

The Office at



— Park Ave —



A LANDMARK COLONIAL REVIVAL MANSION
IN THE HEART OF NEWPORT'S EAST ROW.

401 Park Avenue | Newport, Kentucky



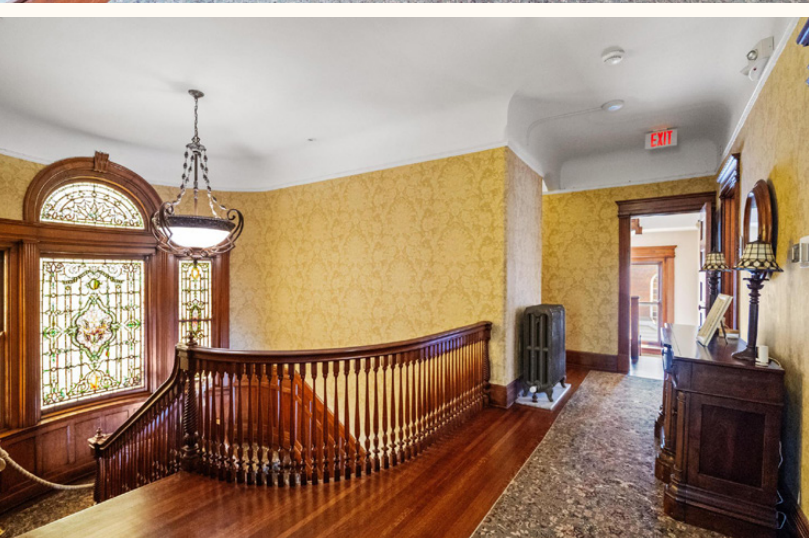
The Office at



— Park Ave —



Built in the late 1890s for George Wiedemann Jr., of Newport's storied Wiedemann brewing family, 401 Park Avenue anchors a corner of the city's Mansion Hill Historic District - part of East Row, Kentucky's second-largest historic district. An eighteen-month restoration returned the Colonial Revival mansion to its late-Victorian character: eight fireplaces, hand-carved paneling, and a tiger oak staircase lit by stained glass. Today, the mansion carries that history forward as office, co-working, and event space minutes from downtown Cincinnati.



PROPERTY FEATURES



Eight working fireplaces throughout



Tiger oak staircase with a stained-glass landing window



Original pocket doors for flexible, open or private layouts



Hand-carved wood paneling, built-ins, and richly finished rooms



Inlaid hardwood floors in varying wood species



Radiant and steam heat with zoned central air



Forty-six on-site parking spaces, complimentary



QUICK SUMMARY



3
Floors



5,122 SF
Total RSF

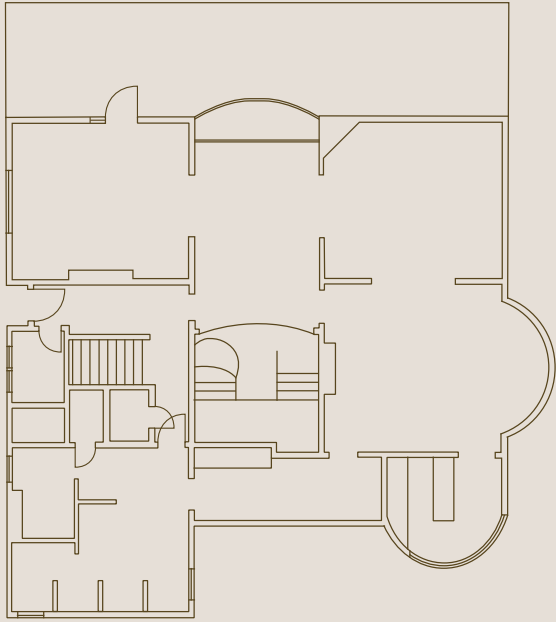


0.57
Acres Lot

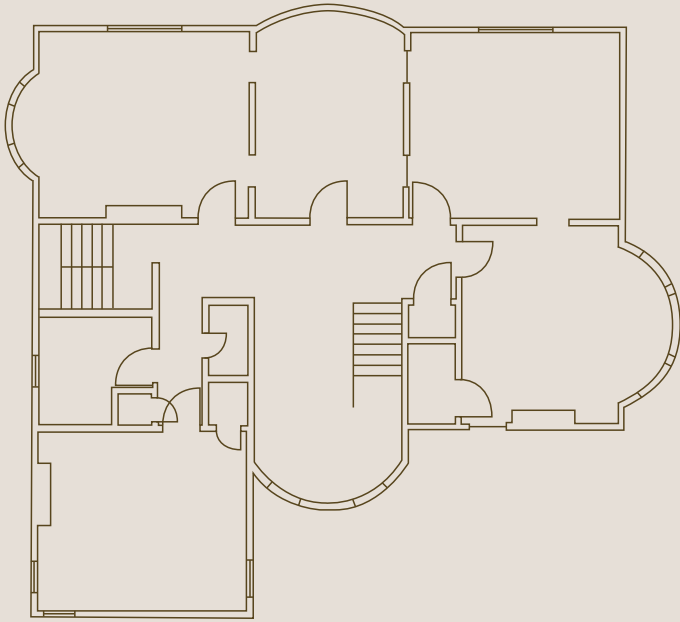


46
Parking Space

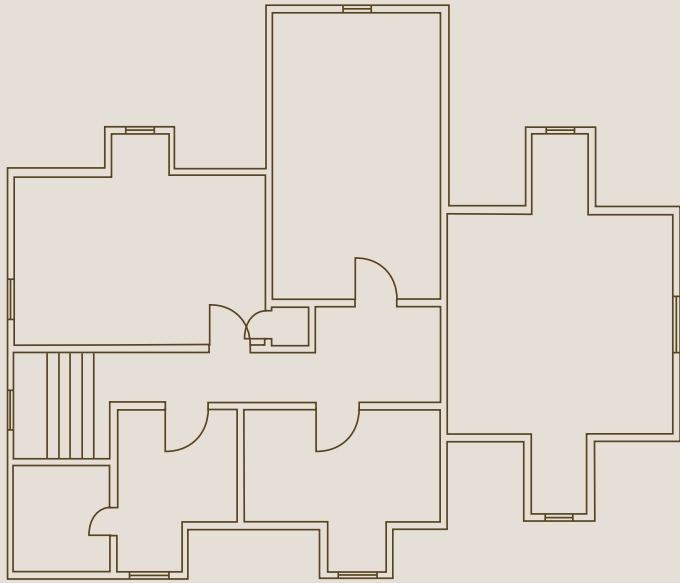
Floor 1 | 2,000 RSF



Floor 2 | 1,860 RSF



Floor 3 | 1,262 RSF





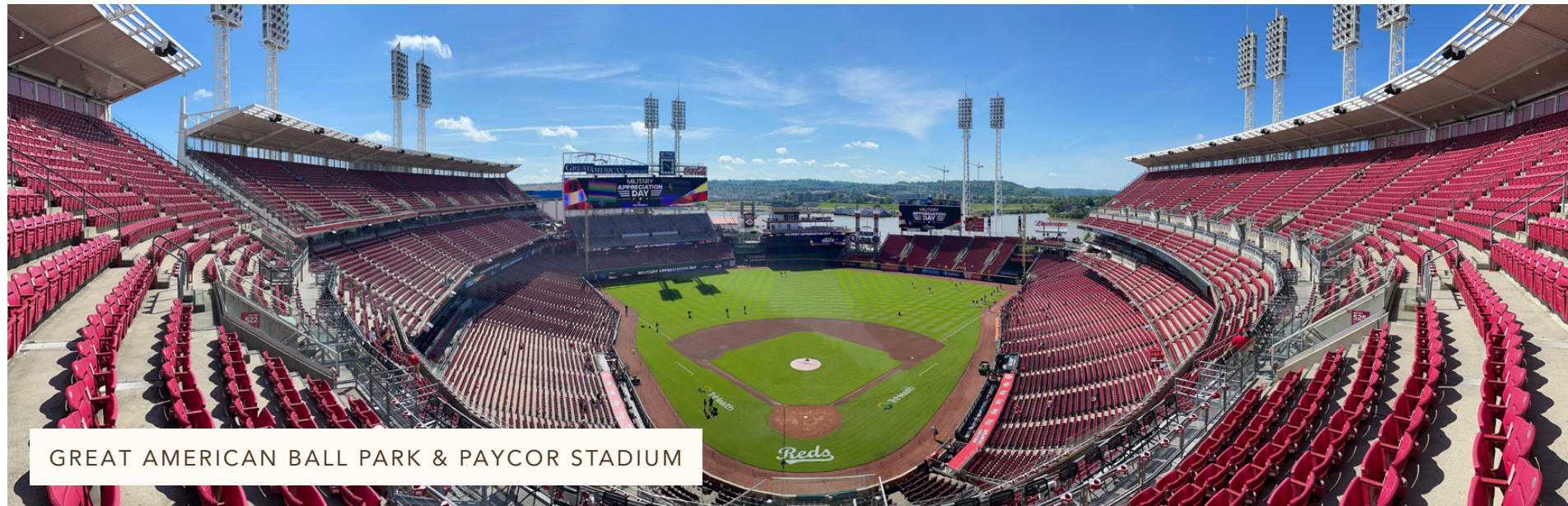
NEWPORT ON THE LEVEE



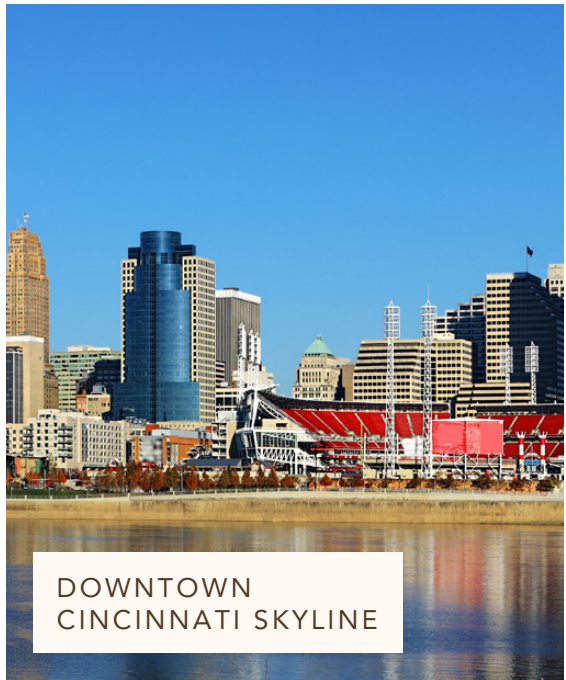
NEWPORT AQUARIUM



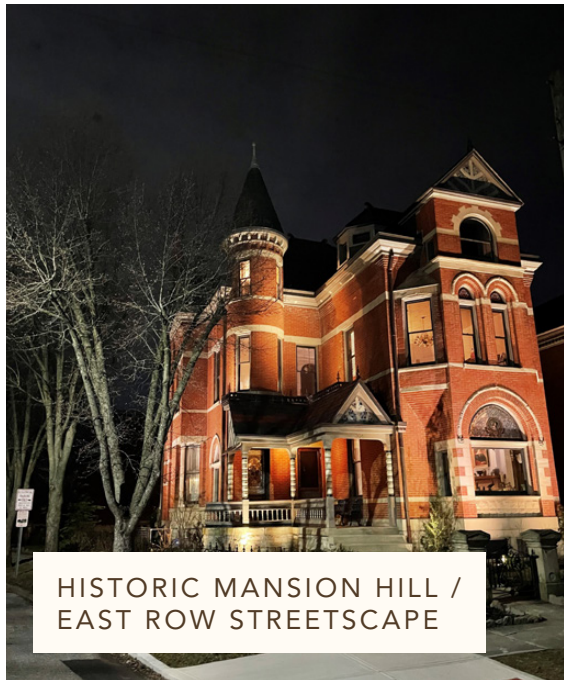
OHIO RIVER WATERFRONT / RIVERWALK



GREAT AMERICAN BALL PARK & PAYCOR STADIUM



DOWNTOWN CINCINNATI SKYLINE



HISTORIC MANSION HILL / EAST ROW STREETSCAPE



401 Park Avenue sits in the heart of Newport's Mansion Hill Historic District, blocks from I-471 and minutes from downtown Cincinnati. Newport on the Levee, the Newport Aquarium, and the Ohio River waterfront are all a short walk away, alongside the restaurants, coffee shops, and breweries that fill East Row's tree-lined streets.



BALL PARK

LOCKE COFFEE

PRESS ON MONMOUTH

NEWPORT PIZZA
COMPANY

HOFBRÄUHAUS-NEWPORT

CARABELLO
COFFEE COMPANY

POMPILIOS

THE BAKER'S TABLE

O'BRYON'S BAR & GRILL

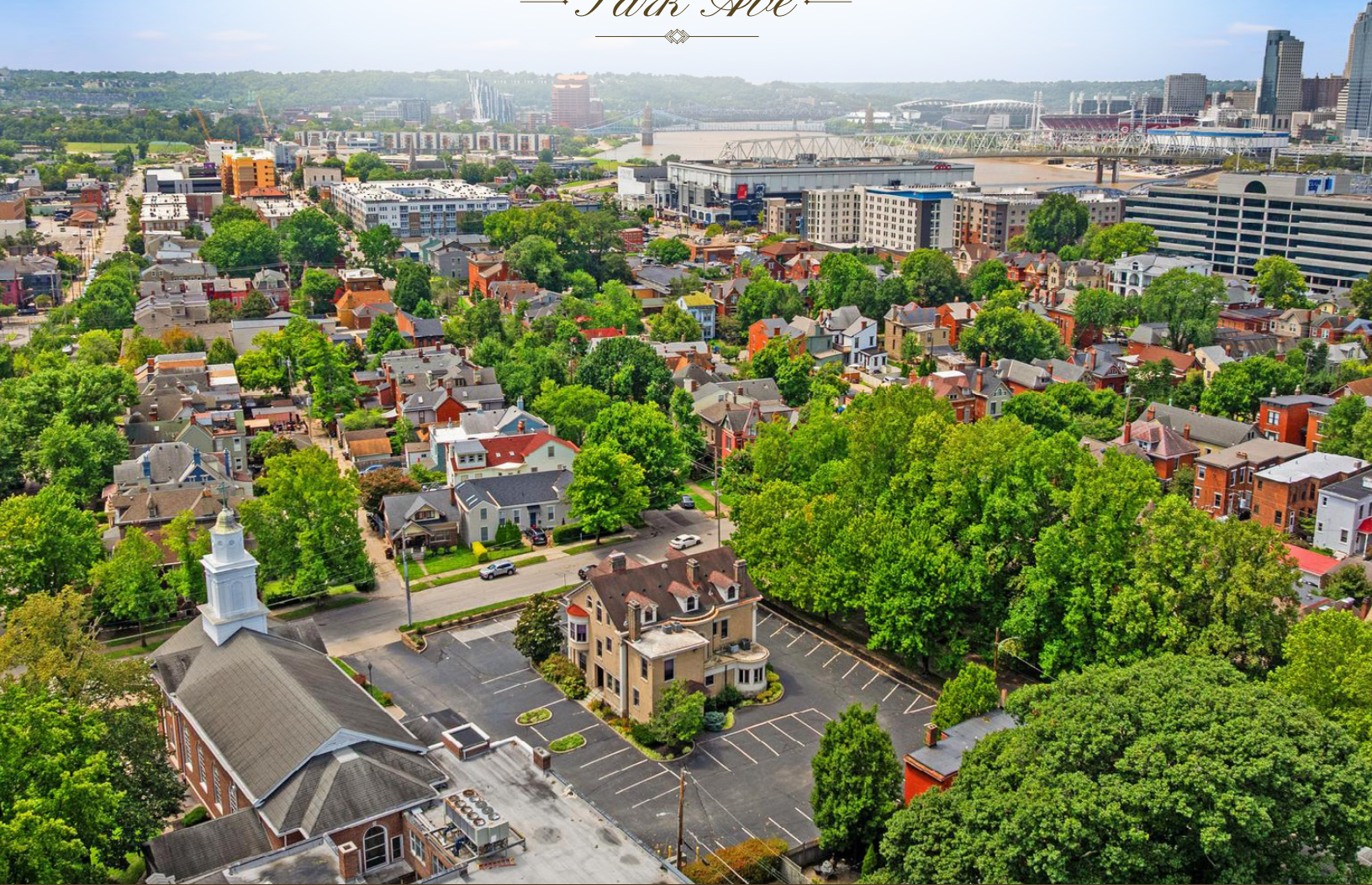
ROEBLING
BOOKS & COFFEE



The Office at



— Park Ave —



TODD PEASE

Senior Vice President
+15132972506
todd.pease@jll.com

MICHELLE KLINGENBERG

Managing Director
+15137193703
michelle.klingenberg@jll.com

BRITNEY AVILES

Associate
+15132972510
britney.aviles@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved. Jones Lang LaSalle Brokerage, Inc.

