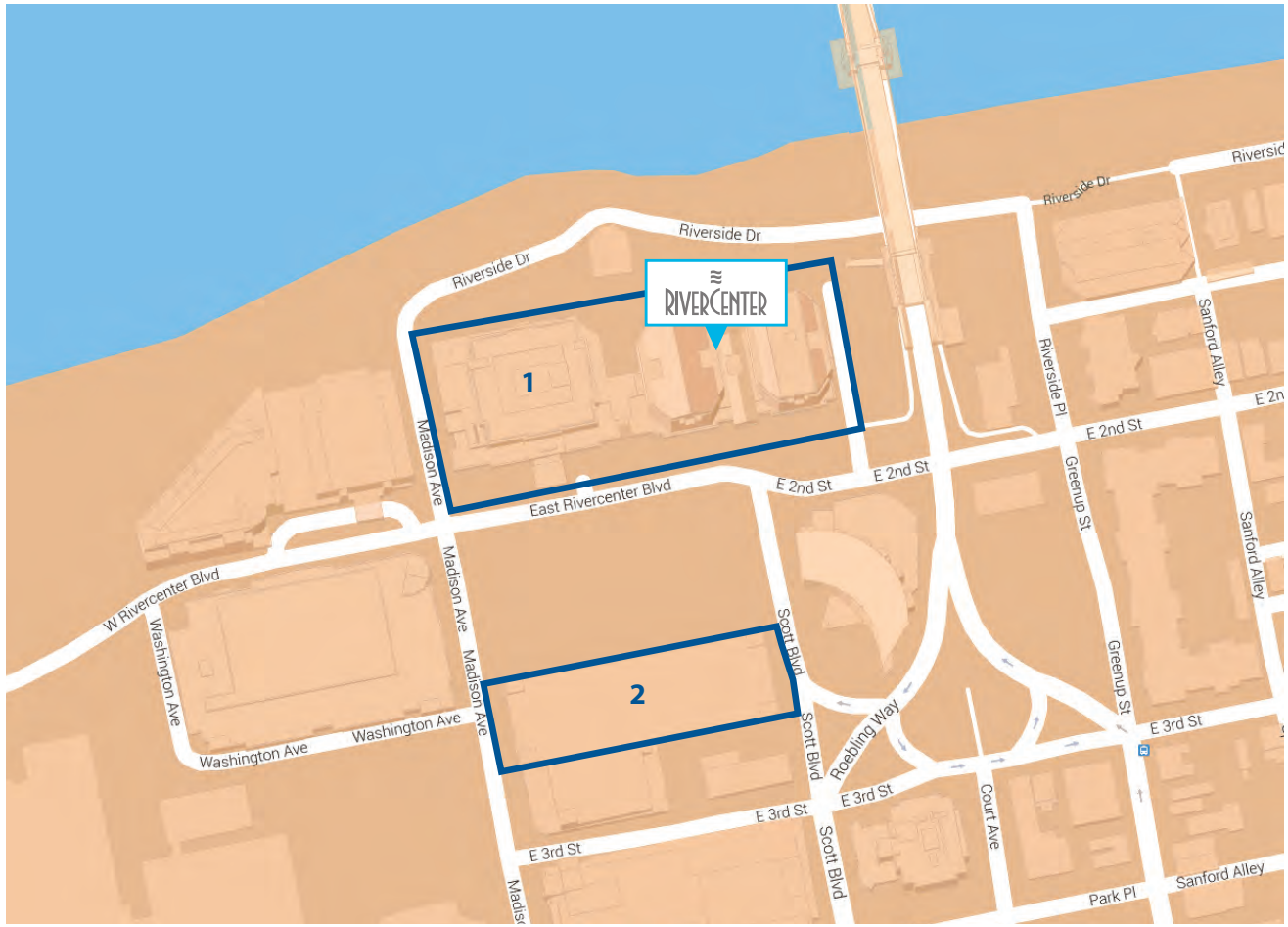
1. RiverCenter Garage

830 spaces - *$65/mth*
Owner - City of Covington
Open to Public

2. Kenton County Garage

1,600 spaces - *$60/mth*
Owner - Kenton County
Open to Public

Lots are managed by ABM.



** Prices subject to change.*

SouthBank Shuttle Trolley

The SouthBank Shuttle Trolley offers service every 15 minutes to Riverfront attractions, arts, sports, shopping and more in downtown Cincinnati, Covington, Newport, and Bellevue.

TANK
TRANSIT AUTHORITY OF NORTHERN KENTUCKY

The Transit Authority of Northern Kentucky (TANK) is an agency of the Northern Kentucky community, serving Boone, Campbell, and Kenton counties and downtown Cincinnati. TANK provides public fixed-route and paratransit services as well as shuttles to and from local schools and Northern Kentucky University. For more information, visit TANKbus.org.

UNPARALLELED ON-SITE AMENITIES

RIVERCENTER

Northern Kentucky Convention Center

Northern Kentucky Convention Center 500-seat Conference

Marriott RiverCenter

Embassy Suites by Hilton

Northern Kentucky Convention Center

- 110,000 SF of event space, meeting rooms, exhibition, and social function space.
- 10 flexible meeting rooms

"The amenities of this spot were out of the park for the demographics of our company...We are excited because there are a lot of nice opportunities."

Tim Schroeder, CEO
CTI Clinical Trial and Consulting

Marriott RiverCenter

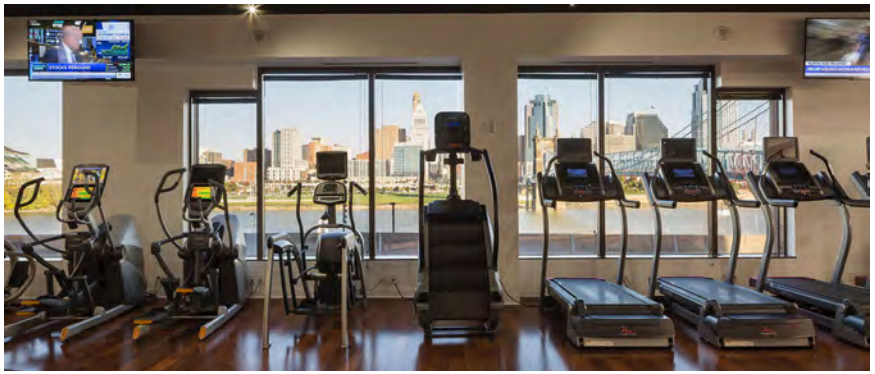
- 321 rooms
- 8 meeting rooms
- 13,000 SF flexible event space

Embassy Suites

- 226 suites
- 8,000 SF flex space including meeting rooms and ballroom with view of the city

UNPARALLELED ON-SITE AMENITIES

RIVERCENTER



RiverCenter Fitness Center

Get in that much needed workout during your lunch break or after a productive day at the office in our contemporary fitness center.

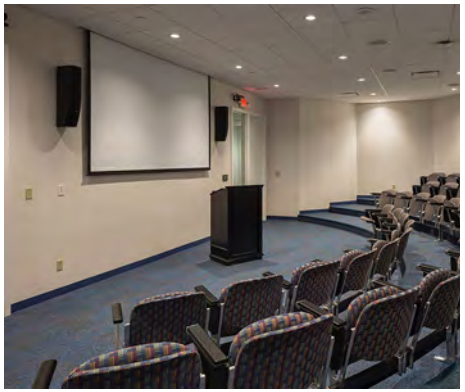
Features include:

- State-of-the-Art Equipment with LCD monitors
- Well-appointed locker rooms with all new showers, lockers, towels and personal amenities
- Personal training and massage services available
- Complimentary WiFi access
- Open social spaces

FUSION

RiverCenter Media Center

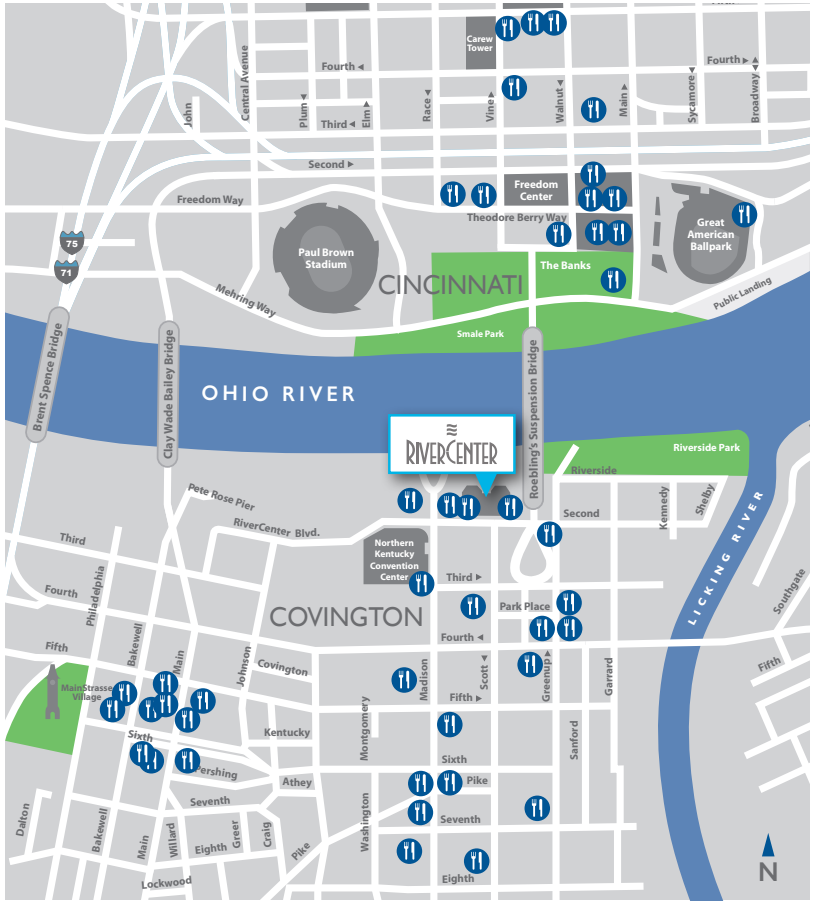
Amphitheater with state-of-the-art audiovisual equipment and seating for 75



Security & Management

On-site Building Management with 24-hour Uniformed Security at Lobby Reception Desk

NEIGHBORHOOD VITALITY

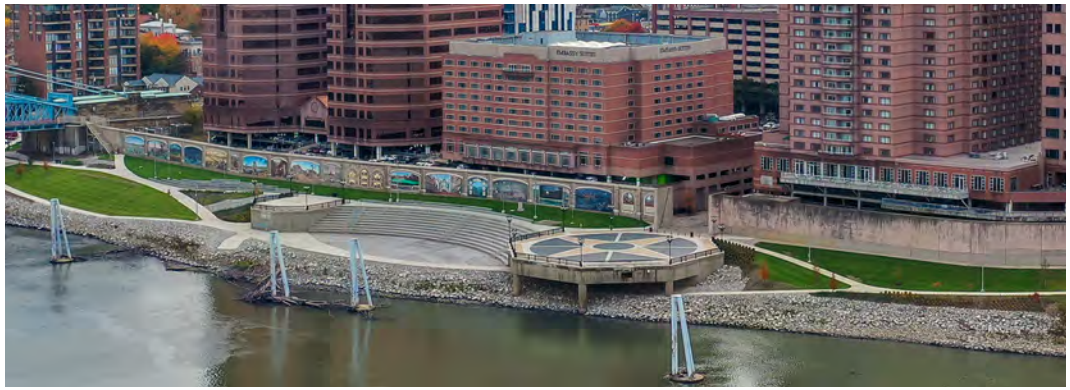


Area Restaurants

BB Riverboats

Covington

Covington is a vibrant, fast-changing community, featuring unique restaurants, historic architecture and thriving businesses. Convenient to downtown Cincinnati, the urban lifestyle is accentuated by its location along the Ohio River – riverboats, barges, private yachts and boaters alike enjoy the many activities and festivals of the area, including fireworks displays at home games from the Great American Ballpark and Paycor Stadium.



Covington Riverfront Park and Walking Trails

The Banks

NEIGHBORHOOD VITALITY

Entertainment venues are abundant and enticing. MainStrasse Village is one of the most walkable and attractive communities in the Tri-State area and home to many restaurants, taverns/ pubs and shops all within blocks of each other.

Striking architecture can be found throughout Covington. The Carnegie Visual & Performing Arts Center utilizes its historic building to provide a venue for emerging and established artists to create, perform and exhibit. The Madison Theater is a restored, old-time movie house known for hosting headliner rock-music artists and other events.

Hotel Covington, a boutique hotel, located in the restored historic, iconic Coppins Department Store. Ranked by U.S. News & World Report as the best lodging facility in Greater Cincinnati, No. 1 in Kentucky and among the top 3% of U.S. hotels for 2022.

New residential development throughout the community includes luxury condominiums, lofts and apartments.

Otto's, MainStrasse Village

Cock & Bull Public House and Goodfellas Pizzeria

Hotel Covington

Hotel Covington, Lobby

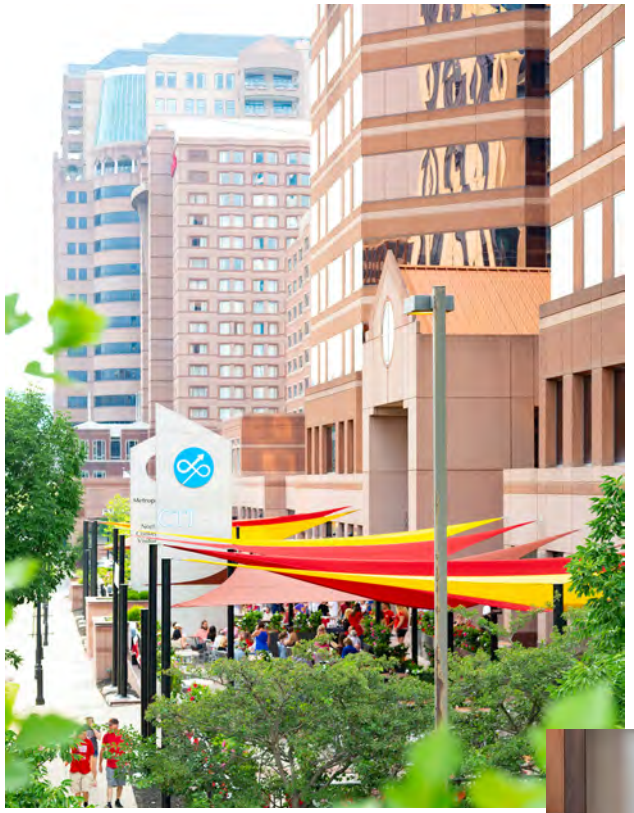
The Carnegie Visual & Performing Arts Center

Smale Riverfront Park

Braxton Brewing Company Taproom

Goose Girl Fountain, MainStrasse Village

ON-SITE RESTAURANTS



BUTLERS PANTRY
AT RIVERCENTER

Butlers Pantry features a craft coffee bar and in-house bakery, along with lunch options like hot sandwiches, soup, and grab-and-go items. We also have a wide selection of wine, beer and liquor, and much more. Butlers Pantry delivers the freshest ingredients from local and regional sources, and serves them up to order.

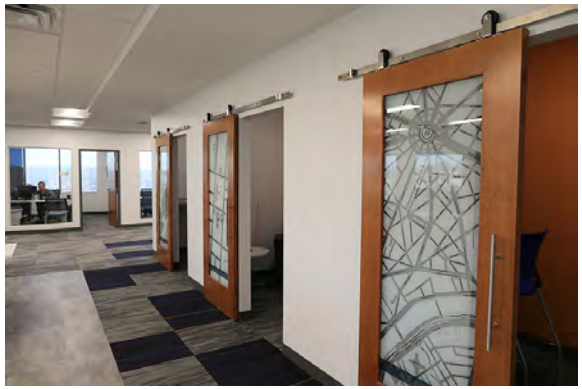
Demetrios
RESTAURANT
-EST 1962-

Demetrios is famous for their homemade Greek items along with a myriad of American fare, including their famous Double Decker sandwiches. They also feature breakfast anytime of day.

CUSTOMIZED WORK SPACES

RIVERCENTER

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.



CTI's global headquarters at RiverCenter

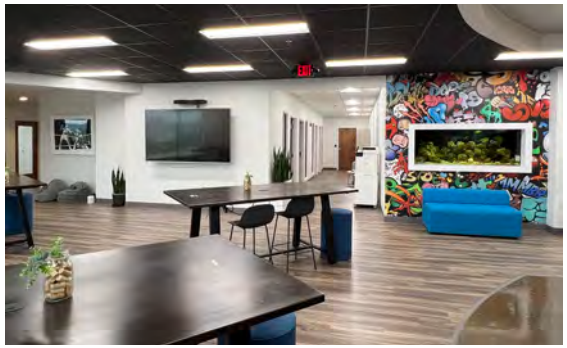
CUSTOMIZED WORK SPACES

RIVERCENTER

Patterson Pope at RiverCenter

Assured Partners at RiverCenter

Step CG at RiverCenter



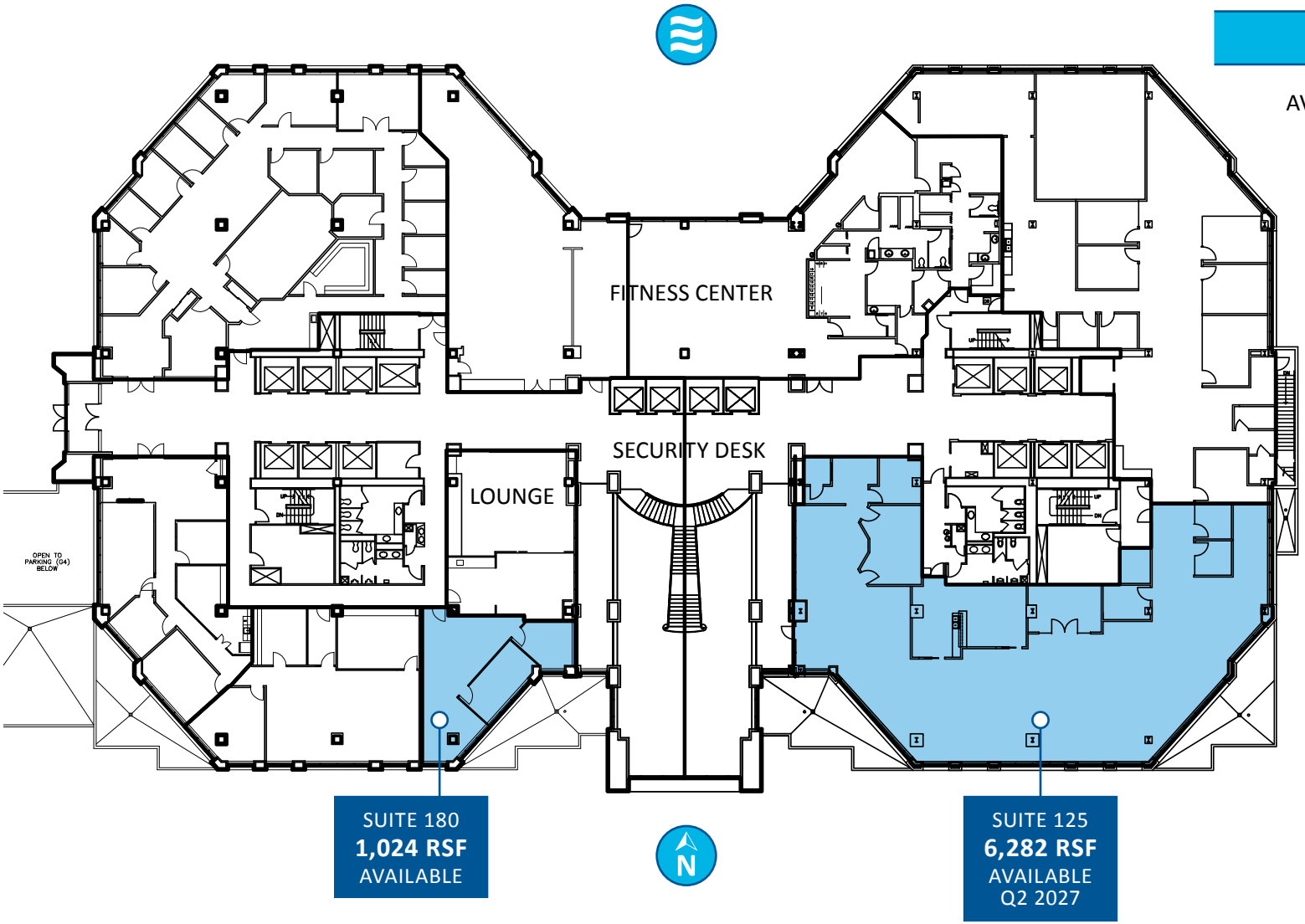
FLOOR PLANS

RIVERCENTER

RIVERCENTER

PLAZA

AVAILABLE SPACE



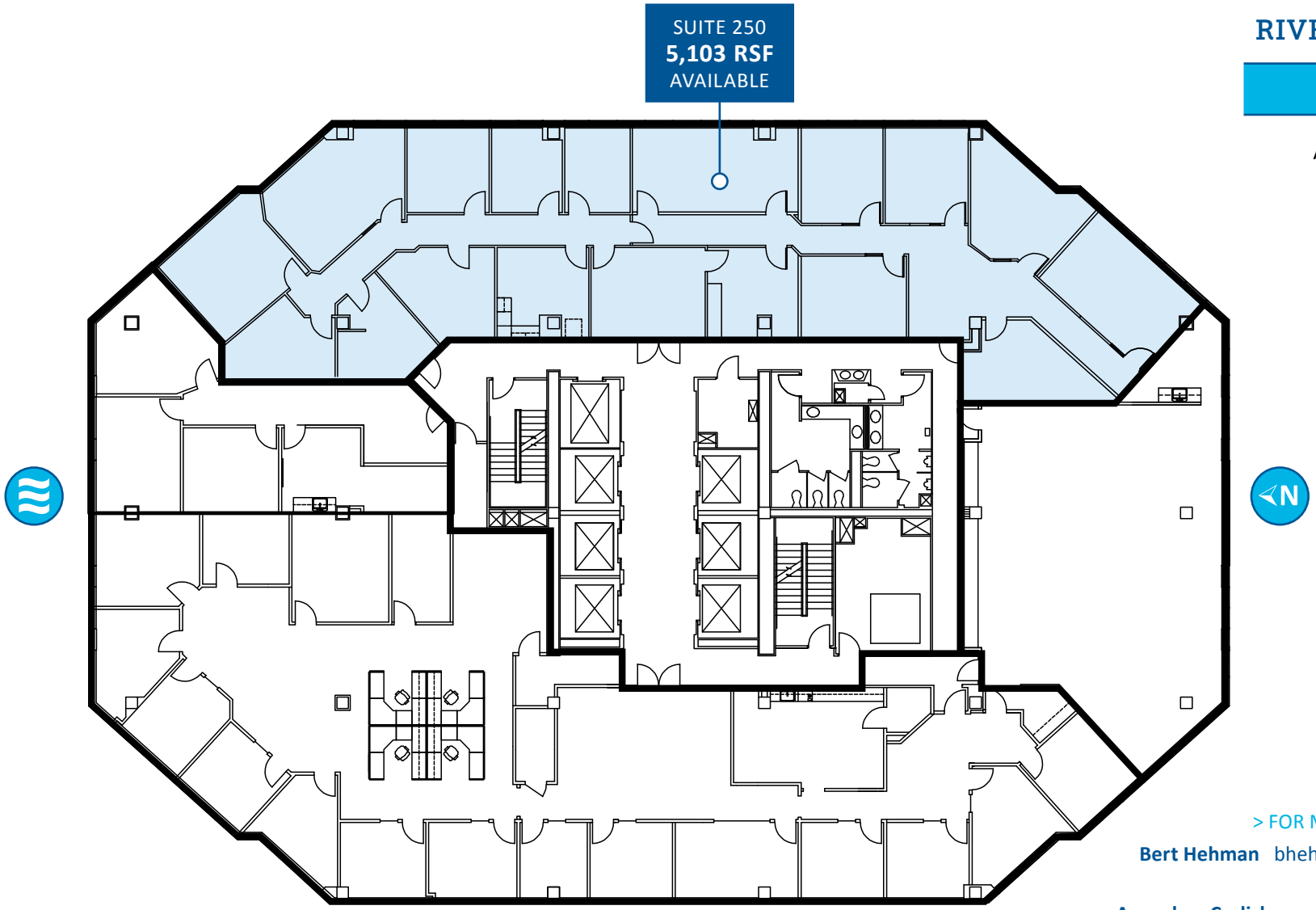
FLOOR PLANS

RIVERCENTER

RIVERCENTER I

2nd FLOOR

AVAILABLE SPACE



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RIVERCENTER EXECUTIVE SUITES

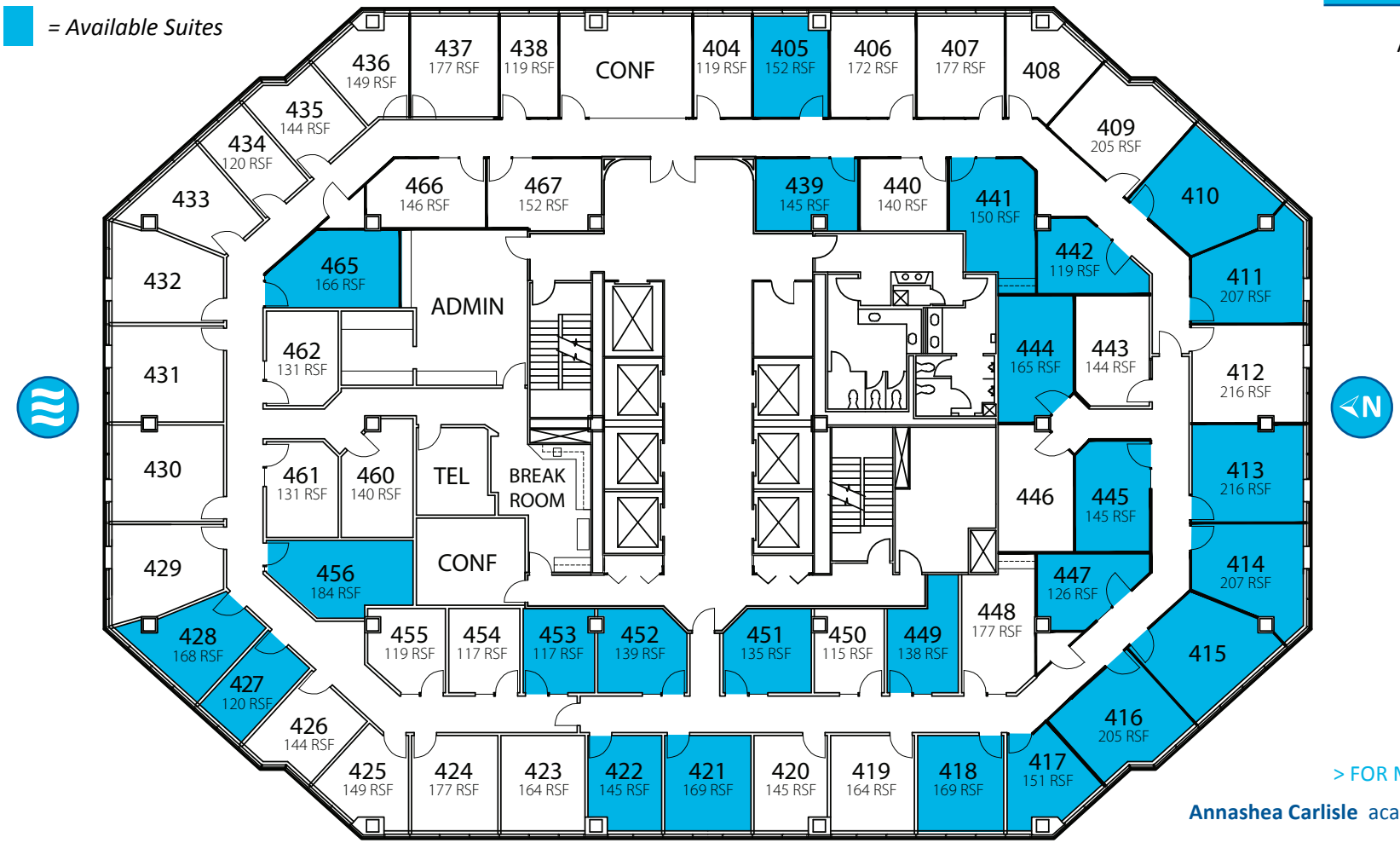
Pricing starting at $375 per month

= Available Suites

RIVERCENTER I

4th FLOOR

AVAILABLE SPACE



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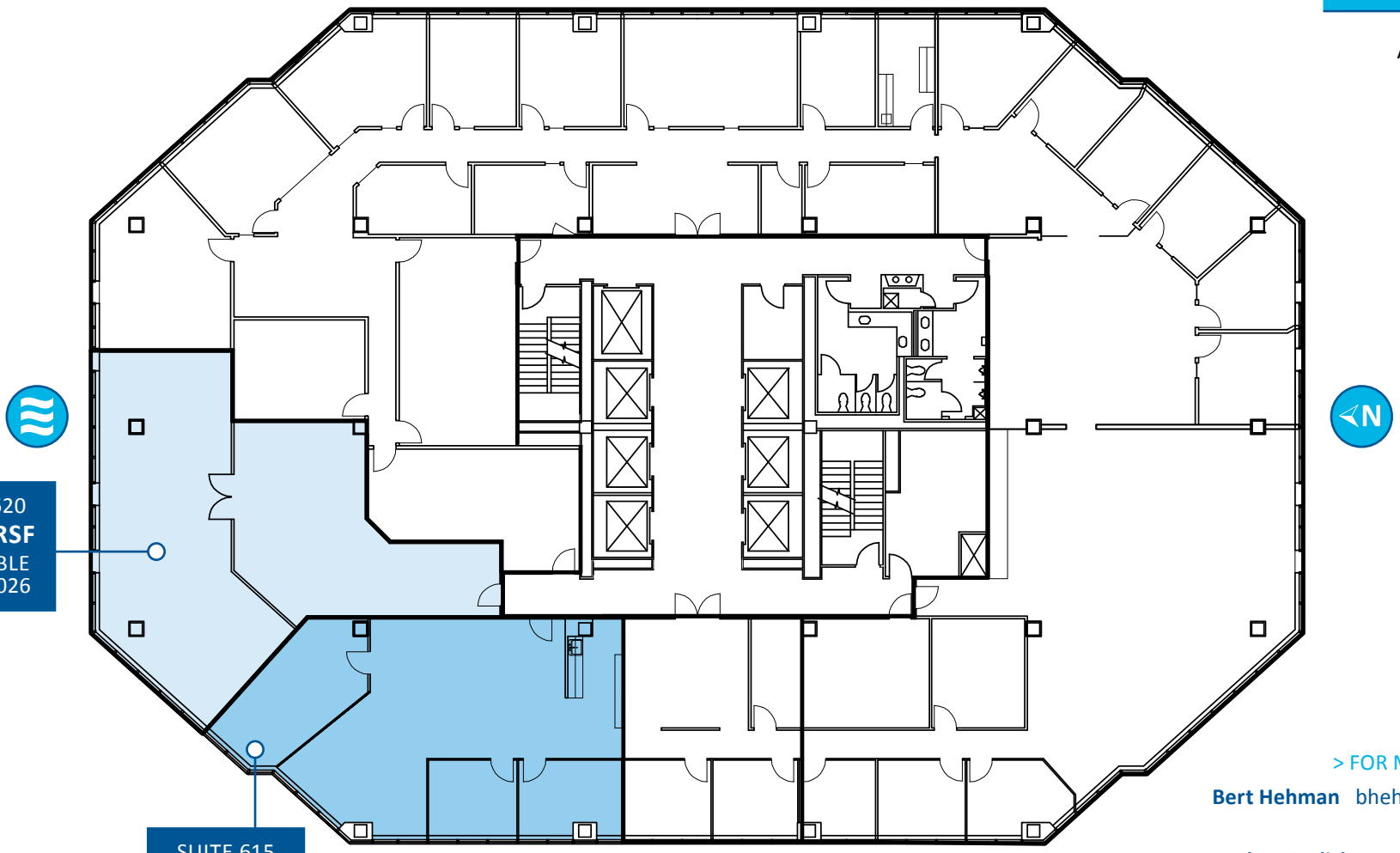
FLOOR PLANS

RIVERCENTER

RIVERCENTER I

6th FLOOR

AVAILABLE SPACE



SUITE 620
1,838 RSF
AVAILABLE
11/1/2026

SUITE 615
1,780 RSF
AVAILABLE

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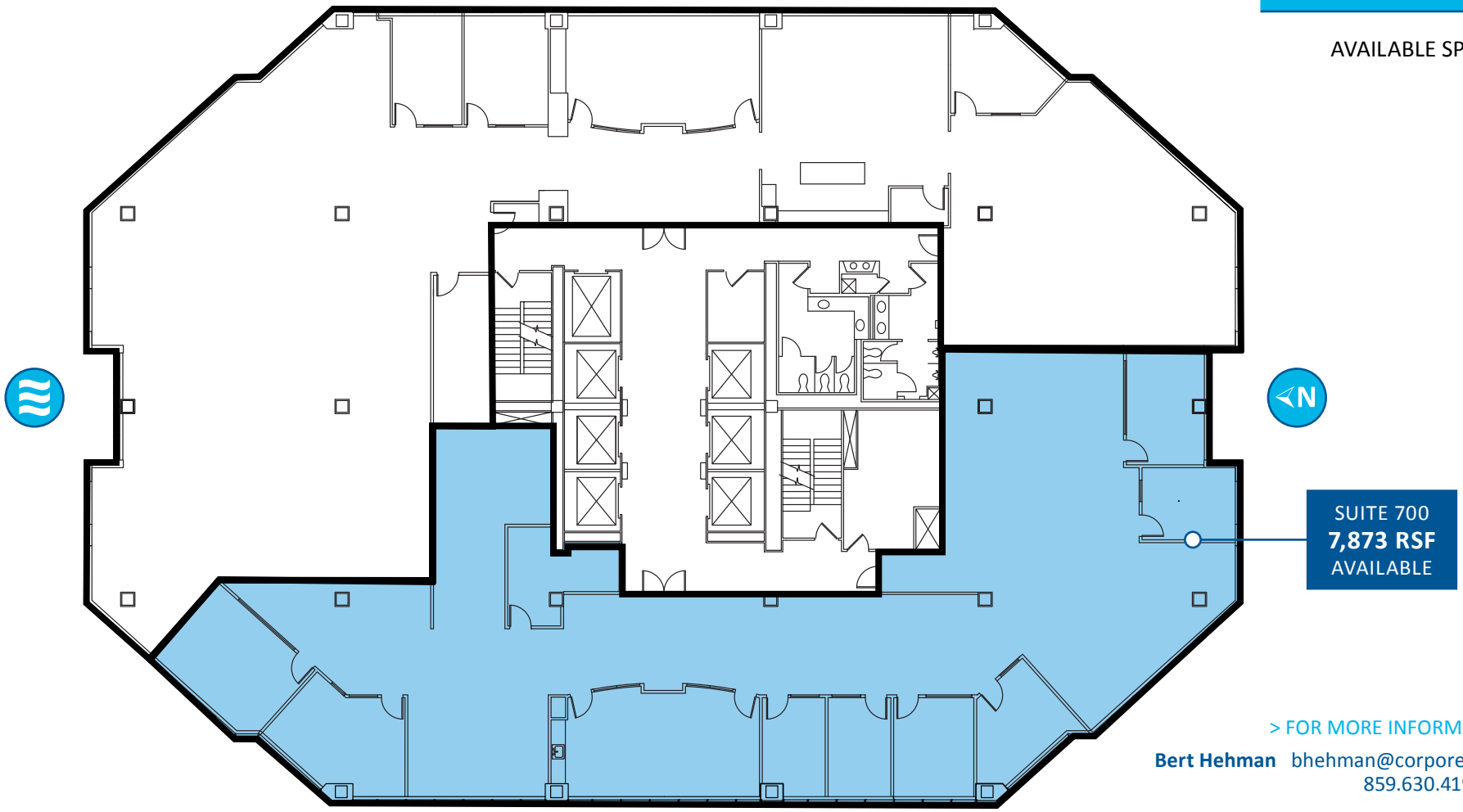
FLOOR PLANS

RIVERCENTER

RIVERCENTER I

7th FLOOR

AVAILABLE SPACE



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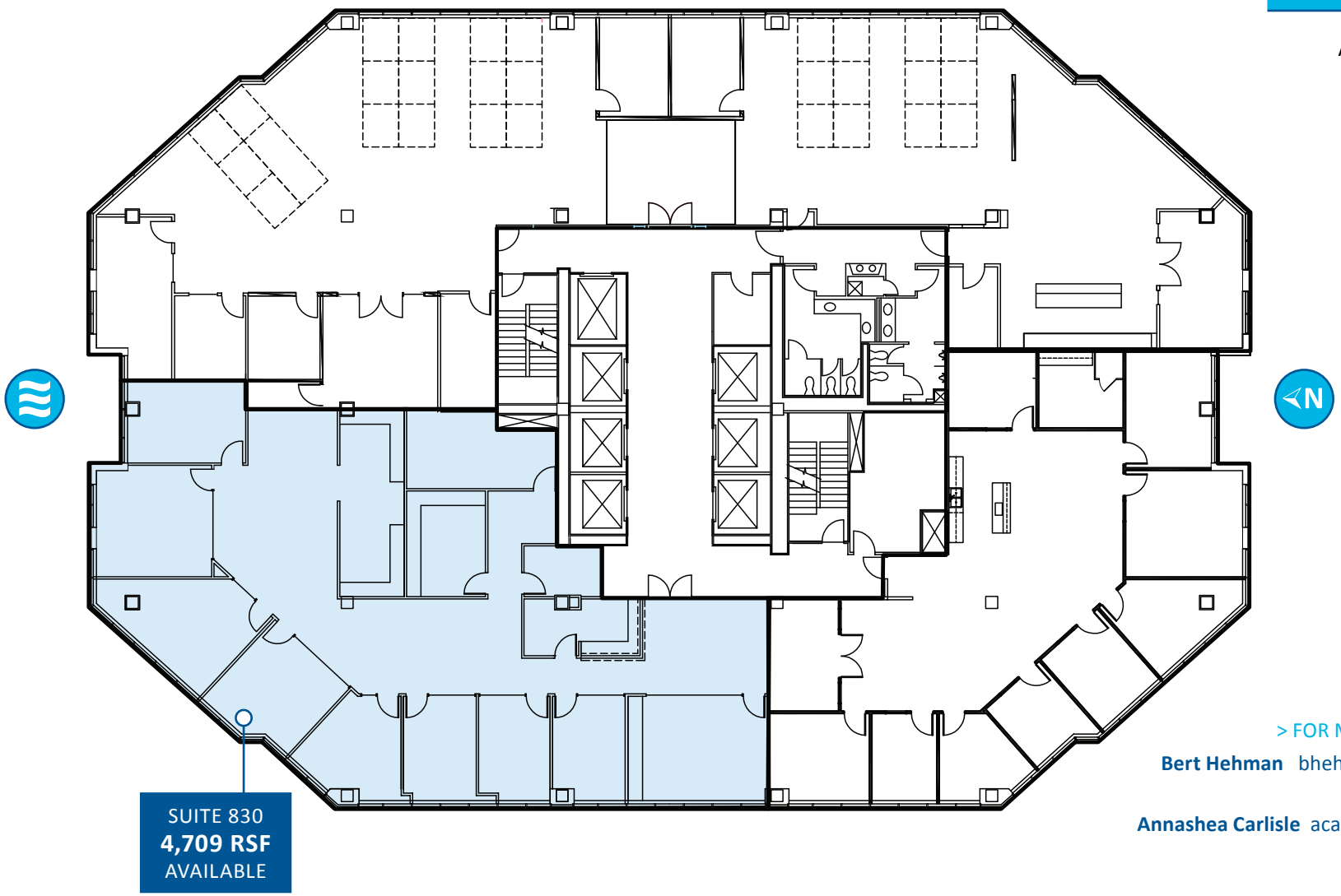
FLOOR PLANS

RIVERCENTER

RIVERCENTER I

8th FLOOR

AVAILABLE SPACE



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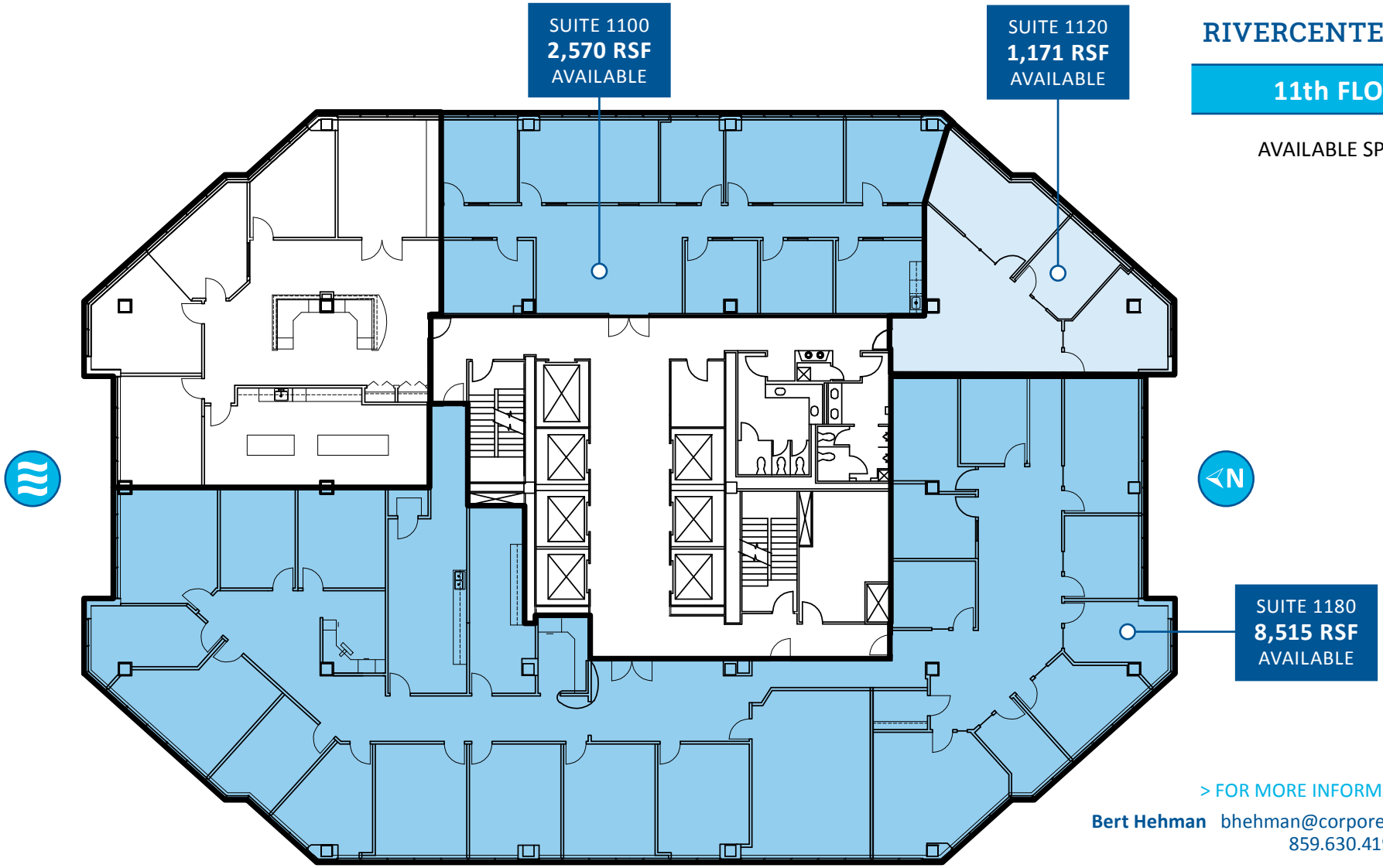
FLOOR PLANS

RIVERCENTER

RIVERCENTER I

11th FLOOR

AVAILABLE SPACE



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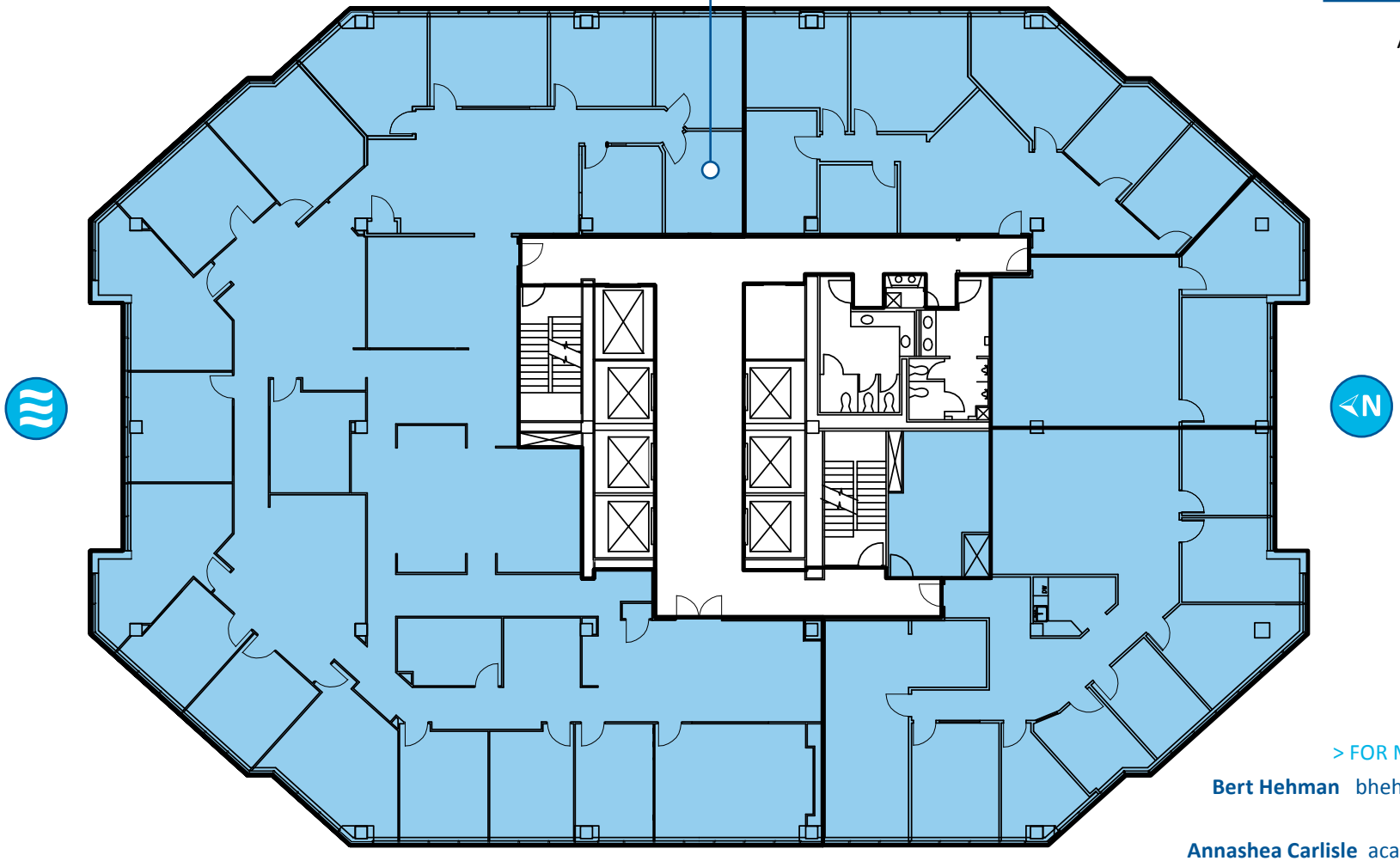
FLOOR PLANS

RIVERCENTER

SUITE 1400
16,745 RSF
AVAILABLE



RIVERCENTER I

14th FLOOR

AVAILABLE SPACE

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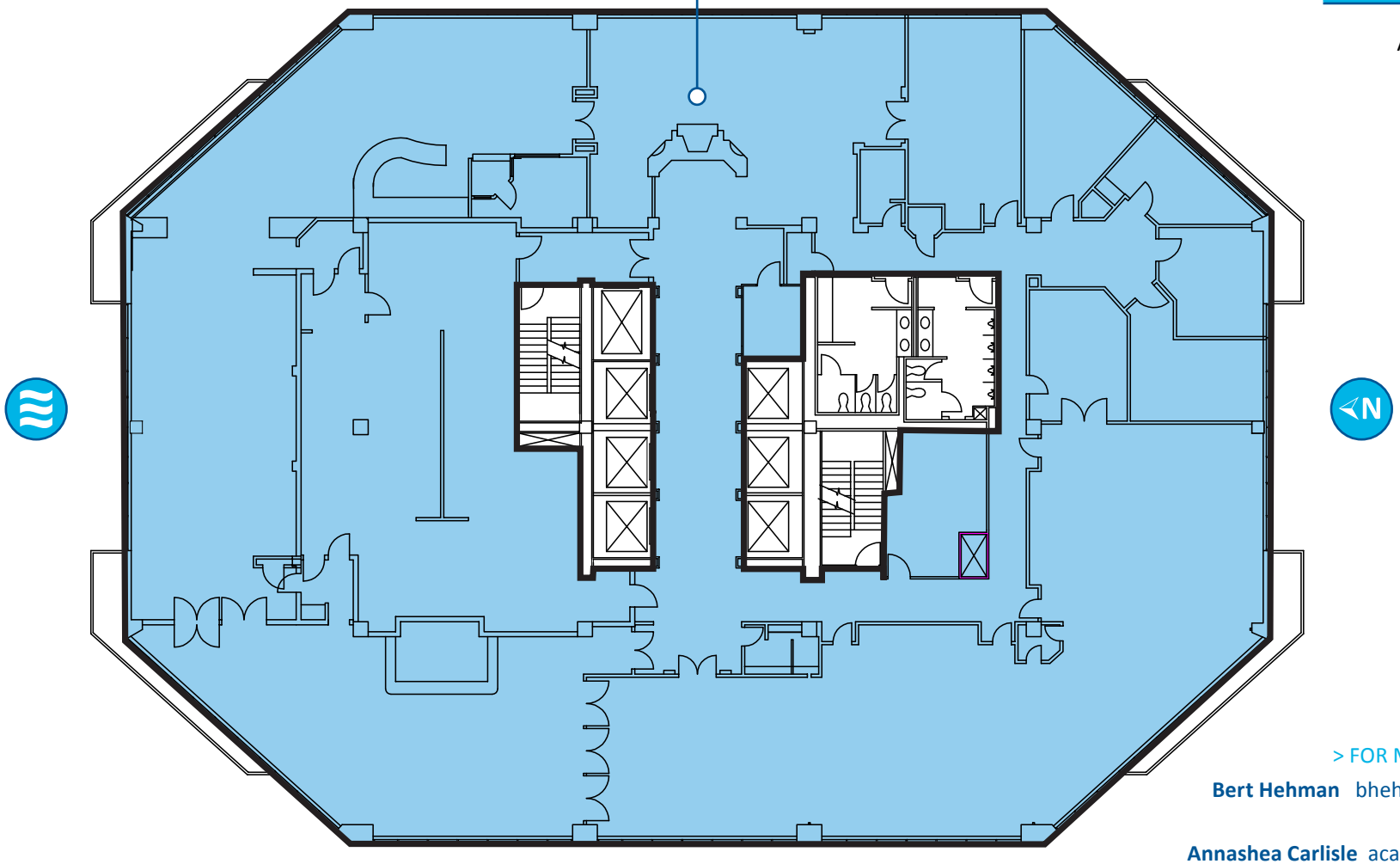
FLOOR PLANS

RIVERCENTER

SUITE 1900
15,950 RSF
AVAILABLE



RIVERCENTER I

19th FLOOR

AVAILABLE SPACE

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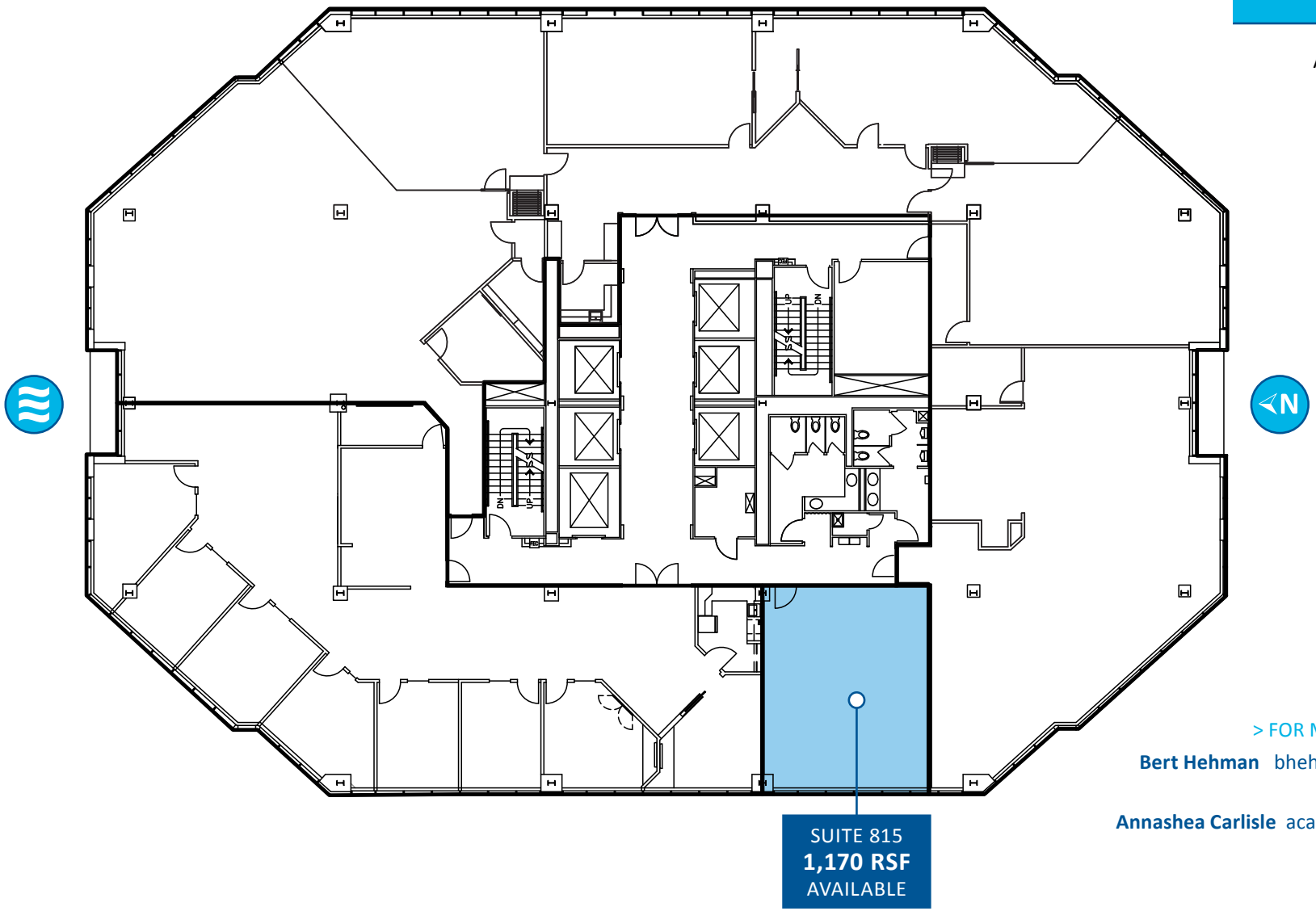
FLOOR PLANS

RIVERCENTER

RIVERCENTER II

8th FLOOR

AVAILABLE SPACE



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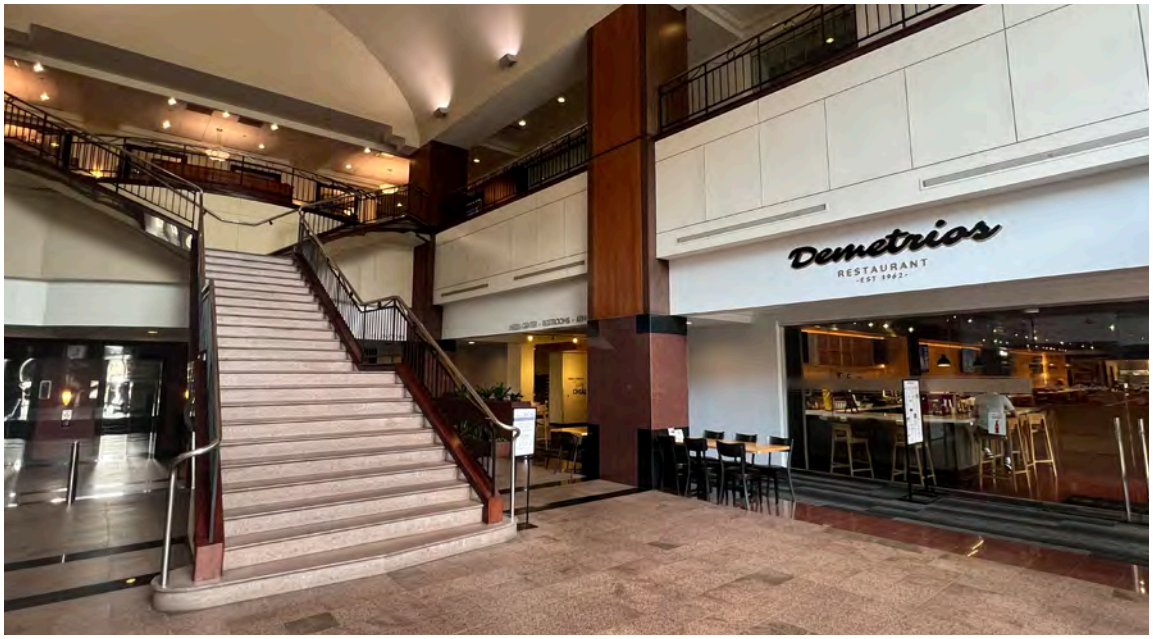
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