

# *AVAILABLE*

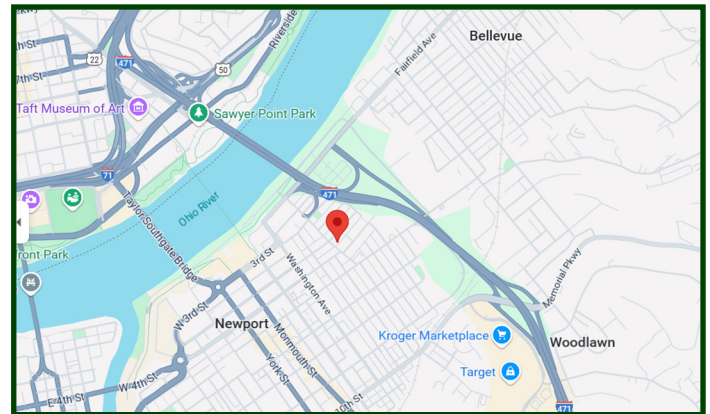
## **FOR SALE / LEASE**

### *Professional Office Space*



401 Park Ave., Newport, KY 41071

- Immediate availability
- 20th Century charm, 21st century technology
- Newer mechanicals
- Abundant parking at 46 spaces!
- Minutes to the Cincinnati central business district
- Iconic building with world class finishes!
- 3 stories



*For further information, please contact:*

**Craig A. Roberts**

(513) 762-7622

E-mail: [craig.roberts@capitalrealestate.org](mailto:craig.roberts@capitalrealestate.org)

*Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.*

## Sample photos of Property



*Main conference room*



*North side of building*



*Reception area*



*Rear (east side) of building*



*Galley kitchen*



*Client entertainment area / bar*

*Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.*



## General Building Specifications

<b>Property ID:</b>	999-99-35-477.01
<b>Property Type:</b>	Office (can be converted to residential)
<b>Municipality:</b>	City of Newport, KY
<b>Land Area:</b>	.57 acres
<b>Year Built:</b>	1899
<b>Building Dimensions:</b>	Varies by floor, but primary structure is 48 x 32'
<b>Square footage:</b>	4,868 rentable square feet
<b>Location:</b>	Newport East Row Historic District
<b>Construction:</b>	Brick, Stone, Stucco
<b>Miscellaneous:</b>	Roof is shingled and membrane in areas

## Availability Specifications

<b>Total Available:</b>	4,868 SF
<b>Office Size:</b>	4,868 SF
<b>Other / Size:</b>	Porch: 384 SF
<b>Air Conditioning:</b>	Central Air, Multi Units, Zoned
<b>Heat:</b>	Radiant, Steam, Natural Gas
<b>Power / Electric:</b>	Standard. Modern wiring throughout
<b>Security:</b>	Smoke Detectors, Security Lights, Security System
<b>Parking:</b>	46 spaces
<b>Annual Taxes:</b>	\$3,298.40 in calendar year 2024

**Sale Price:** **\$1,025,000**

**Lease Rate:** **Negotiable and considered on a case by case basis**

**Op Ex. charges (estimated)** **\$2.43 / SF (includes electric, water, SD1, HVAC, boiler operations, snow removal, lot sealing). Remote app control over all electric service.**

*Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.*