

CLASS A Headquarters Opportunity

385 Bell Street
Dubuque, IA



\$8,100,000

[Click for Video Tour](#)

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Nancy Kann

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06/27/2025

385 Bell Street

Dubuque, Iowa

Class A Headquarters



46,000 Square Feet

PROPERTY HIGHLIGHTS

- Premier location in the Port of Dubuque
- Natural light in all interior spaces
- Mississippi River views from internal offices and workspaces
- Fourteen-foot ceilings
- Rooftop patio
- Energy efficient building that has been meticulously maintained, reflecting a commitment to quality and sustainability
- Extensive IT infrastructure
- Each floor level directly connected to the parking ramp for convenient, covered access
- Built in 2011



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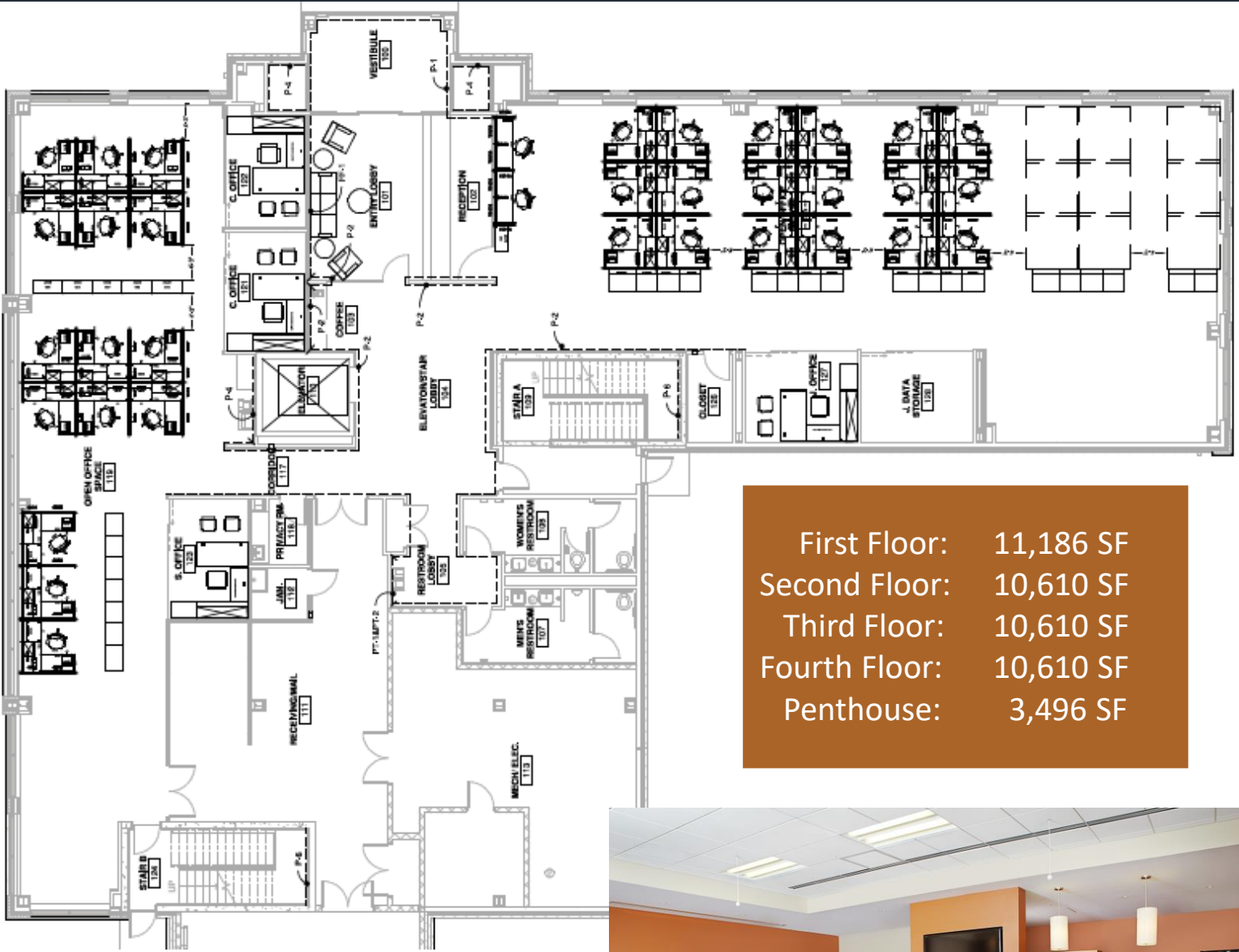
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First Floor: 11,186 SF
Second Floor: 10,610 SF
Third Floor: 10,610 SF
Fourth Floor: 10,610 SF
Penthouse: 3,496 SF

Floor Plan: First Floor*

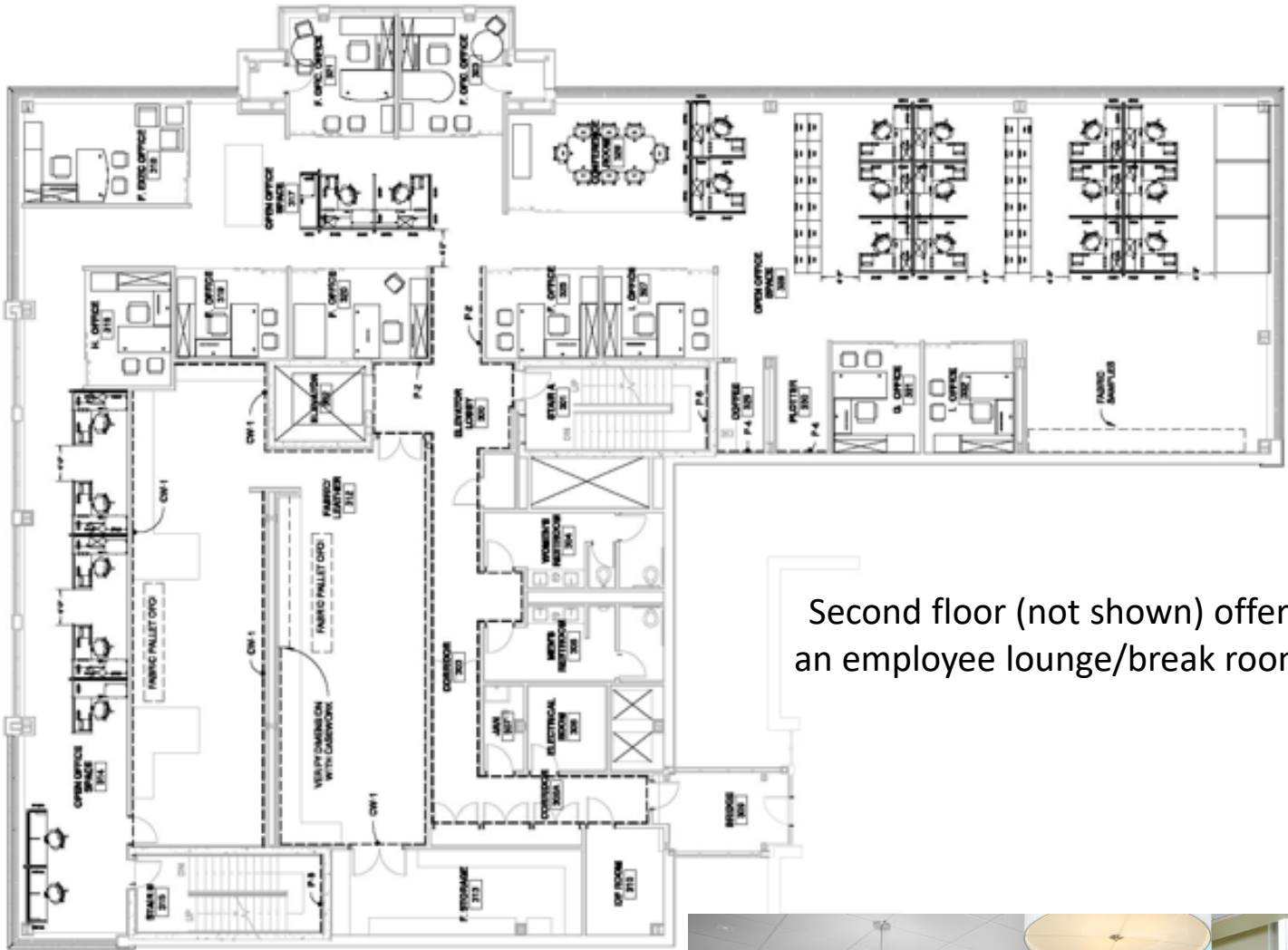
*Furniture arrangement may vary from the actual space. Some furniture may be included in sale.



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Second floor (not shown) offers an employee lounge/break room.

Floor Plan: Third Floor*

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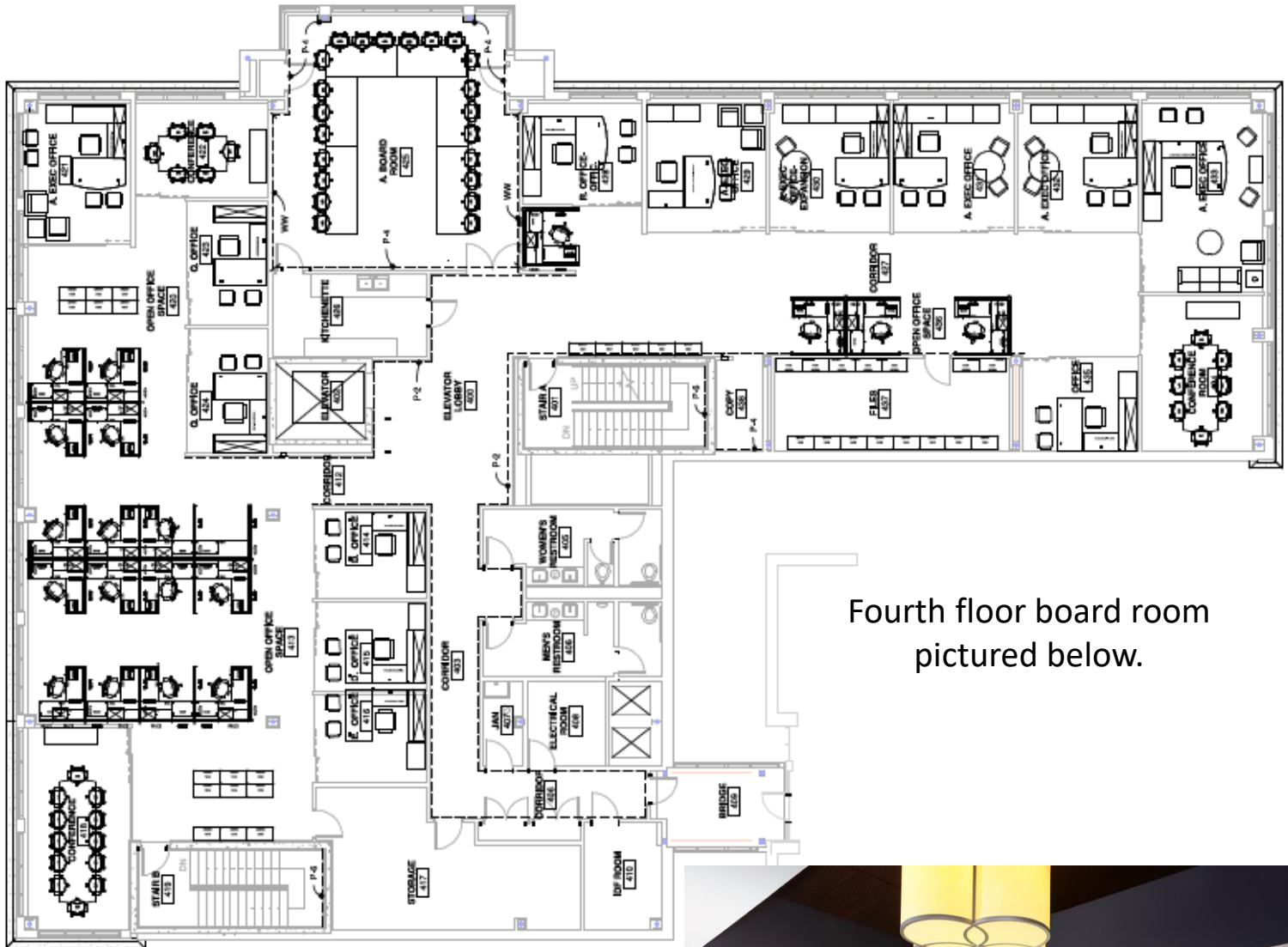
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Fourth floor board room
pictured below.

Floor Plan: Fourth Floor*

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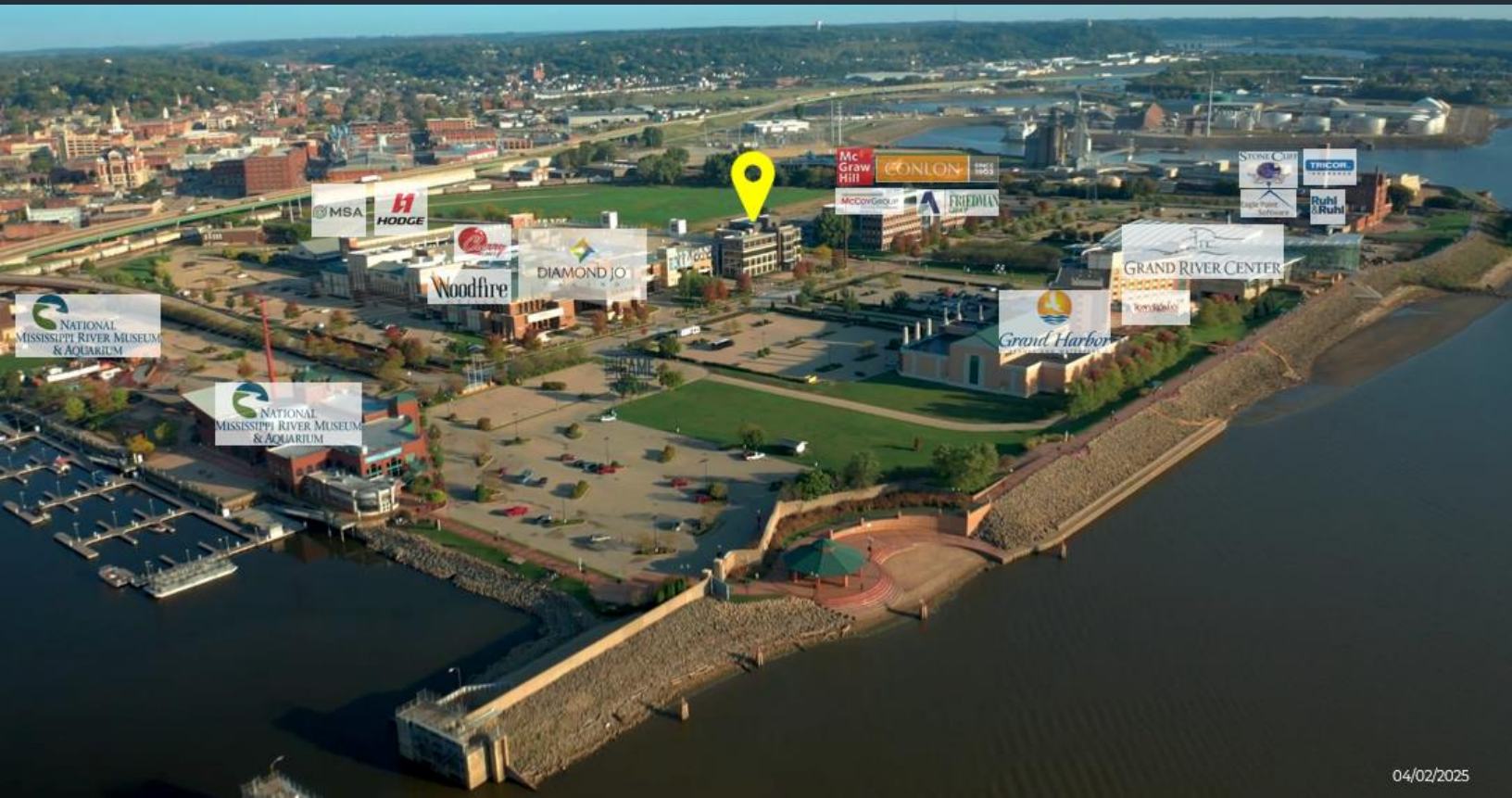
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04/02/2025

LOCATION HIGHLIGHTS

- In the heart of the economically vibrant city of Dubuque
- Walkable location complete with conference center, casino, museum, hotel and water park, offices, multiple restaurants, winery, retail shops, amphitheater, river walk, outdoor eating options, river rides, and more
- Travel destination with cruise ships that dock at the port of Dubuque
- 200,000+ visitors annually at neighboring National Mississippi River Museum and Aquarium

DRIVE TIMES TO NEARBY CITIES

Omaha	Kansas City	Des Moines	Minneapolis	Chicago	St. Louis
Nebraska	Missouri	Iowa	Minnesota	Illinois	Missouri
5 hours	6 hours	3 hours	4.5 hours	3.5 hours	5 hours



REALTOR®, Licensed in Iowa

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