

CURRENTLY AVAILABLE

**REDUCED PRICING!
\$19.00 PSF NNN**



LIMITED TIME

FREE BASE RENT PROMOTION, WITH QUALIFYING LEASE:

- **SIX MONTHS FOR FIVE-YEAR TERM**

**255 JOHN F KENNEDY RD
DUBUQUE, IOWA 52002**

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FOR LEASE:

Up to 20,000 SF

Available on Floors 2 & 3

RENT:

\$19.00 PSF NNN

HIGHLIGHTS

First Class Professional Office Building

- Newly developed area in the heart of the Dubuque retail district
- Customizable floor plan options
- Parking Ratio - 4:1 / 1,000 SF
- Two Elevators
- Tenant Improvement Allowance available
- Centrally located
- Load Factor: 1.2%

CONFERENCE FACILITY AVAILABLE

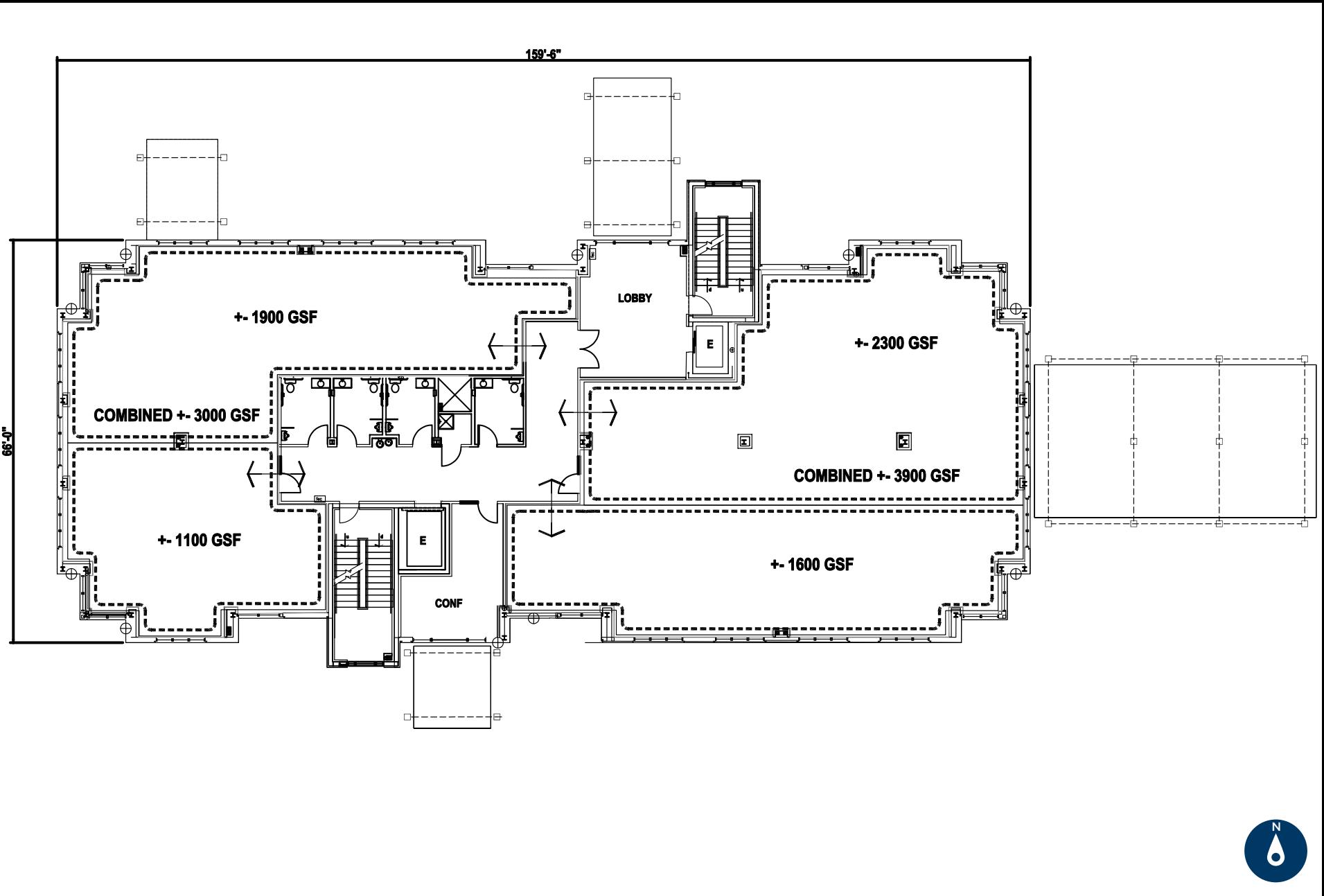


ON-SITE SHARED BREAKROOM

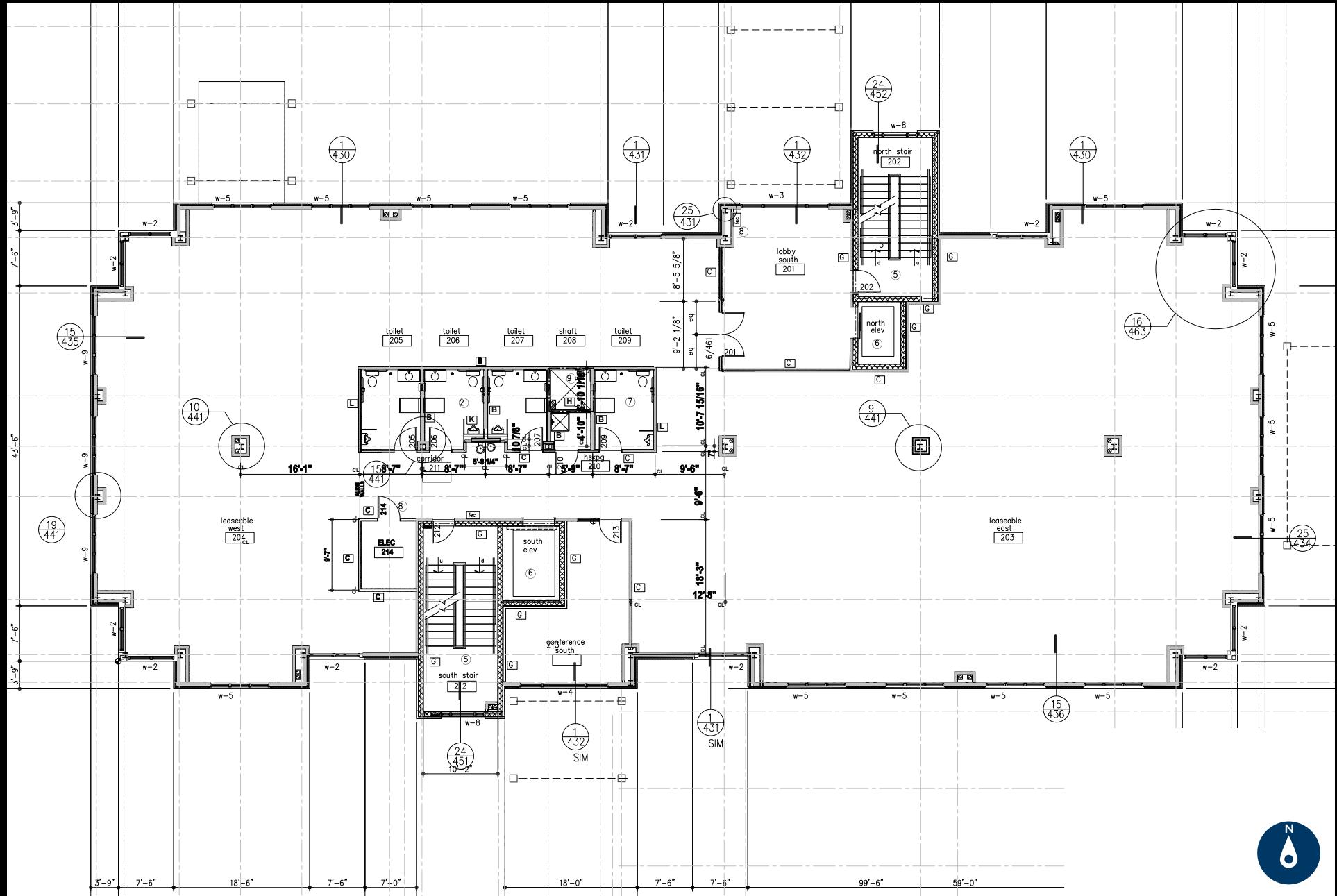


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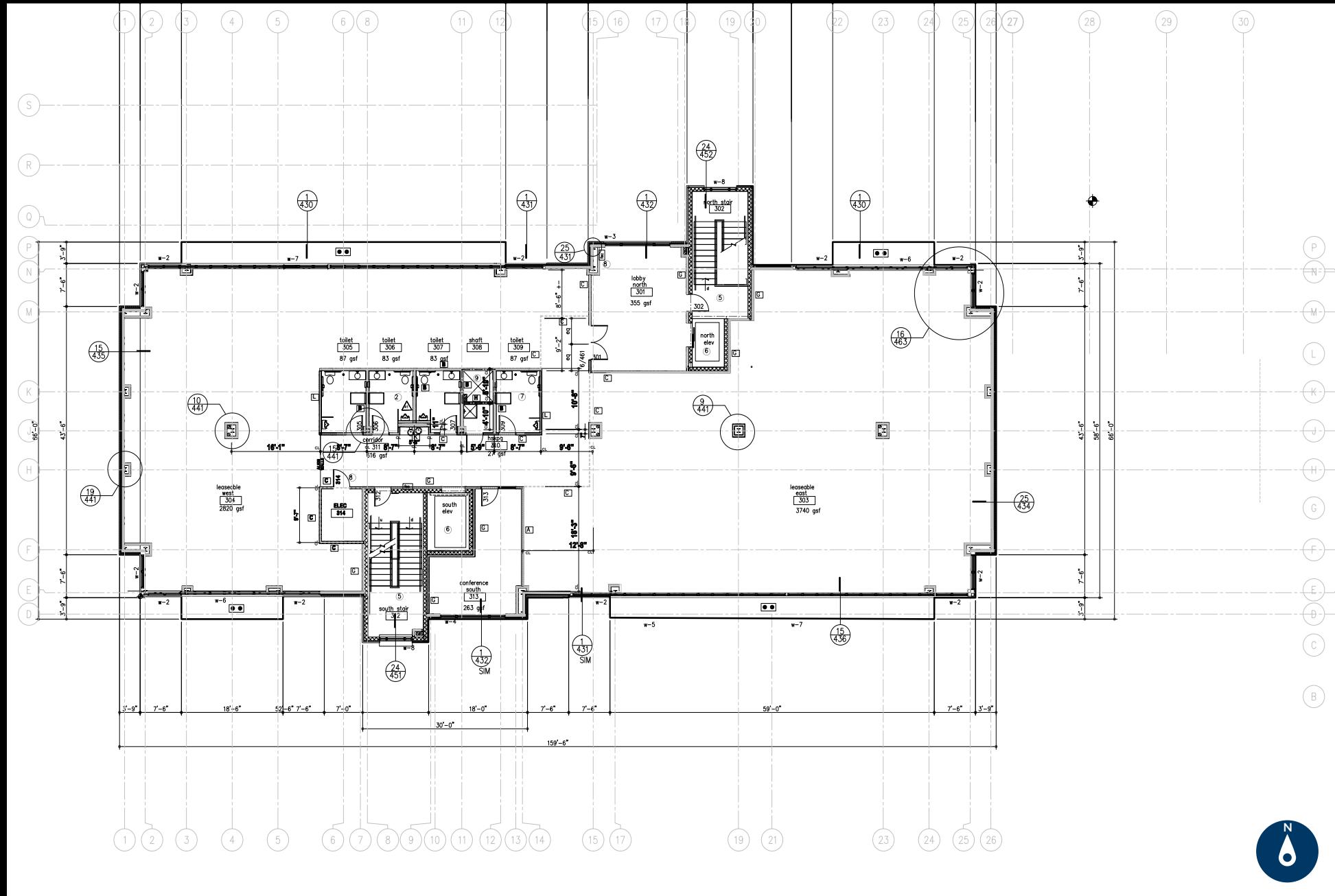
CONCEPTUAL LEASEABLE FLOOR PLAN



FLOOR PLAN - 2ND FLOOR



FLOOR PLAN - 3RD FLOOR



PHOTOS



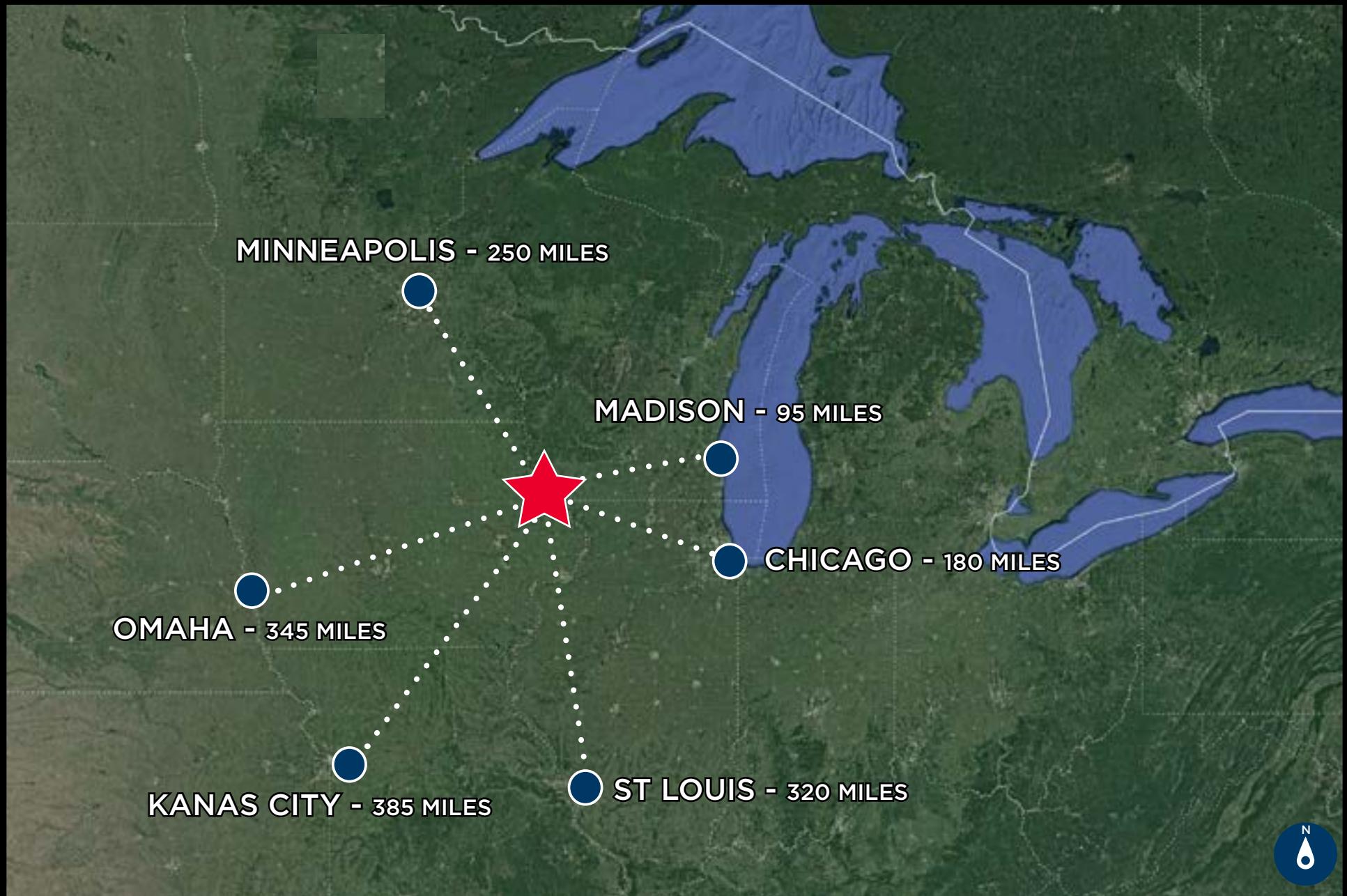
SITE MAP

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 MILE	7,686	\$67,373	11,118
3 MILES	53,425	\$78,460	52,373
5 MILES	74,853	\$80,223	76,397



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