

FOR LEASE

PROPERTY OVERVIEW

Rare leasing opportunity in the heart of Downtown Covington offering approximately ±16,153 square feet of highly functional office, educational, and assembly space. Located on North Jefferson Avenue just blocks from the courthouse and the vibrant downtown district, this well-maintained institutional property provides a versatile layout ideally suited for educational, nonprofit, religious, medical, counseling, professional office, or community-oriented organizations.

The property consists of two interconnected multi-story buildings anchored by a spacious sanctuary, creating an efficient blend of administrative offices, classrooms, and large gathering space.

The rear building features two floors with a total of 15 classrooms, including 9 classrooms on the first floor and 6 classrooms on the second floor. Three of the first-floor classrooms include private restrooms, making them ideal for childcare, counseling, or specialized educational uses. The building also includes three private offices, a reception lobby, a kitchen/break area, ample storage, and four common restroom facilities (men's and women's on each floor, each with two stalls).

The front building serves as the primary administrative entrance and contains six classrooms, primarily located on the second floor. The first floor features a welcoming reception lobby, two private offices, and administrative space.

Connecting the two buildings is an impressive sanctuary with approximately 19-foot ceilings, measuring roughly 36 feet wide by 56 feet long. The sanctuary features LED lighting throughout and offers a flexible open layout suitable for worship services, assemblies, presentations, performances, or large group meetings. A former baptistry viewing room located on the second floor overlooks the sanctuary and provides additional storage or renovation potential.

The property is serviced by multiple rooftop HVAC units, providing climate control throughout the facility.

Designed with flexibility in mind, the floor plan can accommodate a single occupant or multiple users, making it well suited for schools, churches, nonprofits, training centers, counseling services, professional offices, or other institutional uses. Ample on-site parking and excellent accessibility provide convenience for employees, students, clients, congregants, and visitors alike.

Positioned within one of Covington's most desirable and walkable districts, the property enjoys immediate access to restaurants, retail, professional services, government offices, and numerous community amenities. Opportunities to lease a property of this size, character, and versatility in Downtown Covington are exceptionally rare.

LEASE RATE:

- Rate- \$6.50 NN
- Estimated NN - \$2.00
- Tenant responsible for maintenance
- Tenant responsible for utilities

AVAILABILITY:

+/- 16,153 SF sitting on .75 acres
lease rate is negotiable and will be NNN structured





BUILDING 1 – SANCTUARY BUILDING (FRONT BUILDING)

- Prominent front building facing North Jefferson Avenue
- Large sanctuary/assembly space
- Approximately 36' x 56' (±2,016 SF)
- Approximately 19-foot ceiling height
- LED lighting throughout
- Former second-floor baptistry viewing room overlooking the sanctuary
- Direct interior connection to the Administrative Building
- Ideal for worship services, assemblies, presentations, performances, or large group gatherings*subdividable





BUILDING 2 – ADMINISTRATIVE BUILDING (MIDDLE BUILDING)

- Prominent front building facing North Jefferson Avenue
- Large sanctuary/assembly space
- Approximately 36' × 56' (±2,016 SF)
- Approximately 19-foot ceiling height
- LED lighting throughout
- Former second-floor baptistry viewing room overlooking the sanctuary
- Direct interior connection to the Administrative Building
- Ideal for worship services, assemblies, presentations, performances, or large group gatherings*subdividable





BUILDING 3 – CLASSROOM BUILDING (REAR BUILDING)

- Two-story classroom building
- First Floor
 - 9 classrooms
 - 3 classrooms with private restrooms
 - Reception lobby
 - 2 private offices
 - Kitchen/break room
 - Men's restroom (2 stalls)
 - Women's restroom (2 stalls)
 - Storage areas
- Second Floor
 - 6 classrooms
 - 1 private office
 - Men's restroom (2 stalls)
 - Women's restroom (2 stalls)
- 15 total classrooms
- 3 private offices
- Multiple rooftop HVAC units servicing the building
- Well suited for educational, childcare, nonprofit, training, counseling, or office users



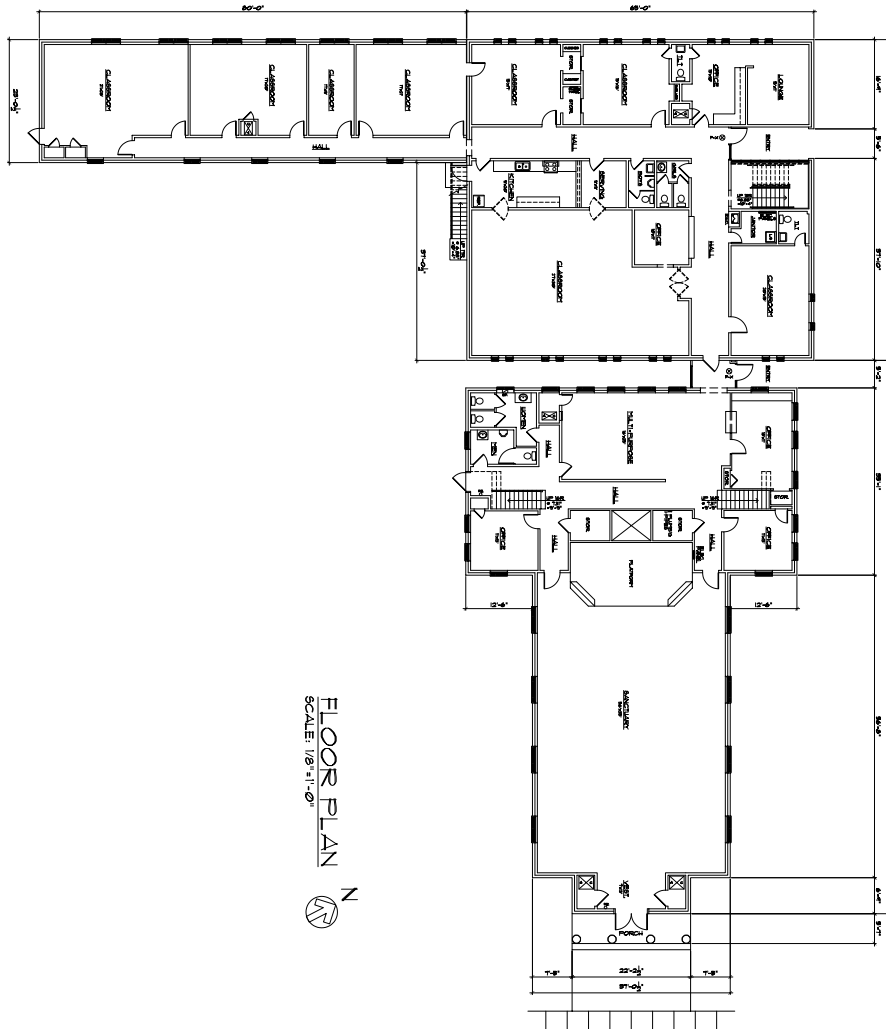
OVERALL PROPERTY)

- ±16,153 SF campus
- Three interconnected buildings
- 21 classrooms
- 5 private offices
- Large sanctuary with approximately 19-foot ceilings
- Kitchen/break room
- Multiple reception areas
- Three classrooms with private restrooms
- Four common multi-stall restroom facilities, plus three private classroom restrooms
- Multiple rooftop HVAC units
- On-site parking
- Prime Downtown Covington location within walking distance of the courthouse, restaurants, retail, and professional services

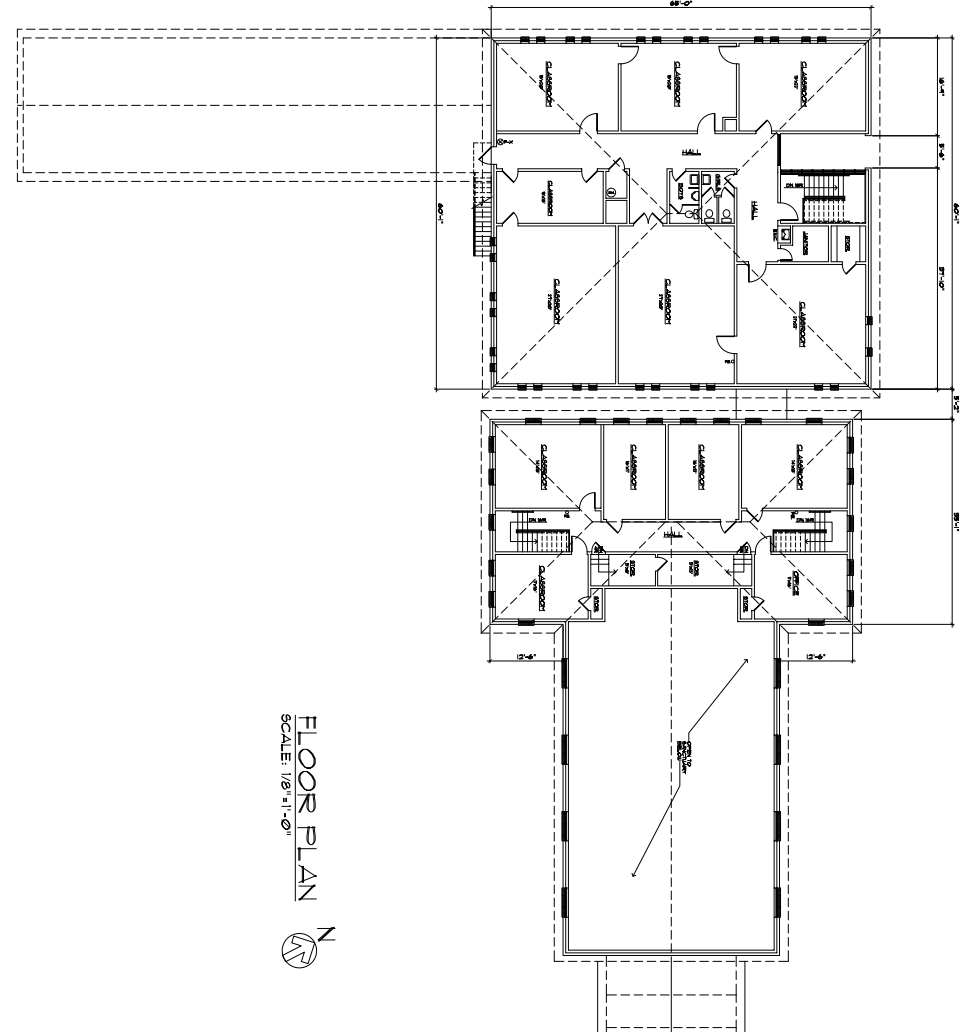


FLOOR PLANS

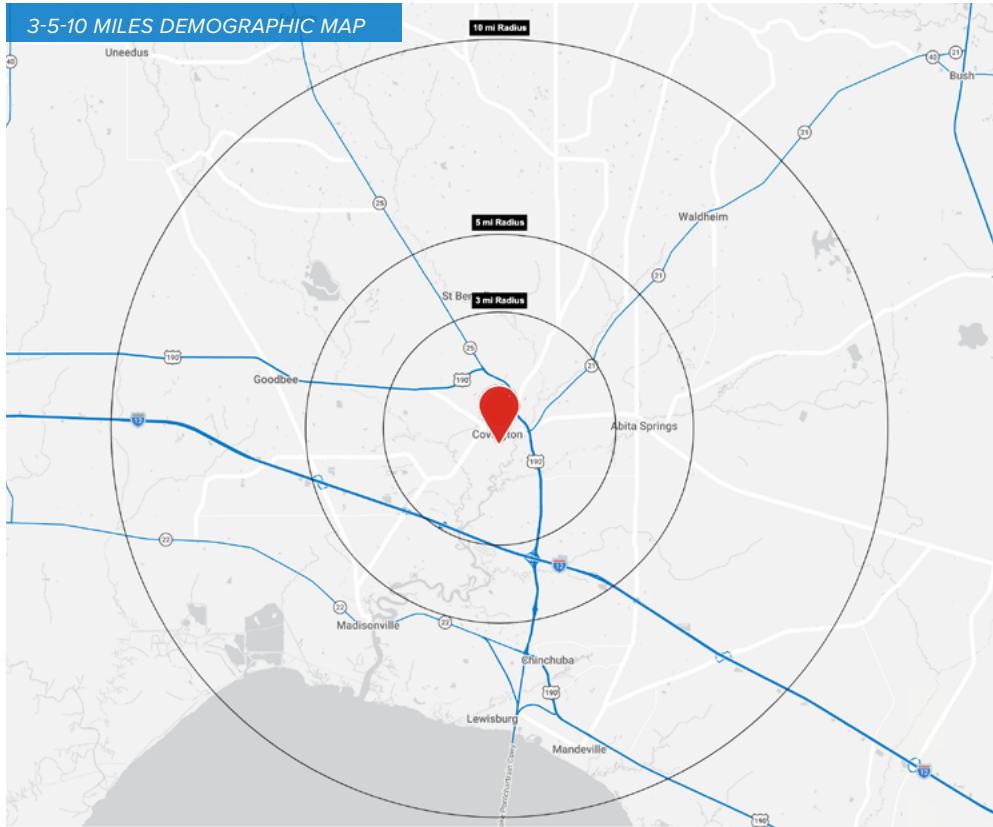
1ST FLOOR



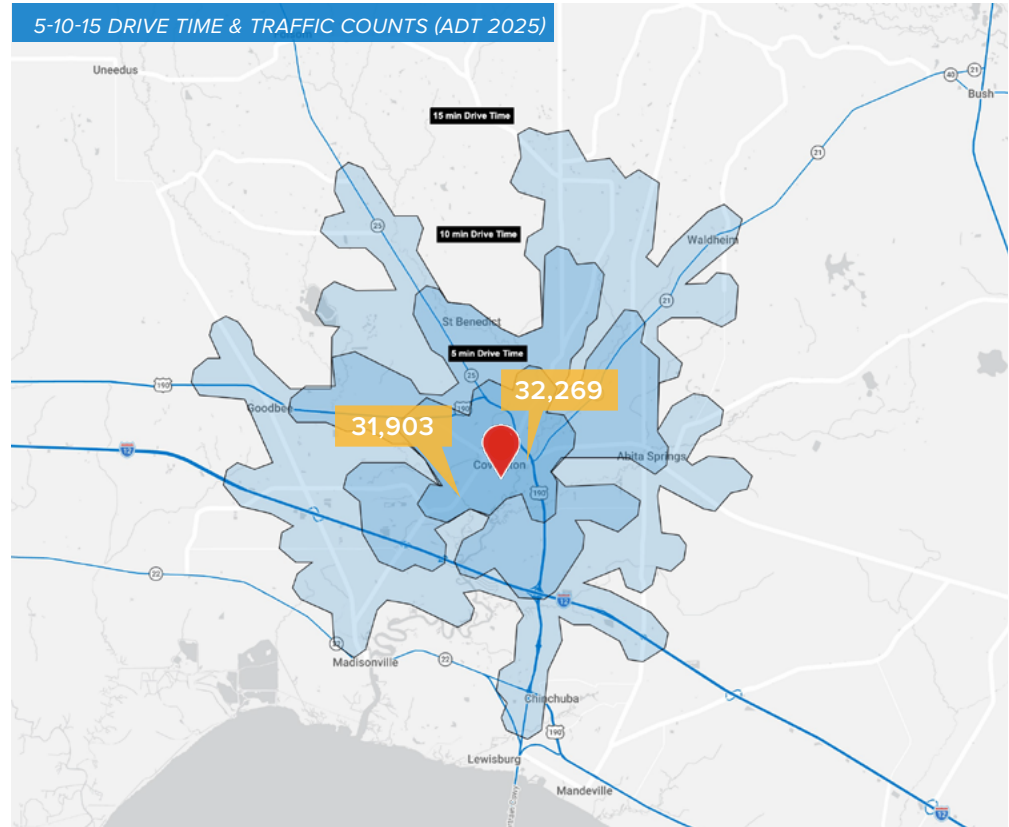
2ND FLOOR



3-5-10 MILES DEMOGRAPHIC MAP



5-10-15 DRIVE TIME & TRAFFIC COUNTS (ADT 2025)



2025 DEMOGRAPHICS



POPULATION

3 MIN

32,921

5 MIN

111,661

10 MIN

140,326



AVG. HH INCOME

3 MIN

\$77,248

5 MIN

\$84,056

10 MIN

\$86,957



HOUSEHOLDS

3 MIN

25,258

5 MIN

43,796

10 MIN

54,582