

1000 Jackson Street

Dubuque, Iowa



Join the District!



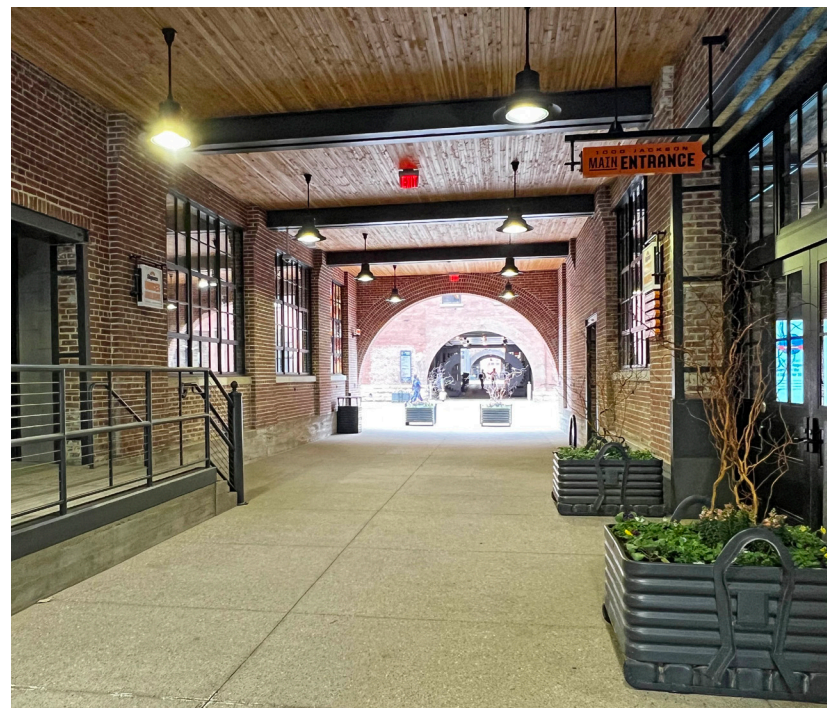
For Lease



- 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



Nancy Kann

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nancyk@gronen.com

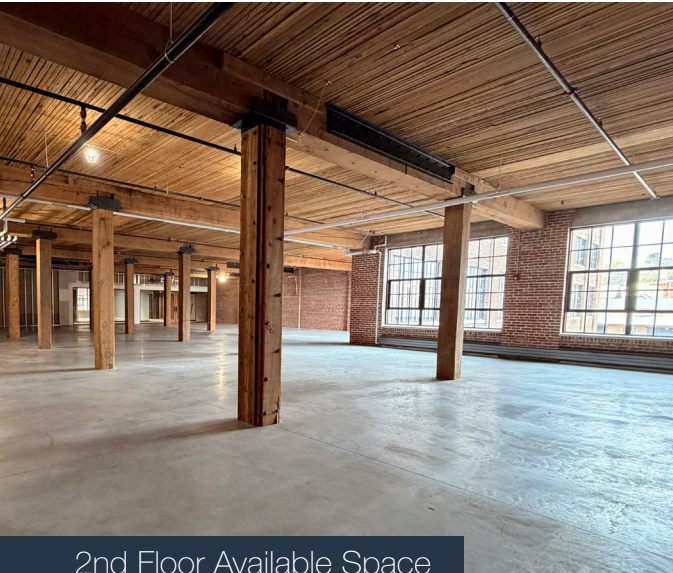
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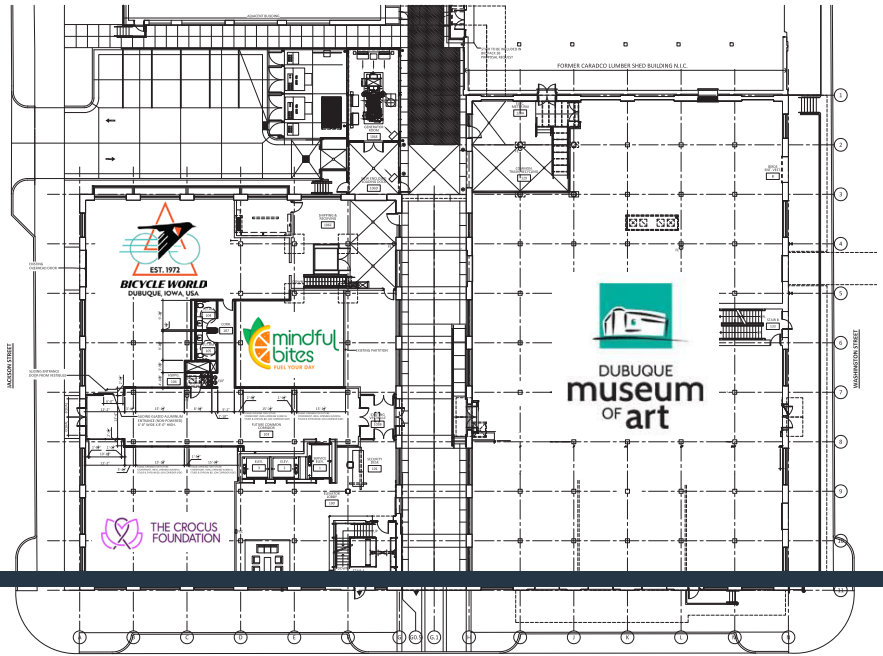
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2nd Floor Available Space

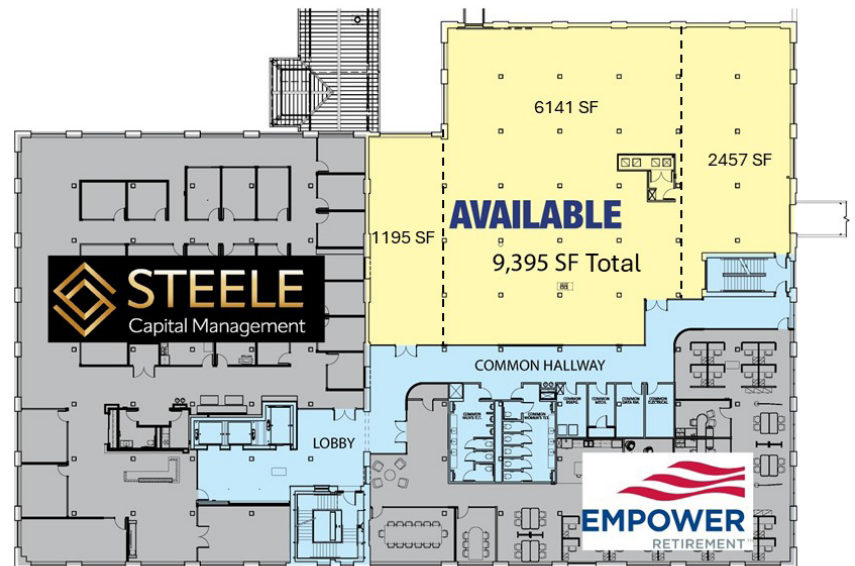


- Build to suit
- Core and shell complete
- Low, efficient NNN costs
- Multiple parking options available
- Wallser duct system for IT/electrical floor distribution

- ▲ First floor concept
- ▼ Second floor concept

Available Space

- Up to 9,395 SF of second-floor office space
- Flexible demising options with suites available from approximately 1,195 SF, 2,457 SF, 6,141 SF, or a combination, accommodating a wide range of tenant sizes
- \$10.00 PSF NNN
- Build-to-suit opportunity allowing tenants to design a customized workspace and square footage
- Construction of the common-area restrooms are complete



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



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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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REALTOR®. Licensed in Iowa

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Millwork Collective

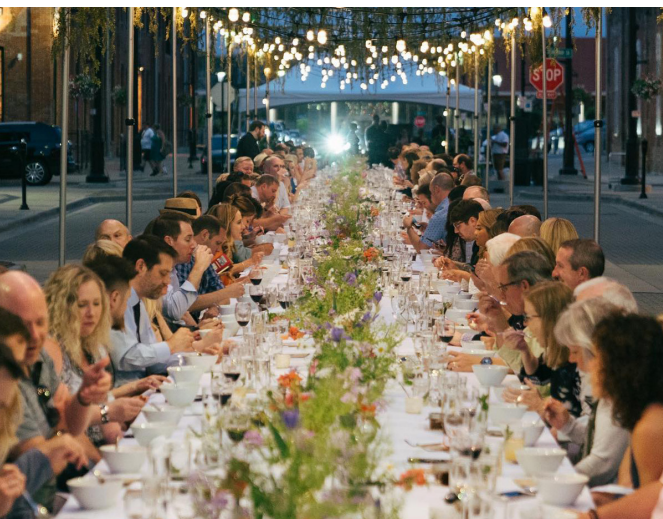
Located in the Schmid Innovation Center, the Dubuque Millwork Collective is a dynamic multi-tenant organization supporting non-profits and community initiatives.

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



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
- 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
- The Jule
- KCRG Newsroom
- Net-Smart, Inc.
- Pigott
- notHYPE
- Rabbit Hollow Nature Conservancy
- Start Up Dubuque
- Steele Capital
- Strand Associates
- Tri-Phoenix Group
- Wicked River Event Production
- Wanderwood Gardens

Entertainment:

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

Restaurants:

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

Retail/Services:

- Bicycle World
- Capra Bank
- EJ's Wine Shop
- Hair-Berdashery Salon & Spa
- Magnolia
- The Midwest Girl
- Namasté Athleisure Wear
- Rhomberg Furriers
- Volv Fitness
- Zazou's Bridal Boutique



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