

# 131 W 10th Street

Dubuque, Iowa

For Sale or Lease



20,000 SF Available

## Building Size

Total square footage: 25,000

Total leasable square footage:  
20,000 SF

## Sale Price

\$850,000

## Lease Rate

\$9.00 PSF plus utilities and MIT\*

\*Annual Rates

## Property Highlights

- Complete historic building rehabilitation 2008/2009
- Flexible floor plans with a variety of occupancy strategies
- Dedicated entrance foyer
- Secured entrance and floors with keyless fob access
- Shared lower level includes kitchenette, large break room, and two training rooms
- Geothermal HVAC ensuring efficient utility usage
- Loading dock with elevator access



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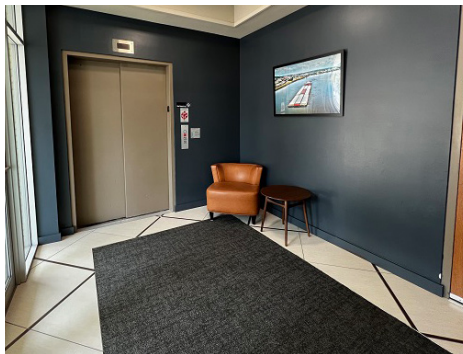
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### Investment Opportunity

- Rare opportunity to acquire a well-maintained, institutional-quality downtown asset
- Irreplaceable downtown location with strong long-term positioning and redevelopment upside
- Strategic location within Downtown Dubuque's established business, civic, and entertainment districts
- Immediate access to public parking, enhancing convenience for tenants, visitors, and customers
- Significant capital improvements completed through an award-winning renovation, reducing near-term capital expenditure requirements
- Energy-efficient geothermal HVAC system offers potential long-term operating cost savings
- Flexible floor plates and an elevator-served layout support a variety of occupancy and leasing strategies
- Opportunity for owner-user occupancy, multi-tenant office investment, or value-add redevelopment
- Strong adaptive reuse potential for mixed-use, residential, hospitality, educational, governmental, or other alternative uses, subject to zoning and municipal approvals



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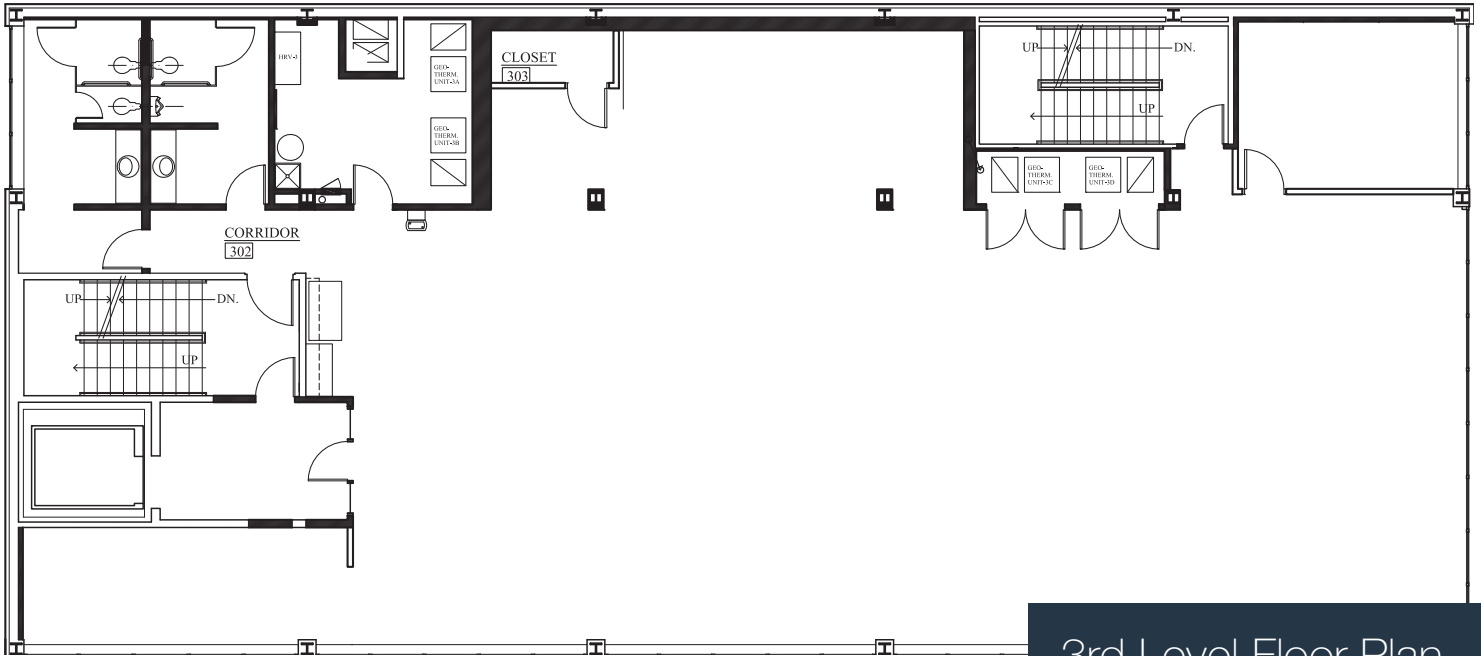
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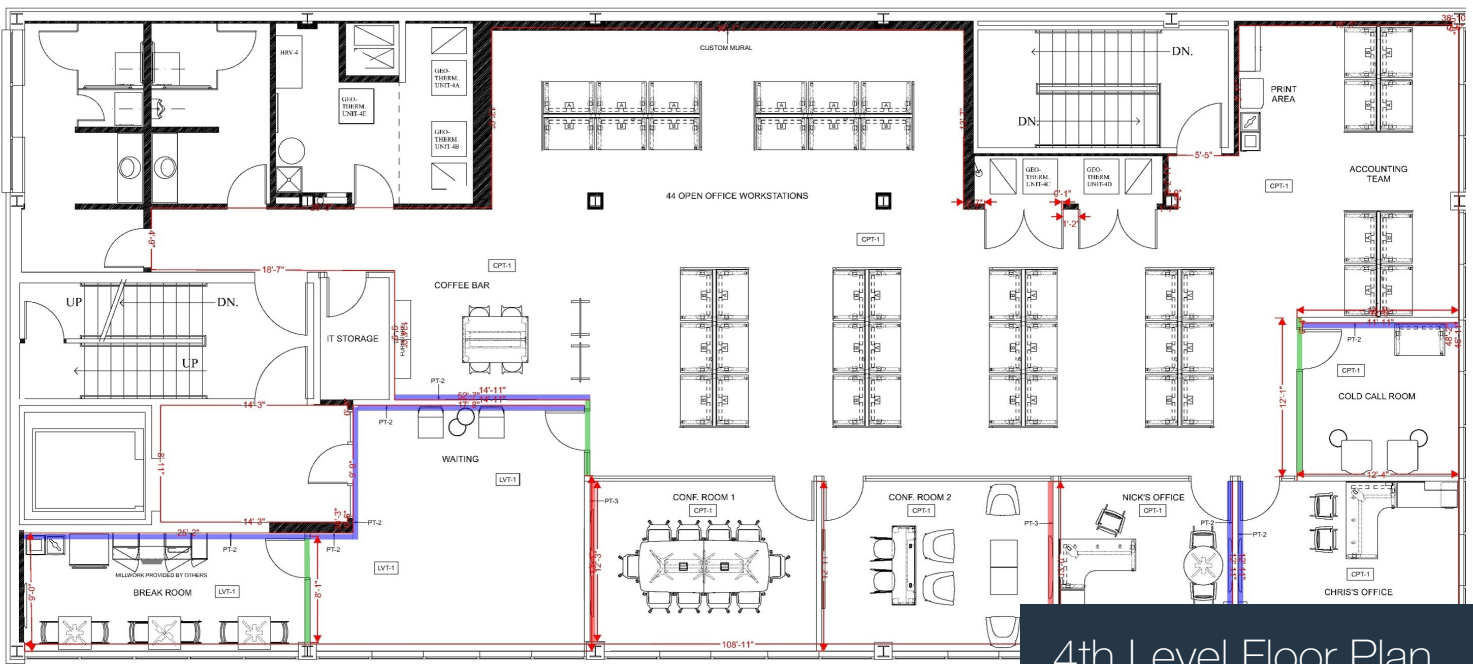
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3rd Level Floor Plan



4th Level Floor Plan



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### Site Features

- Located in Dubuque's vibrant downtown, a core commercial corridor minutes from major highways.
- Situated across the street from city parking lot
- Convenient location in a high-energy downtown with multiple attractions including:
  - Art & music festivals
  - Town Clock Plaza
  - Theater
  - Food trucks
  - Multiple dining options
  - Several coffee shops
  - Library
  - Post office
  - Social service agencies
  - County Courthouse
  - Parks and green space
  - Downtown living
  - and more



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