

3600 Digital Drive

Dubuque, Iowa

Class A Office Building



Sale Price \$3,250,000

Property Overview

- Class A, multi-tenant, professional office site
- 26,984 square feet
 - 22,817.75 leasable square feet
 - 4,166.25 common area square feet
- Lot Size: 6.83 acres
- Year Built: 1999
 - Renovated 2018 - 2021
- Parking ratio: 5.5 spaces per 1,000 SF
- Cap Rate: 8.14%
- Occupancy: 100%
- Lease Structure: NNN (Tenants pay taxes, insurance, maintenance, and utilities)



Nancy Kann

563.580.7257

nancyk@gronen.com

www.dbqpropertygroup.com

06/26/2026

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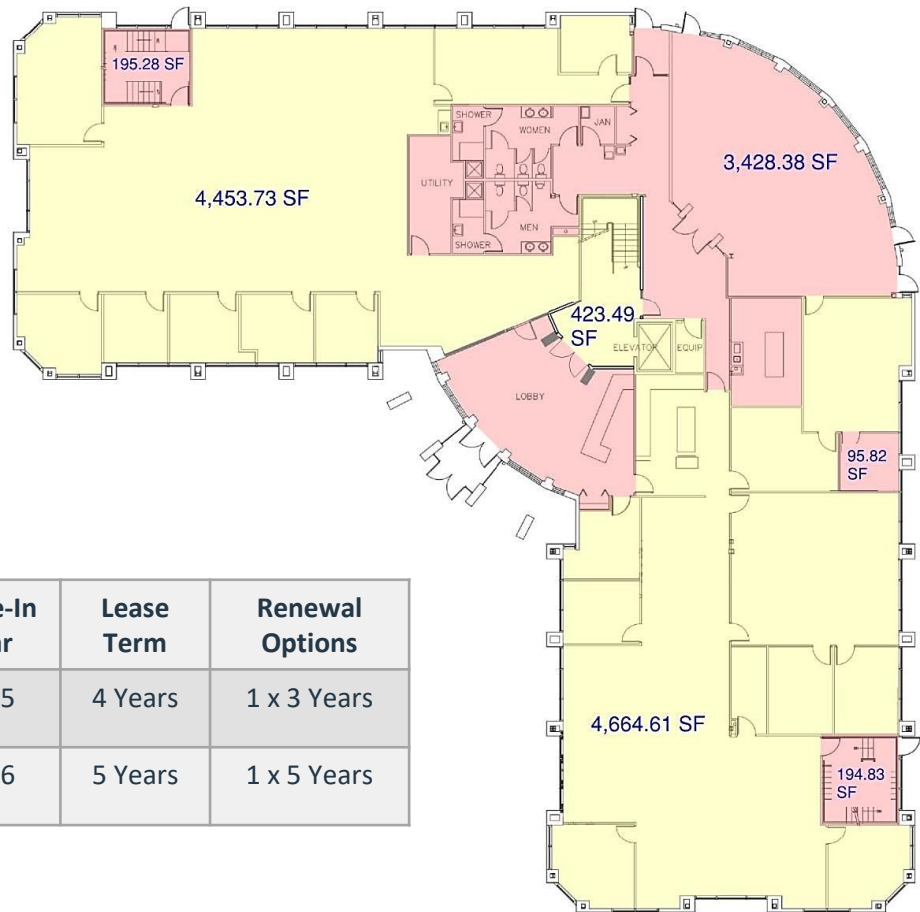
First Floor



Leased



Common Area



Tenant	Leased SF	Move-In Year	Lease Term	Renewal Options
OpenGov, Inc.	4,453	2025	4 Years	1 x 3 Years
TAMA-USA, Inc.	4,859	2026	5 Years	1 x 5 Years



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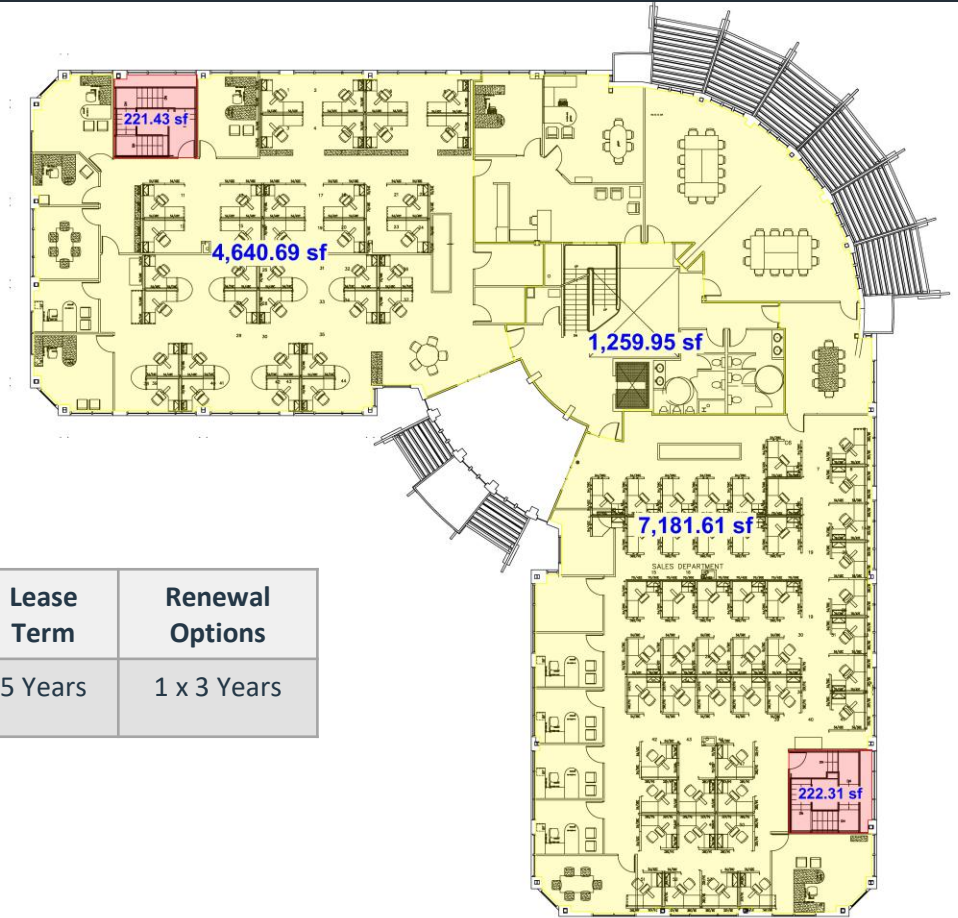
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Common Areas



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REALTOR®, Licensed in Iowa

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- 2018 – 2021 site improved with 12 new rooftop HVAC units, added air purification to HVAC units (2021), upgraded most lighting to LED, and fully replaced the roof
- 2024 – 2026 interior updates for tenant improvements
- Located in Dubuque's Technology Park
- Highly accessible to HWY 61/151 & 52
- Amenity rich site with free surface parking, outdoor space, shared lounge, kitchenette, & huddle rooms
- Property is adjacent to Granger Creek Nature Trail
- 1.1 – 1.5 miles to eateries, banking, convenience stores, and more



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