

GRONEN

CATALYST FOR COMMUNITY



990 WASHINGTON ST I DUBUQUE, IOWA

Successful urban redevelopment projects share common traits: community support, good design, sense of place, political will, public-private partnerships, and commitment of resources. Real change happens when building development and the development of human capital proceed on a parallel track.

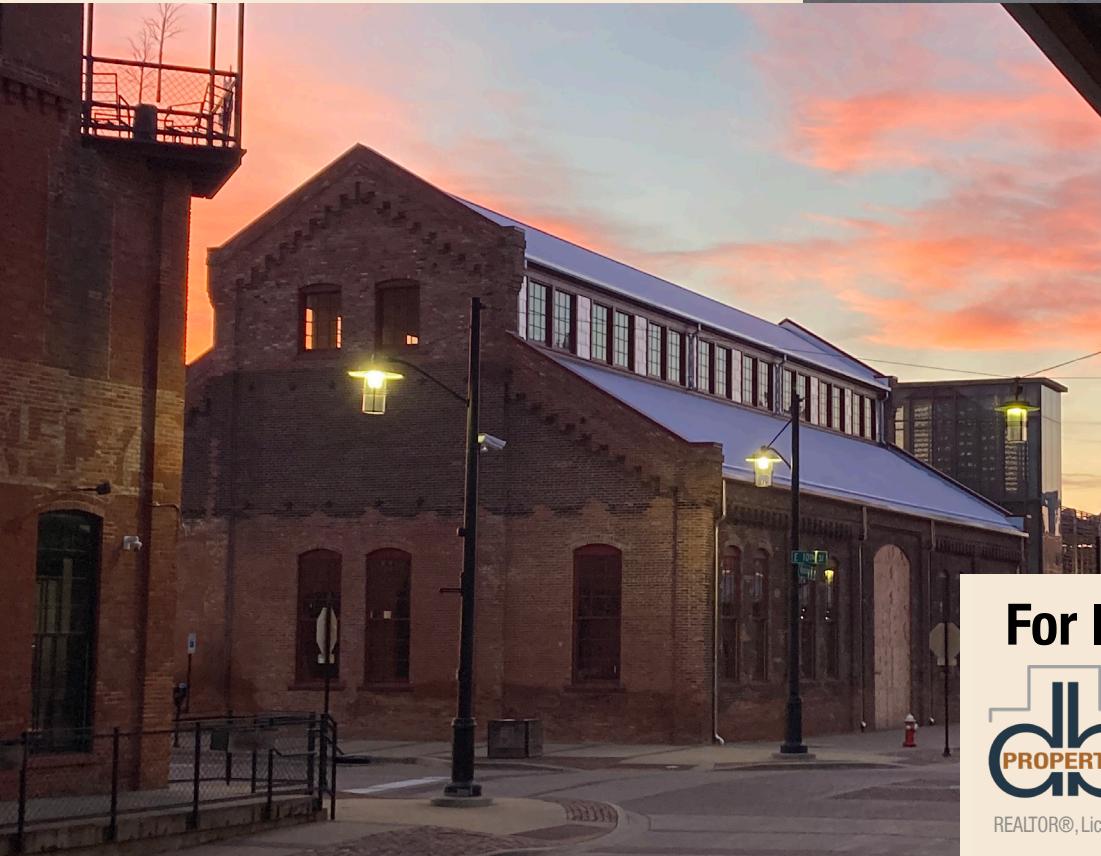
FOR SALE OR LEASE: Redevelopment Opportunity

SITE ADVANTAGES

- Amenity rich neighborhood with housing, retail, eateries, offices, coffee, and entertainment
- Completed core and shell restoration
- Walkable site: close proximity to downtown businesses and Port of Dubuque
- High visibility from HWY 61/151



Current Condition (Core & Shell Restoration Completed)



JOIN THE MILLWORK DISTRICT!

- Exceptional 5,452 sq ft stand alone property
- High ceiling with potential for mezzanine
- Oversized windows
- Exposed brick

For Information Contact



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3/14/24

EQUITABLE | VIABLE | LIVABLE

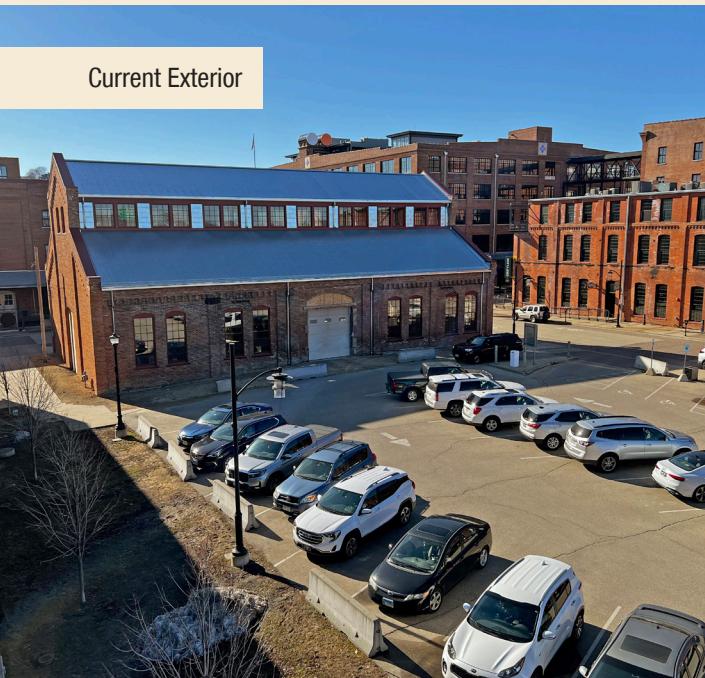


Concept Drawing

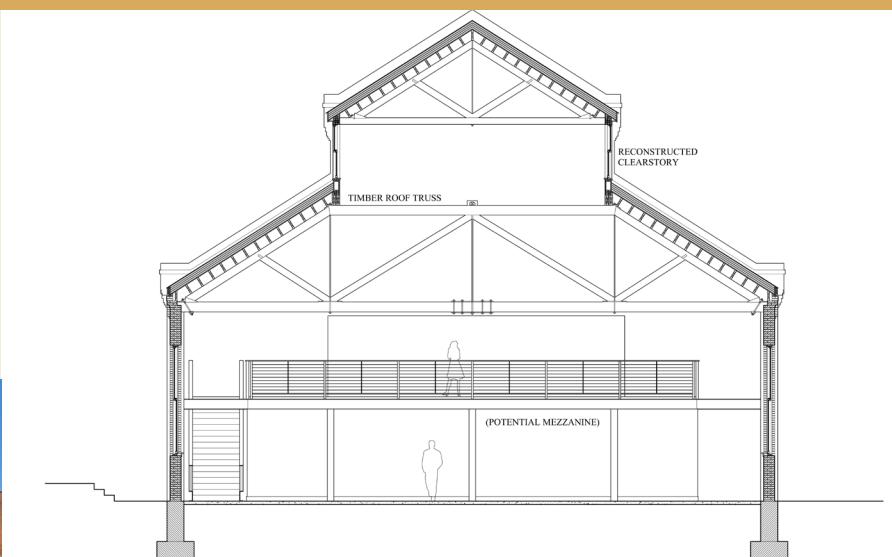
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PRICING

Seller will consider sale or lease. Price is deal specific. Seller can assist with tax credits, interior development work, and more.



Current Exterior



Concept Drawing



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Historic Photo

Gronen has a talented team of professionals with expertise in the following fields:

- Development Services & Coordination
- Architecture/Engineering/Consulting
- Construction Management
- Commercial Leasing and Management

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