



FOR LEASE | DOWNTOWN COVINGTON, KENTUCKY

FULL BUILDING OR SINGLE FLOOR

438 SCOTT STREET

Covington, Kentucky 41011

12,306 SF

TOTAL BUILDING AREA

4,102 SF

PER FLOOR PLATE

3 Floors

ELEVATOR SERVED

1860 / 2015

BUILT / RENOVATED

A fully renovated three-story brick office building in the heart of downtown Covington. Original 1860 masonry, heart pine floors and pressed-tin ceilings paired with a 2015 gut rehabilitation delivering modern mechanicals, a passenger elevator, full sprinkler coverage and finished restrooms on every floor. Up to 50 spaces in a nearby parking garage are available for purchase separately, in addition to rent. Available as a single-tenant headquarters or on a floor-by-floor basis.

FLOW PROPERTY MANAGEMENT

Leasing & Property Management | Covington, Kentucky

Zachary Elliott

615-809-5567

zac@flowpropertymgmt.com

Information contained herein has been obtained from sources believed reliable but is not guaranteed. Areas are approximate and subject to verification.

THE OPPORTUNITY

Property Overview

438 Scott Street is a 12,306 square foot, three-story office building located mid-block in Covington's Downtown Core, one block from Madison Avenue and minutes from the Roebling Bridge and downtown Cincinnati. Originally constructed in 1860, the building underwent an extensive gut rehabilitation in 2015 that preserved its historic character while delivering a modern, code-current office environment.

Each of the three floors offers an efficient, largely column-free 4,102 square foot plate served by a passenger elevator and two stairs, with men's and women's restrooms on every level. The building is fully sprinklered and is offered in move-in condition — available as a single-tenant headquarters or on a floor-by-floor basis.

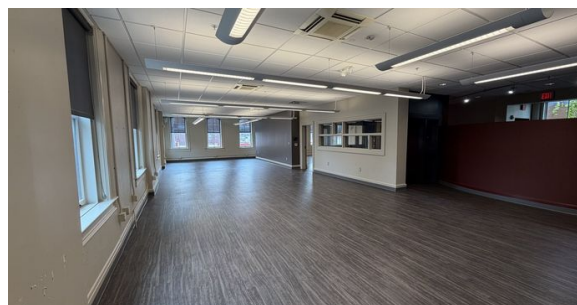
BUILDING FACTS

Address	438 Scott Street, Covington, KY 41011
Building Area	12,306 SF gross / rentable
Floor Plate	4,102 SF per floor (3 floors)
Year Built	1860; gut renovation 2015
Construction	Solid masonry brick, wood joists
Foundation	Stone; full unfinished basement
Roof	Flat, rubber membrane
Windows	Thermalpane
Elevator	One passenger cab, certificate current
Fire Protection	Fully sprinklered; alarm & exit signage
HVAC	Gas and electric forced air, central cooling
Lighting	LED throughout
Restrooms	Men's and women's on each floor
Zoning	DTC — Downtown Core
Site	0.10 ± acre
Parking	Up to 50 nearby garage spaces
Management	Flow Property Management

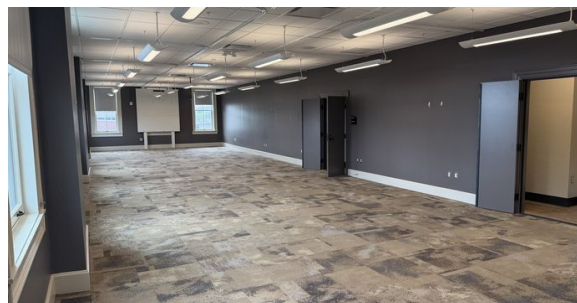
WHY 438 SCOTT

- Move-in ready — finished offices, restrooms and mechanicals already in place.
- Efficient 4,102 SF plates that lease whole or divide cleanly by floor.
- Historic character with modern systems: tin ceilings and heart pine over 2015 infrastructure.
- Walkable downtown location, with up to 50 nearby garage spaces available separately.

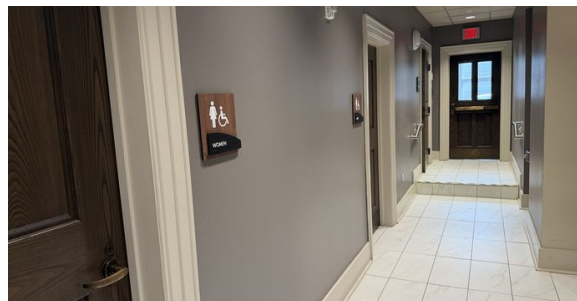
THE BUILDING



SECOND FLOOR — OPEN PLAN



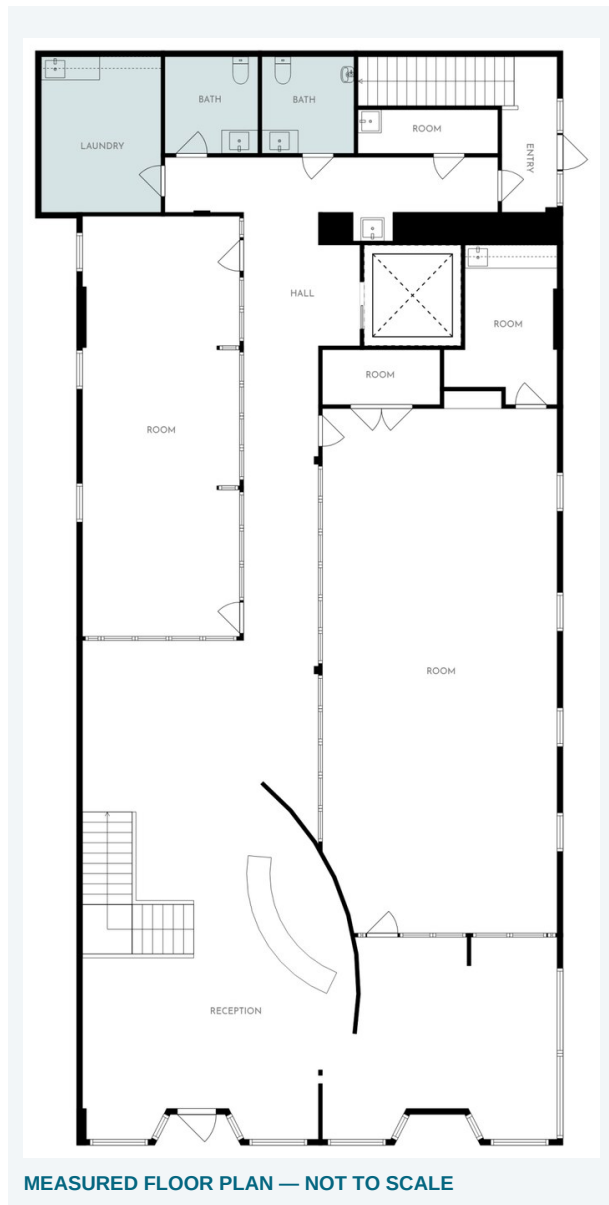
THIRD FLOOR — LARGE TRAINING ROOM



RESTROOM CORRIDOR — TYPICAL FLOOR

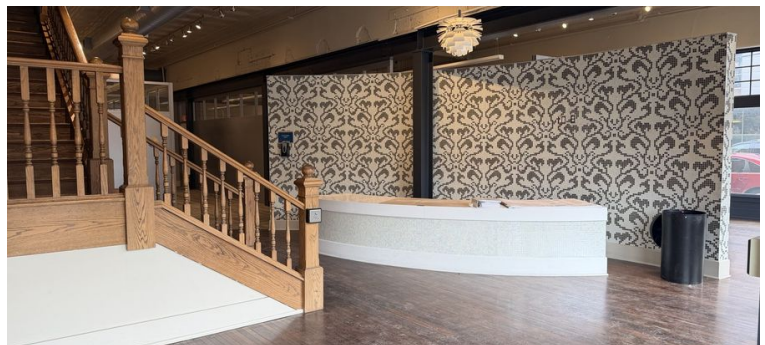
GROUND LEVEL • STREET PRESENCE

First Floor — 4,102 SF

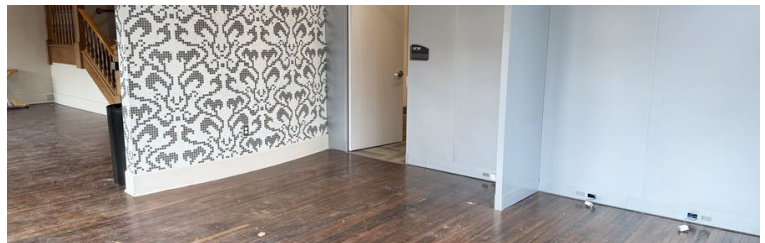


SPACE HIGHLIGHTS

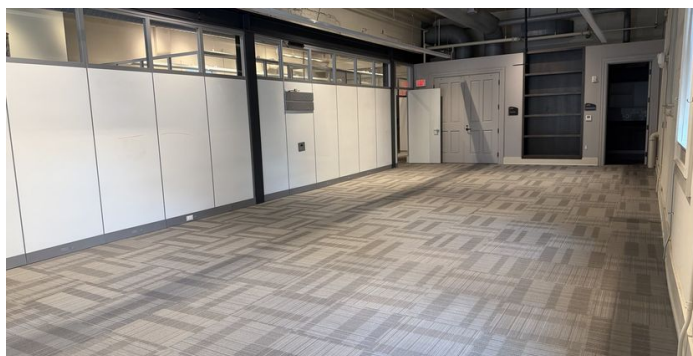
- Direct entry from Scott Street with a finished reception area and curved mosaic feature wall.
- Pressed-tin ceilings, exposed heart pine floors and track lighting across the front half.
- Demountable full-height partitions form private offices and a conference room — no permanent construction.
- Men's and women's restrooms plus a laundry / utility room off the rear corridor.
- Elevator and two stairs; rear service entry and basement access.



RECEPTION AND MAIN STAIR



FRONT SALES FLOOR — MOSAIC FEATURE WALL



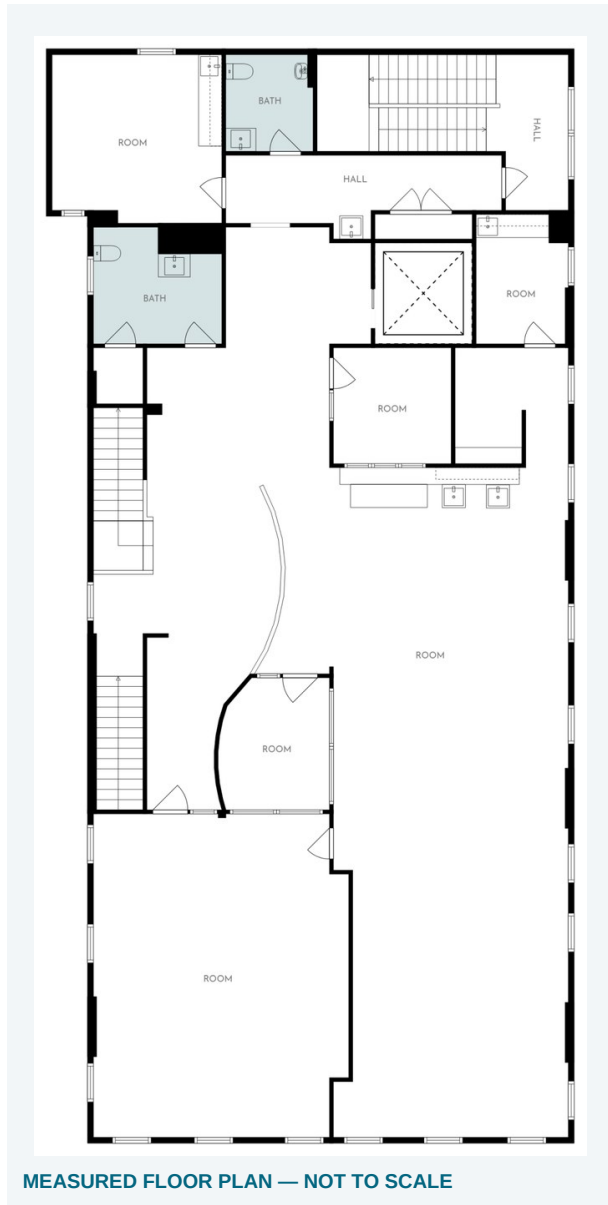
PRIVATE OFFICE SUITE — PARTITION SYSTEM



OPEN WORK AREA — REAR OF FLOOR

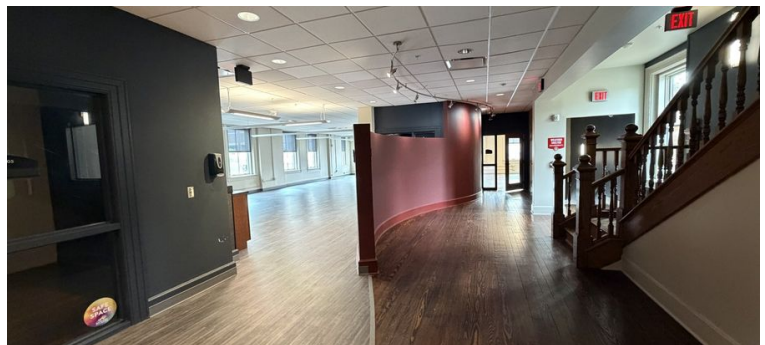
ELEVATOR SERVED • OPEN PLAN

Second Floor — 4,102 SF

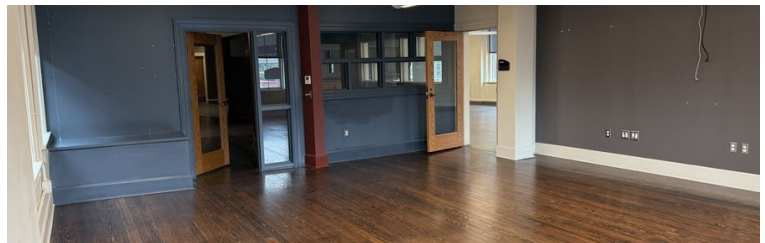


SPACE HIGHLIGHTS

- Largely open floor plate with a curved reception wall and a glass-fronted conference room.
- Restored heart pine floors at the front; commercial LVT and acoustical ceiling through the balance.
- Strong natural light from arched windows on the Scott Street elevation.
- Two private offices plus a break area with sink and cabinetry.
- Restroom, elevator lobby and two means of egress on the floor.



ELEVATOR LOBBY AND RECEPTION



FRONT OFFICE — HEART PINE FLOORS



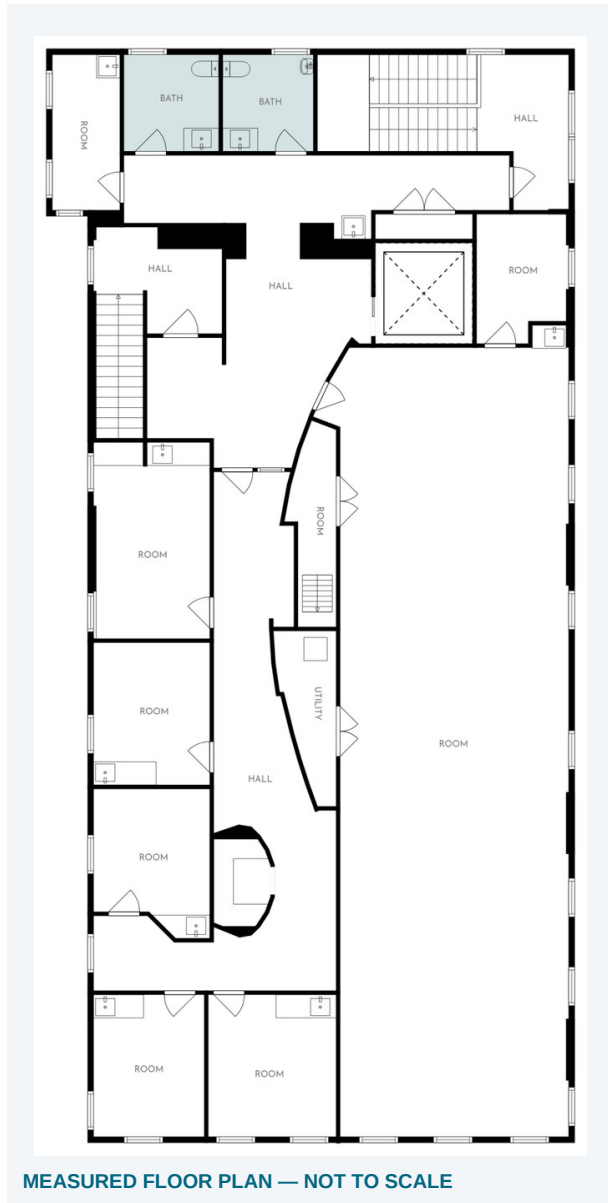
OPEN PLAN WORK AREA



PERIMETER OFFICE — SOUTH END

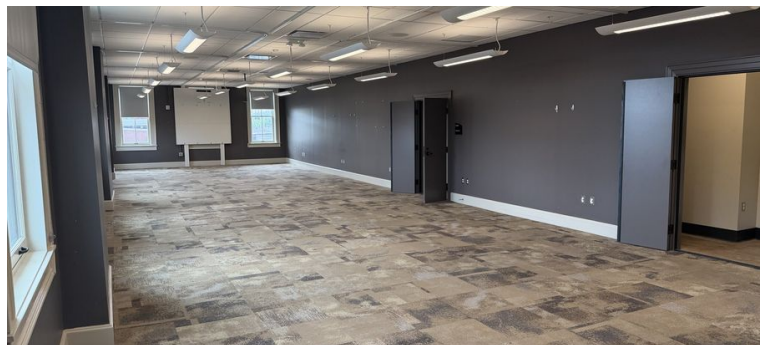
PRIVATE FLOOR • BUILT-OUT OFFICES

Third Floor — 4,102 SF

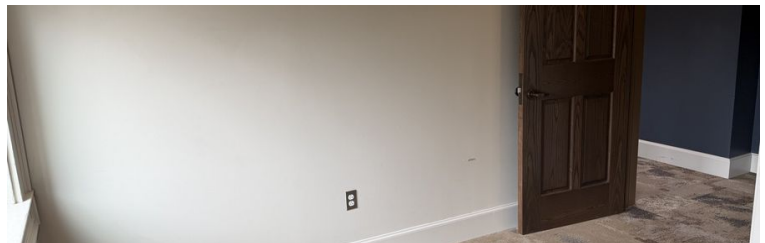


SPACE HIGHLIGHTS

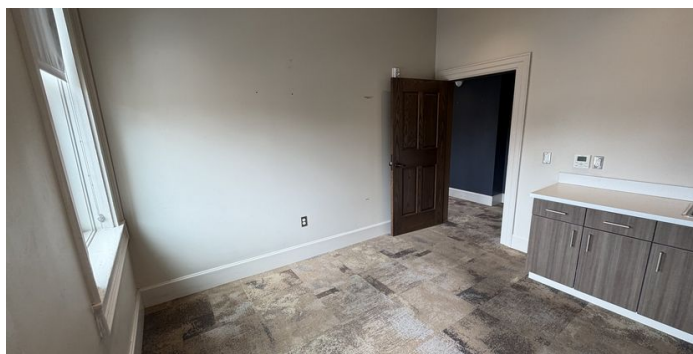
- Most built-out floor: private offices and huddle rooms off a finished, mosaic-accented corridor.
- Large open training / bullpen room at the south end with whiteboard wall and full window line.
- Carpet tile throughout, suspended ceilings, LED lighting and thermostatic control.
- Break room with cabinetry and sink; men's and women's restrooms on the floor.
- Suited to a headquarters user or a firm needing a high ratio of private offices.



TRAINING / BULLPEN ROOM



TYPICAL PRIVATE OFFICE



PRIVATE OFFICE WITH BUILT-INS



FINISHED CORRIDOR — OFFICE ENTRIES

ADDITIONAL DETAIL

Systems, Location & Terms

BUILDING SYSTEMS

- Passenger elevator serving all three floors and the basement; inspection certificate current.
 - Fully sprinklered with monitored fire alarm, emergency lighting and illuminated exit signage.
 - Gas and electric forced-air heating with central cooling; supplemental ceiling cassettes on upper floors.
- Full unfinished basement providing mechanical space and secure tenant storage.
 - City water, sewer and gas; underground utilities to the site.
 - ADA-accessible entry, elevator and restrooms.

AVAILABILITY

First Floor	4,102 SF — reception, open plan and private offices; street entry
Second Floor	4,102 SF — open plan with conference room and break area
Third Floor	4,102 SF — private office suite with large training room
Entire Building	12,306 SF — contiguous, single-tenant headquarters opportunity
Parking	Up to 50 spaces in a nearby garage, purchased separately in addition to rent

Lease rate and terms available upon request. Space is offered in as-is condition; tenant improvement allowances will be considered for qualified tenants and longer lease terms. Contact Flow Property Management to schedule a tour.

LOCATION

The property sits in Covington's Downtown Core (DTC) zoning district, within a short walk of the Kenton County Justice Center, City Hall, Madison Avenue's restaurant and banking corridor, and Mainstrasse Village. Downtown Cincinnati is minutes away via the Roebling Bridge, with I-71/75 access at Fifth Street. Up to 50 spaces in a nearby parking garage are available for purchase separately, in addition to rent.



ORIGINAL HEART PINE FLOORING • RENOVATED RESTROOMS • THIRD FLOOR CORRIDOR

FOR LEASING INFORMATION

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Areas stated at 4,102 SF per floor / 12,306 SF total.
Floor plans by CubiCasa. Measurements deemed reliable but not guaranteed.