

# 4170 Pennsylvania Ave

Dubuque, IA 52002  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

## Property Overview

Large turnkey medical office building for lease in a growing Eastern Iowa market. The property was built in 2006 and sits on 1.92 acres. Traffic counts exceed 12,000 vehicles per day on Pennsylvania Avenue.

This property is a unique blend of fully built out medical space as well as shell space for flexible use - additional office, retail, gym, or storage.

### + Available Space

- 20,400 Total Square Feet

### + Lease Rate

- Contact Broker for Pricing

### + Property Details

- 9,038 SF of Turnkey Medical Space
- 11,362 SF of Retail / Office Space

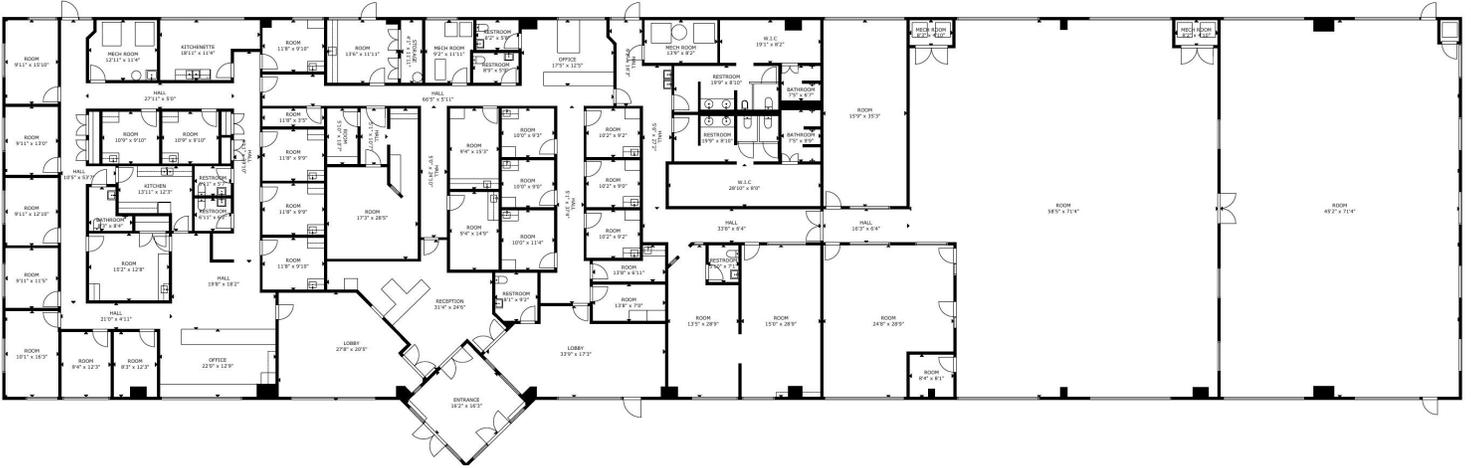
### + Property Features

- Monument Signage Available

## Medical, Retail, & Office Space Available



# Floor Plan



# Aerial View

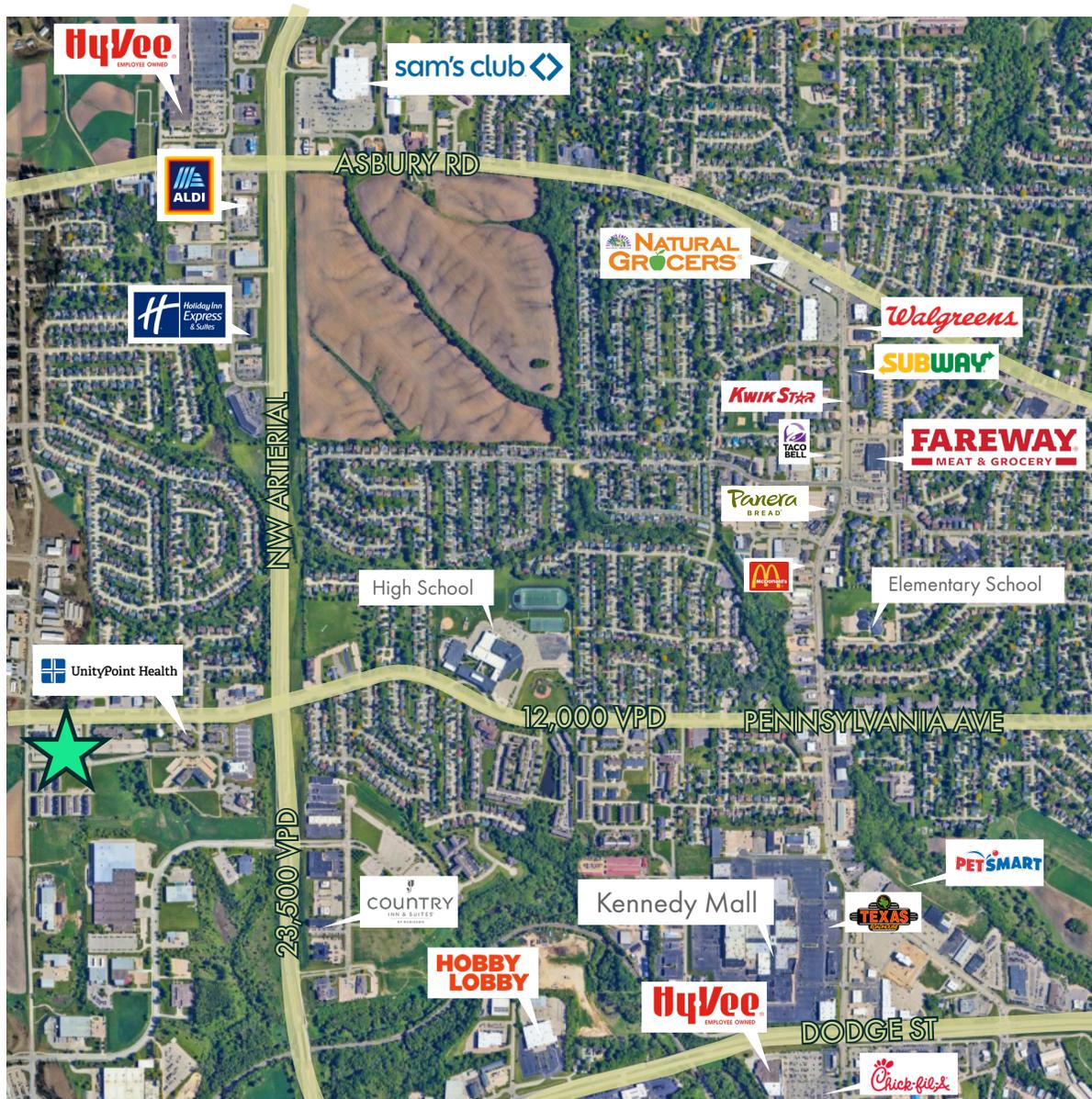
[Click to View Virtual Tour](#)



# Interior Photos



# Location



## Contact Us

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