



CLASS A MEDICAL OFFICE

FOR SALE

4025 WESTMARK DRIVE | DUBUQUE, IA



WSG
CRE
SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

This three-story, 45,532 SF building offers flexible space for lease on floors 1, 2, and 3, ranging from 1,400 to 25,996 SF. Floors 1 and 2 feature flexible, turnkey medical space for tenants seeking immediate occupancy, while floor 3 offers shell space ready for customization. The entire building is also available for sale, providing an opportunity for an owner-user or investor to acquire the full property.

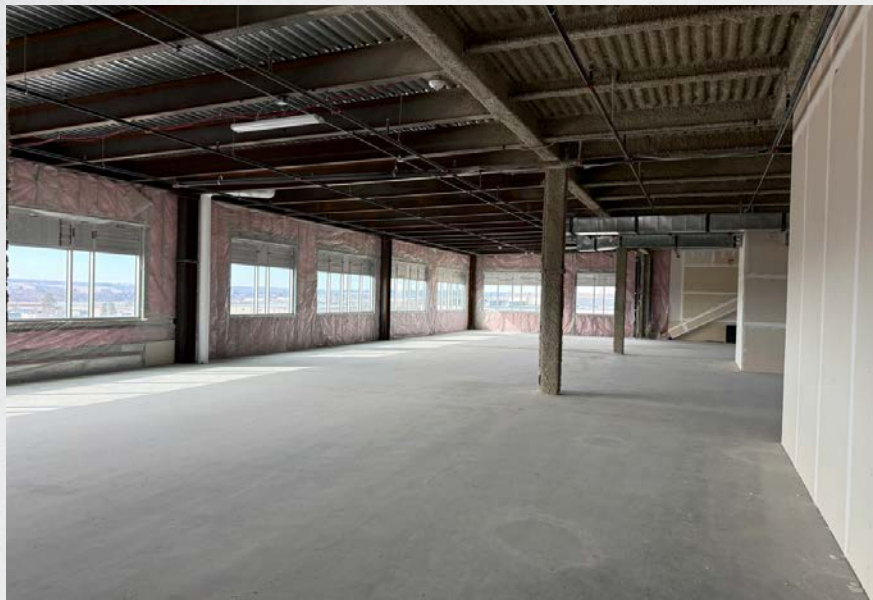
Property Details

Address	4025 Westmark Drive Dubuque, IA 52002
Building Size	45,532 SF
Space Available	1,400 SF - 25,996 SF
Parking	180 Spaces
Year Built	2022
Parcel #	10-29-226-013
Lot Size	3.86 Acres
Legal Description	LOT 1 WESTMARK NO. 3
Property Taxes	\$184,088
Pricing	Unpriced



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INTERIOR PHOTOS

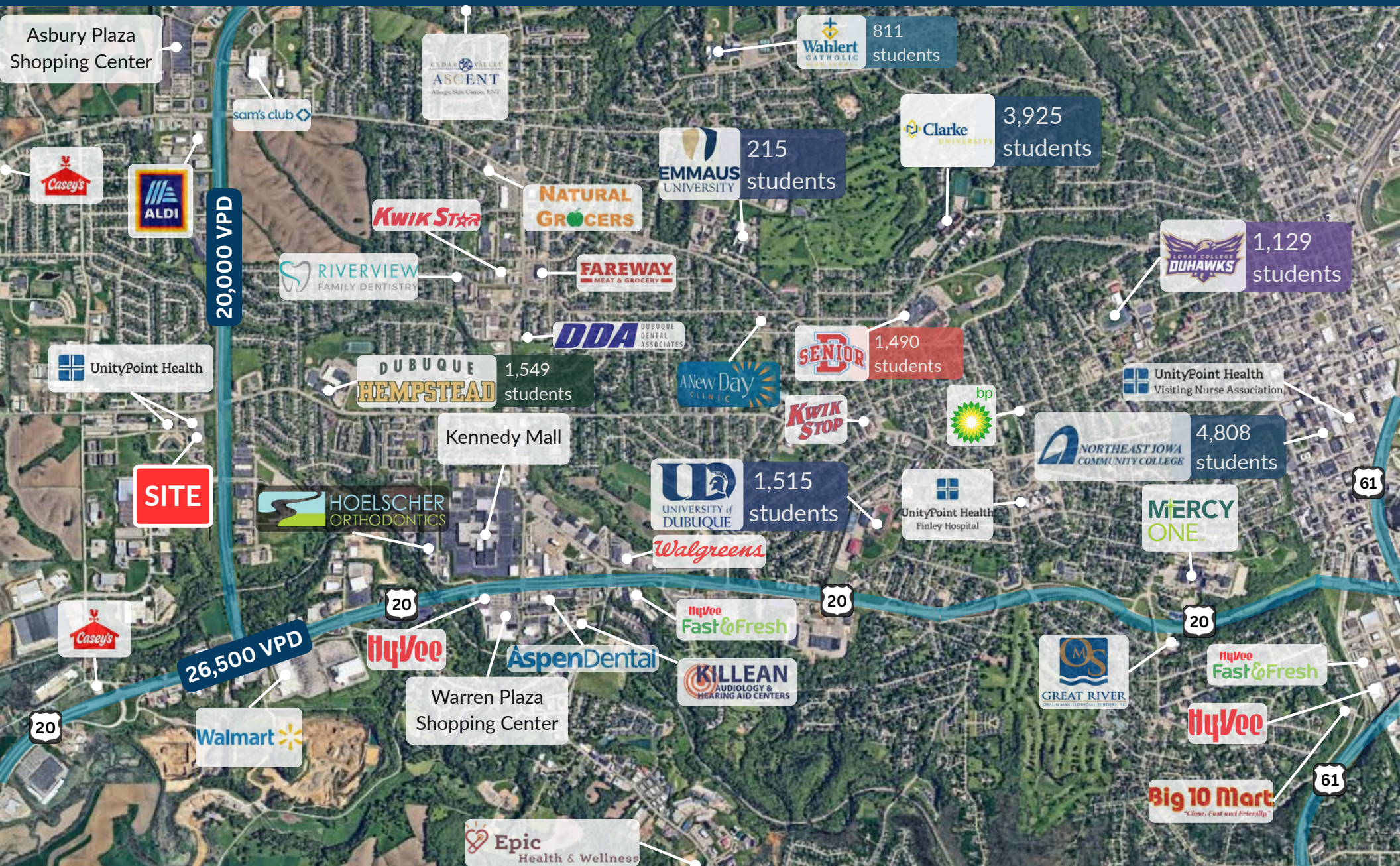


150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

wsgcre.com



AERIAL MAP



4025 Westmark Drive | Dubuque, IA



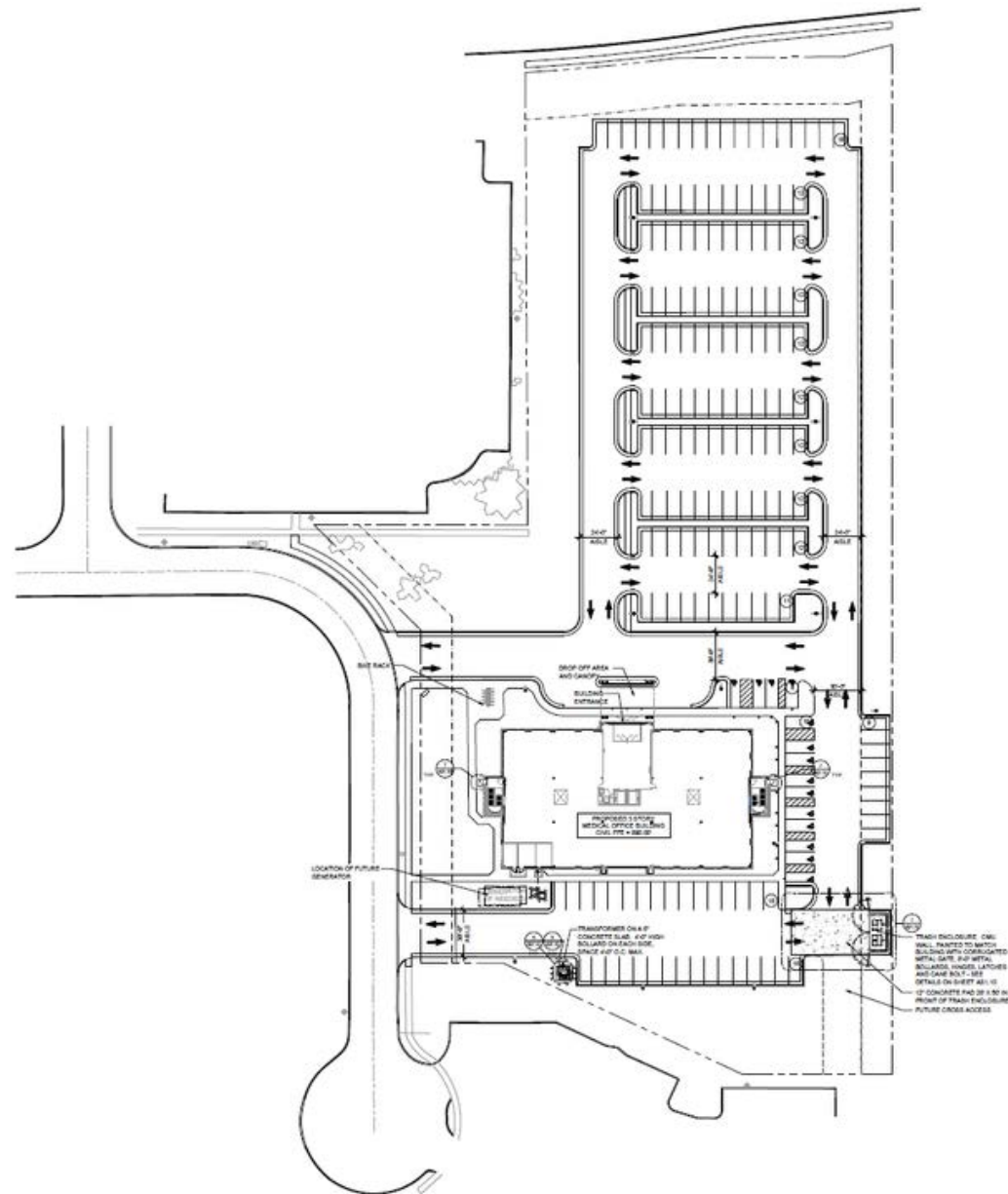
PARCEL MAP



150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

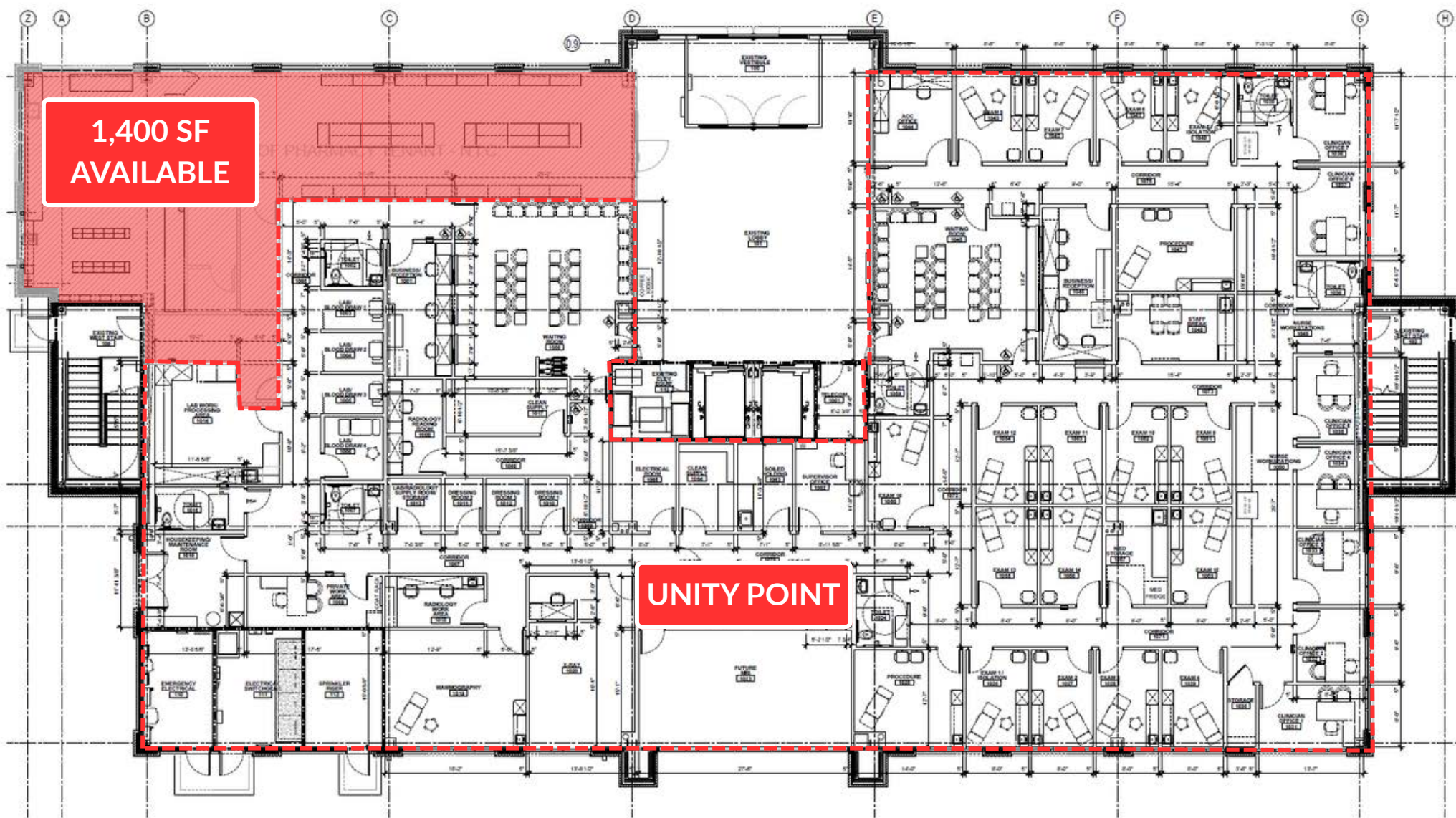
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SITE PLAN

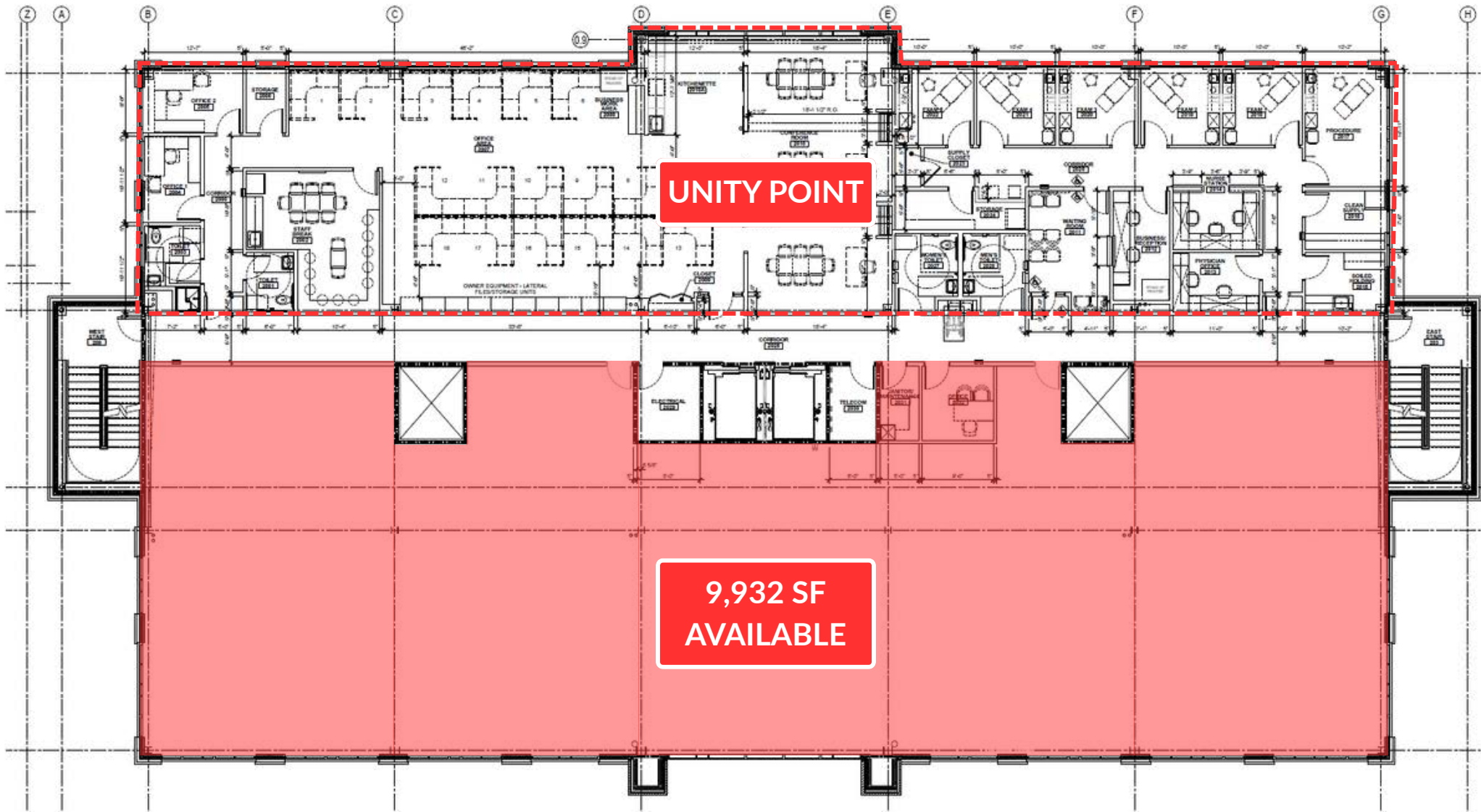




FIRST FLOOR

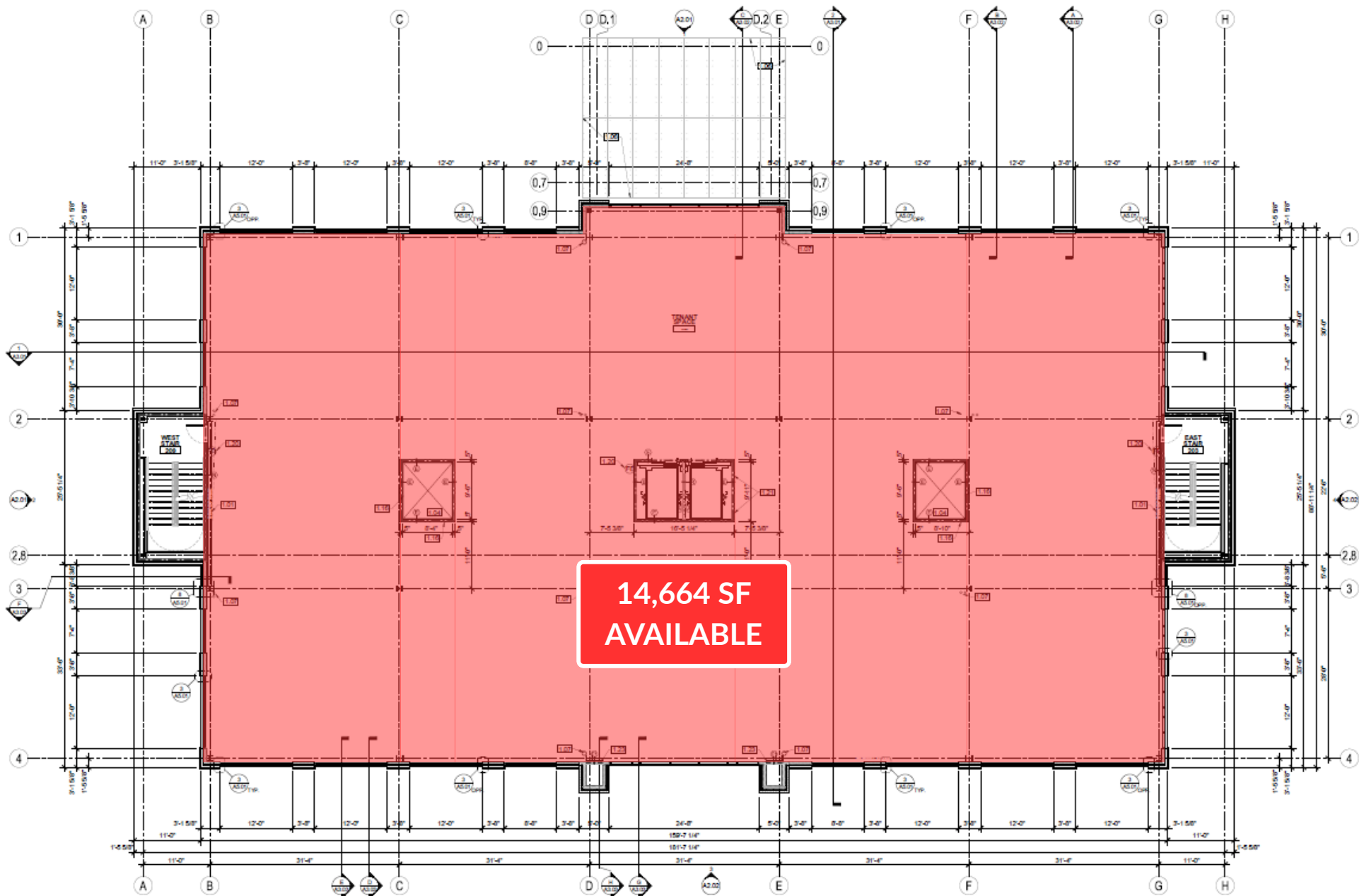


SECOND FLOOR





THIRD FLOOR





DUBUQUE OVERVIEW

Dubuque, nestled along the Mississippi River in the tri-state region of Iowa, Wisconsin, and Illinois, is a dynamic hub for business and innovation. Its strategic location provides companies with convenient access to major Midwest markets while offering a supportive environment for growth. With a strong foundation in advanced manufacturing, technology, healthcare, and financial services, Dubuque continues to attract new ventures and established enterprises alike. The city's historic charm, modern infrastructure, and collaborative business ecosystem make it an exceptional place to live, work, and thrive.



Iowa ranked #2 best cost of doing business



Iowa's oldest city



Major manufacturing and healthcare center

Dubuque MSA

Population	99,381
Jobs	61,000
Companies	3,393
Cities	21
School Districts	2
Colleges & Universities	5

Top Employers

John Deere	3,000
Dubuque School District	1,957
MercyOne Medical Center	1,500
Medical Associates Clinic	1,061
Finley Hospital	975
Cottingham & Butler	800
IBM Dubuque Delivery Center	530



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	9,595	40,994	83,573
	2025 Population	6,000	34,687	72,608
	Annual Population Growth Rate	0.0%	0.0%	0.1%
	2025 Median Age	40.9	40.0	38.8
	2025 Total Households	2,671	14,165	30,100
	Annual Household Growth Rate	0.0%	0.0%	0.2%
	2025 Average Household Income	\$86,016	\$100,937	\$91,905
	Daily Traffic Count: 29,400 VPD			



CONTACTS



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