

# 1000 Jackson Street

Dubuque, Iowa



Join the District!



For Lease

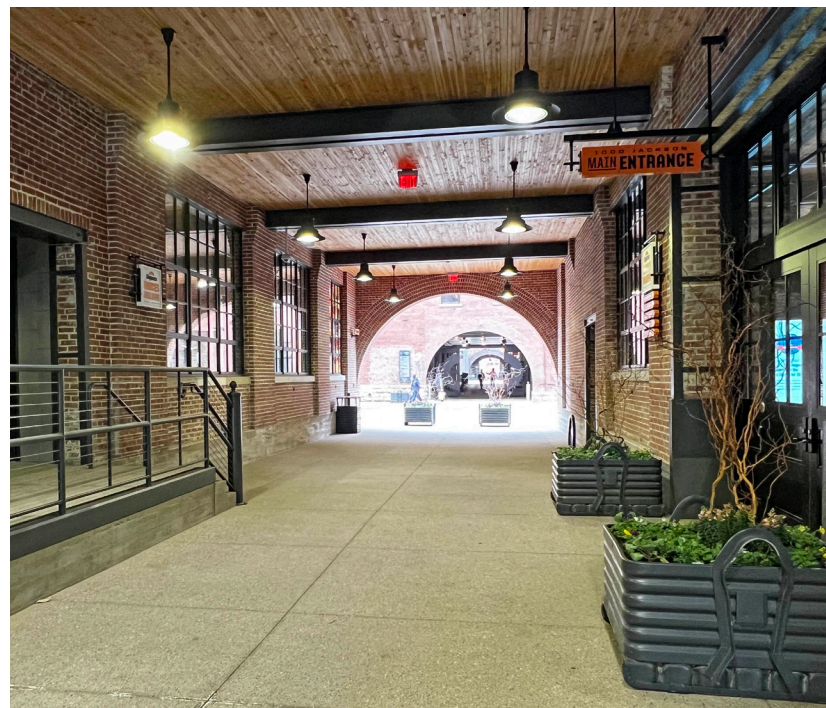


Coming Soon!

- Completely rehabilitated historic building, core and shell complete
- One-of-a-kind; saturated with authentic heritage
- Distinctive character maintained
- Vibrant neighborhood
- Remarkable architecture
- Easy access to parking options, Intermodal/public transportation

## Join the District!

- High profile location in the Dubuque Millwork District with excellent visibility
- Direct access to major highways
- Steps away from a diverse range of amenities including offices, retail, eateries, and entertainment



REALTOR®, Licensed in Iowa

**Nancy Kann**

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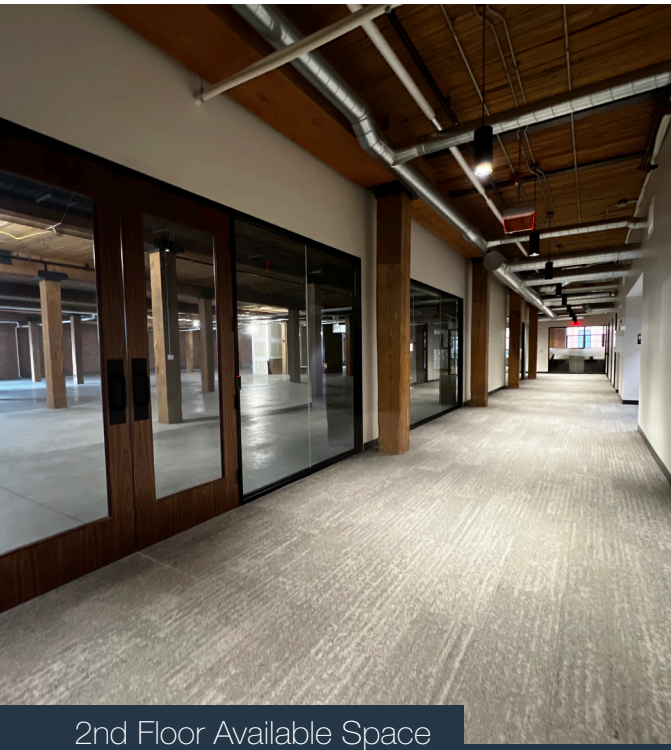
04/25/25



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Dubuque, Iowa

Join the District!



- ▲ First floor concept
- ▼ Second floor concept

- Build to suit
- Core and shell complete
- Low, efficient NNN costs
- Multiple parking options available

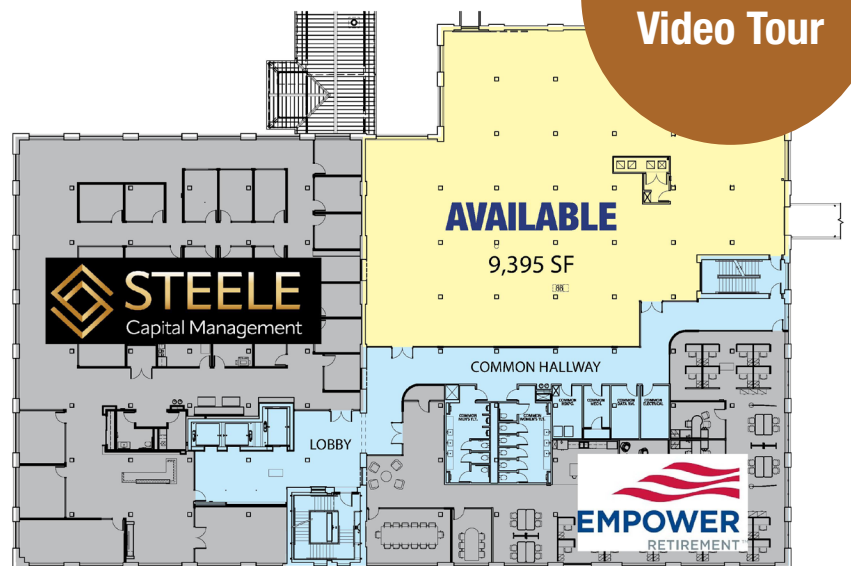
## First Floor (Commercial/Retail)

- Fully leased!

## Second Floor (Office)

- 9,395 SF of prime office space, fully demisable into smaller spaces to accommodate multiple tenants or specific layout requirements
- \$10.00 PSF NNN\* + MIT

\*Annual rates



DUPACO VOICES BUILDING | 1000 JACKSON ST | SECOND LEVEL FLOOR PLAN

[Click to View Video Tour](#)



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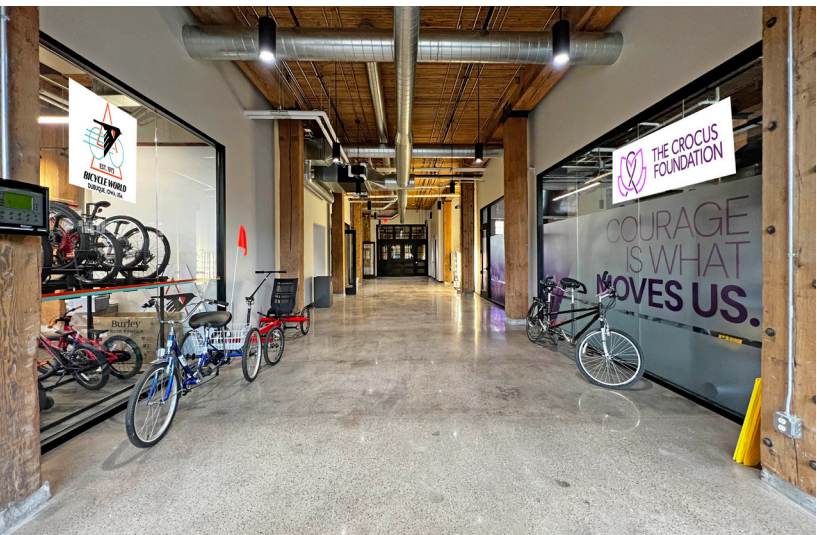
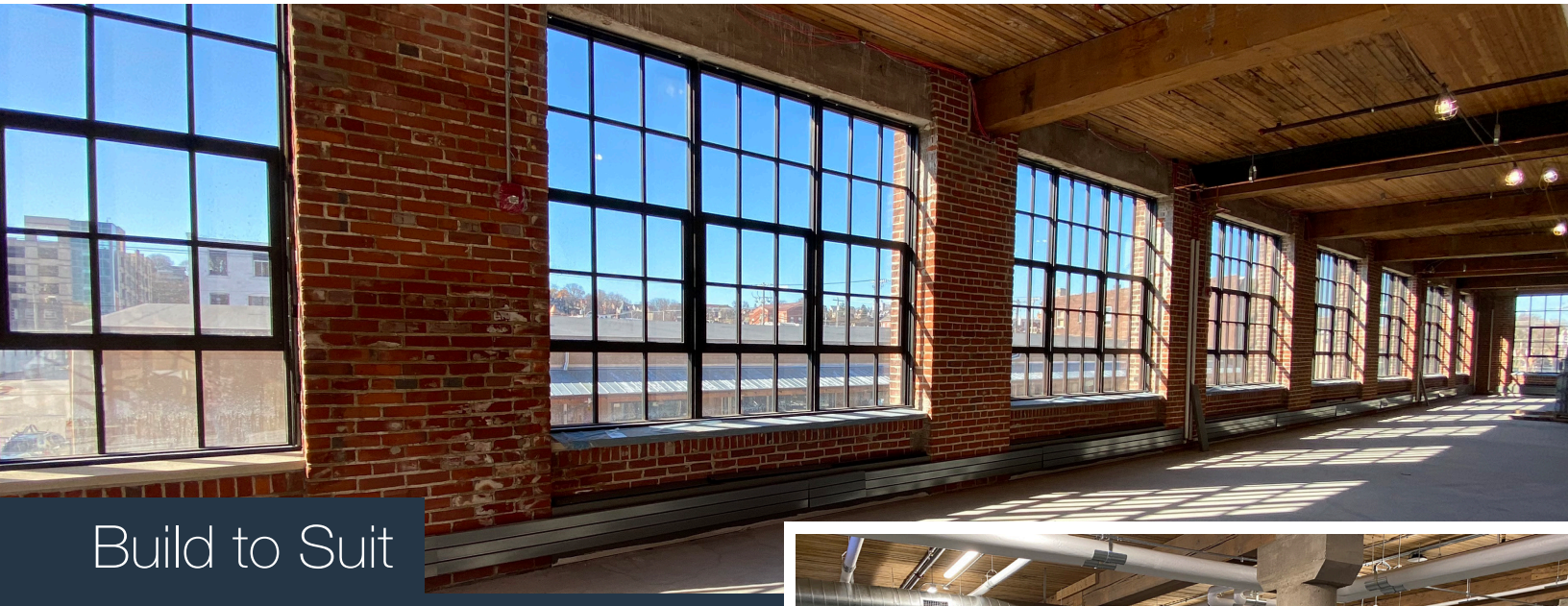
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For Lease

## Build to Suit

- High quality office space available
- Building amenities include commuter washrooms/showers and bicycle storage in the lower level
- Panoramic views of downtown Dubuque
- Oversized warehouse windows
- Exposed brick, columns, & timbers
- High ceilings



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## Dubuque, Iowa

Join the District!



### Millwork Collective

Located in the Schmid Innovation Center, the Dubuque Millwork Collective is a dynamic multi-tenant organization supporting non-profits and community initiatives.

- Compass to Care
- Junior Achievement of the Heartland
- Dubuque Chorale
- Presentation Lantern Center
- Habitat for Humanity



### Residential:

- CARADCO Lofts (2012)
  - 72 apartments
- Kretschmer Lofts (2022)
  - 48 apartments
- Linseed Lofts (2015)
  - 16 apartments
- Novelty Ironworks (2015)
  - 76 apartments
- Drake House (2015)
  - 3 short-term rentals

### Offices:

- 99 Counties
- 365ink
- AMIDST
- Brain Health Now
- CORDENTAL Group
- Crocus Foundation
- DBQ Property Group
- Delta 3 Engineering
- Dubuque Forward
- Dupaco Operations Center
- Empower
- Gigantic Design Co.
- Greater Dubuque Dev.
- Gronen
- Inspirations Group
- The Jule
- KCRG Newsroom
- Net-Smart, Inc.
- Pigott
- notHYPE
- River Bluff
- Start Up Dubuque
- Steele Capital
- Strand Associates
- Tully Metal Works
- Wicked River Event Production
- Wilmac Properties
- Wanderwood Gardens

### Entertainment:

- Adam's Dance Connection
- Beercade
- Dubuque Museum of Art

### Restaurants:

- 7 Hills Brewing Company
- Backpocket Taproom
- Brazen Open Kitchen I Bar
- Charlotte's Coffee House
- Driftless Pizza Co
- Gary Dolphin's Iron Bar
- Mindful Bites
- Wayfarer Coffee
- The Smokestack

### Retail/Services:

- Bicycle World
- Capra Bank
- Classy & Chic Boutique
- EJ's Wine Shop
- Gaia Waxing Beauty & Wellness Studio
- Hair-Berdashery Salon & Spa
- The Midwest Girl
- Namasté Athleisure Wear
- Rhomberg Furriers
- Volv Fitness
- Zazou's Bridal Boutique



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