

NEWPORT ON THE LEVEE

www.newportonthelevee.com



An office oasis

The 'new' Newport on the Levee provides the region's most exciting environment with beautifully creative space for tenants to enjoy the energy of a true mixed-use environment. Inspire your workforce with a state-of-the-art workplace environment and a unique experience and opportunity.



TENANT AMENITIES:

- Abundant garage parking and valet services
- Expansive restaurant options from a quick lunch to fine dining
- Fitness options on-site including complimentary yoga, dance and tai chi
- Ample shopping and entertainment options
- Two adjacent hotels and residential complex
- Indoor and outdoor gathering spots for meetings, work, or an escape from the office



KEY FEATURES:

- Central access to all of Greater Cincinnati
- Magnificent views of the Ohio River and Cincinnati Skyline
- Contemporary and innovative office design with 10' ceilings, floor-to-ceiling glass and modern finishes



Newport on the Levee reimagined

The \$100 million transformation of Newport on the Levee will provide an immersive, 18-hour experience of activity and energy. A full array of restaurants, entertainment, fitness, lodging and residential options, plus exciting year-round programming events, makes Newport on the Levee the premier regional destination.

State-of-the-art updates include the addition of new office spaces with contemporary and creative interior designs, outdoor balconies and expansive views, redefining the office experience for tenants and guests.



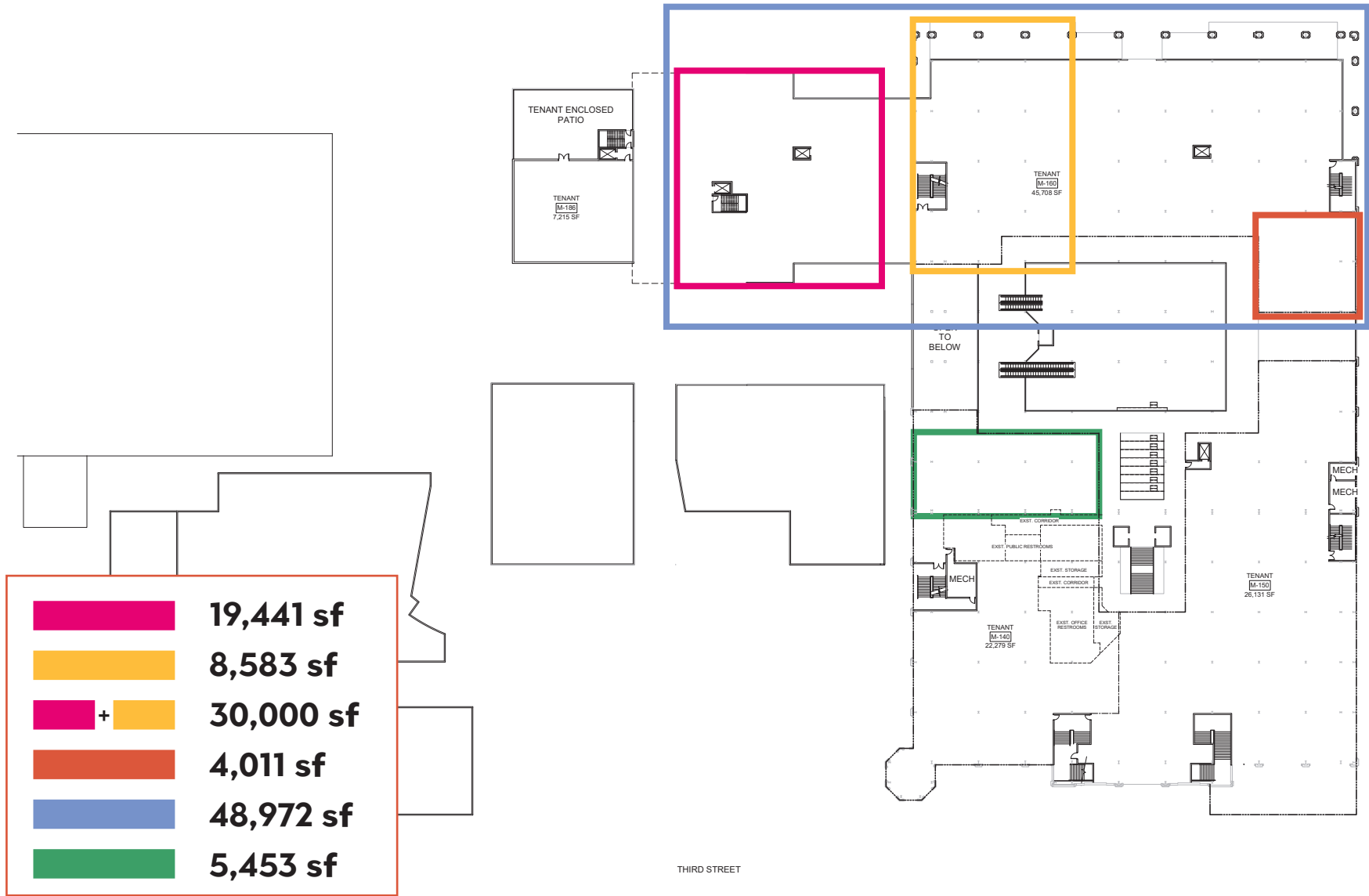


Flexible opportunities

With six floorplate options, Newport on the Levee can meet any tenant requirement.

NEWPORT ON THE LEVEE

1 Levee Way
Newport, KY





Thriving here

At Newport on the Levee, we leave no stone unturned as we attend to each detail, guaranteeing the best space to enhance and energize productivity. Breathe newness into your organization with office space that incorporates urban, modern and upscale design with dramatic views across the river of Cincinnati's Central Business District.

A place where you'll be proud to welcome clients, employees, and every guest. Above all else, your guests are our guests. Built for activity and interaction, office space at Newport on the Levee breeds community. Inspire workflow with a power hour along the Riverwalk; bond as a team at one of our lunch spots; dig in over coffee. Wherever and however you work best, Newport on the Levee will make it happen.



Iconic views of the Cincinnati Skyline with access to downtown amenities including US Bank Arena, Great American Ball Park, Paul Brown Stadium, The Banks and Smale Park.



The start and Northern home of the Kentucky Bourbon Trail.



Social epicenter of Northern Kentucky with year-round guest and tenant events and programs including Summer Music, Riverfest and Light Up the Levee.

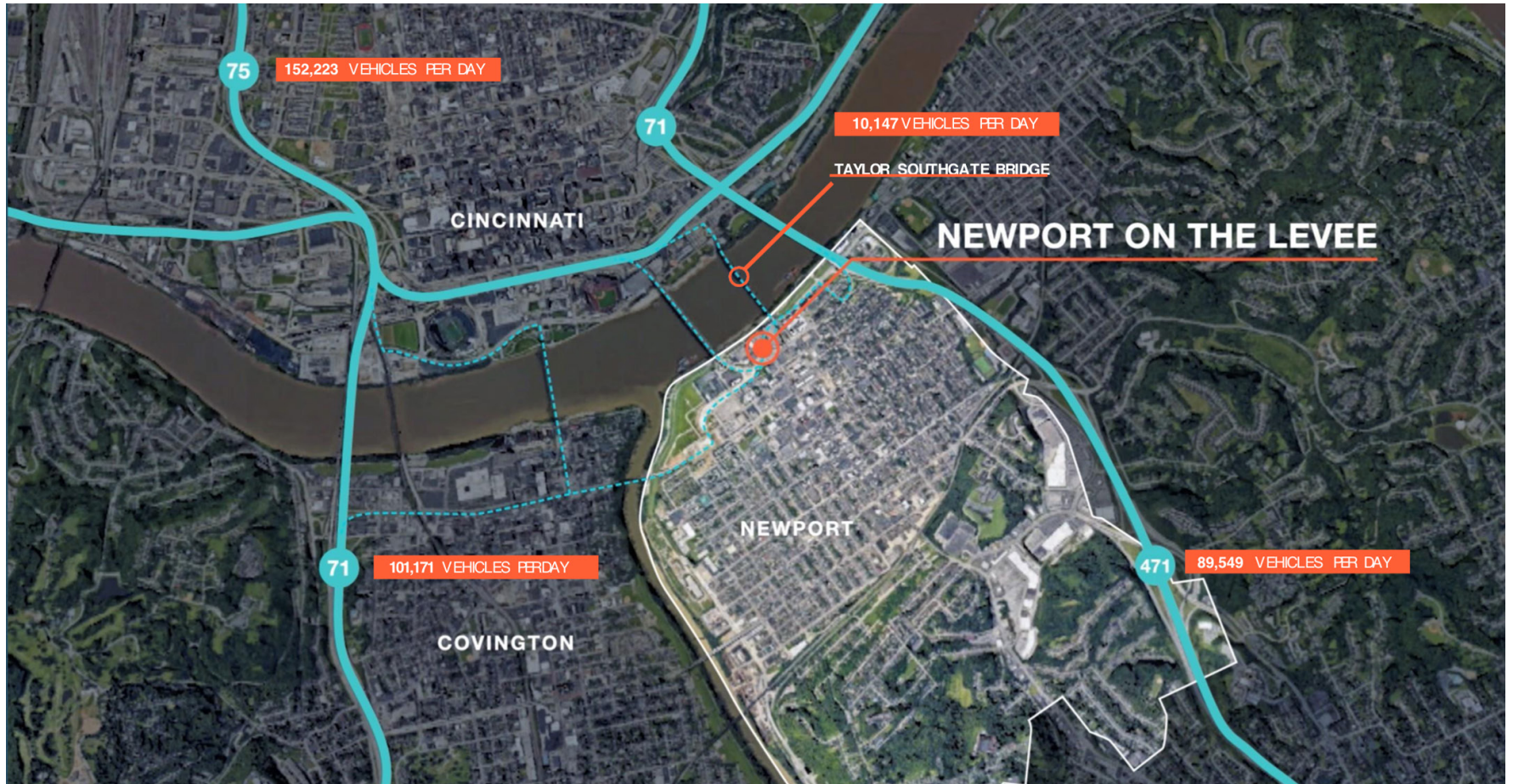


There are over four million annual visitors to Newport on the Levee each year. With over \$1B in planned investment in the City of Newport since 2015, the numbers continue to grow.



Simple, easy access

Newport on the Levee is a vibrant gathering place centrally positioned within minutes from downtown Cincinnati. The complex offers immediate access to Interstates 71, 75 and 471 and numerous thoroughfares including the Purple People Bridge, a pedestrian-only bridge that stretches across the Ohio River.



AVERAGE DAILY TRAFFIC COUNTS

INTERSTATE-75 / 71

185,992

INTERSTATE-471

95,834



Planned developments

Northern Kentucky is seeing exponential growth with the development of entertainment amenities, hotels, restaurants and more. As the hottest place to be in the region, it offer unique experiences for tenants beyond the office environment.



- 1 Ovation:**
Status: Under Development
Use: 900 Residential, Hotel, Office, Concert Venue, Retail
- 2 World Peace Bell:**
Status: Pre Development
Use: Hotel, Office, Retail
- 3 Pegasus:**
Status: Pre Development
Use: Residential, Hotel, Office, Retail
- 4 The Academy on 4th:**
Status: Deliver in Fall 2019
Use: 202 Residential Units
- 5 Aqua on the Levee:**
Status: Complete
Use: 232 Residential Units
- 6 Victoria Square Apartments:**
Status: Pre Development
Use: ~350 Residential Units



Supportive business ecosystem

Newport is the ideal business environment, offering companies a competitive advantage and opportunity for economic growth.

Newport on the Levee sits at the heart of the rapidly growing Northern Kentucky market, fueled in part by the 'Amazon Effect', making it a prime destination for businesses across the region. The City of Newport and the State of Kentucky offer several economic incentives to provide a sustainable business environment for growing company.

City of Newport Business Incentives

- Job Development Incentive Program

Regional Incentives

- Catalytic Development Fund
- Northern Kentucky Area Development District Small Business Lending

State Incentives

- Economic Development and Tourism
- Kentucky Business Investment (KBI)
- Kentucky Enterprise Initiative Act (KEIA)
- Kentucky Reinvestment Act (KRA)
- Kentucky Small Business Tax Credit (KSBTC)
- Kentucky Angel Investment Tax Credit
- KEDFA Direct Loan
- Tax Increment Financing (TIF)

Accelerators, Incubators and Small Business Assistance

- Small Business Development Center
- Kentucky Innovation Network
- UpTech
- bioLOGIC
- Rekindle Minority and Low Income Entrepreneur Training Program
- Kentucky Cabinet for Economic Development Office of Entrepreneurship
- Aviatra Accelerators
- NKY Maker Space



Dedicated ownership and management

North American Properties has a passion and history of creating amazing places throughout the US.

Newport on the Levee is a legendary property—and one of NAP’s greatest assets, set in its immediate backyard. Built on a foundation that champions and mirrors NAP’s values, people and our “product,” our visionary perspective on what a property can be is unmatched.

Our guests come to us for the “life” that can be found at Newport on the Levee—a feeling of warm, familiar contentment in an activity-rich environment of excellence.



Thank you for being part of an exciting future for Newport on the Levee.



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