

# 1301 Central Ave

Dubuque, Iowa

Historic Rehabilitation



## Building Qualities & Highlights

- Listed on the National Register of Historic Places
- High-standard complete building rehabilitation 2002-2004
- 60,000 total square feet, including three floors and lower level
- Extensive IT/Networking
- Full building generator including lights and HVAC
- Data center with full redundancy
- Floor to ceiling windows
- Kitchenettes
- Loading dock
- 3-phase electric
- 56 on-site parking spaces plus private and city owned options nearby

## Video Links

Click links below to view video renovations of the property

[Renovation - YouTube](#)

[West Transformation - YouTube](#)



**Nancy Kann**

563.580.7257

nancyk@gronen.com

www.dbqpropertygroup.com

9/25/24



# 1301 Central Ave

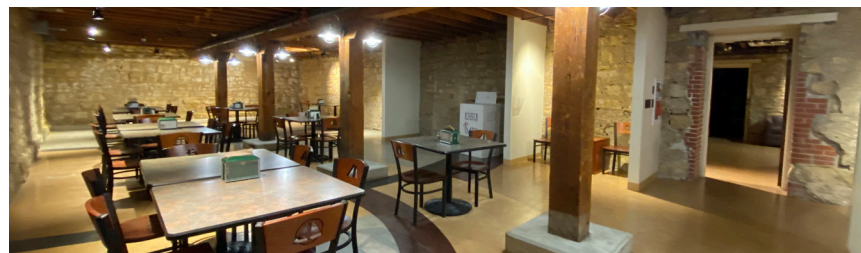
Dubuque, Iowa

Historic Rehabilitation



## IT/Networking Features

- Data Center with redundancy everywhere:
  - Heating/cooling
  - Security
- Multiple fiber paths into building
- Liebert units in the computer room
- Dry pipe fire suppression system in the computer room
- UPS system for the computer room
- Video conferencing throughout
- Network connections configured in all offices
- Battery backups
- Network Paths with Telecom Vendors
- Wiring to cubes runs through the floor for flexible, easy moving
- Fire rated storage rooms on each floor



**Nancy Kann**

563.580.7257

nancyk@gronen.com

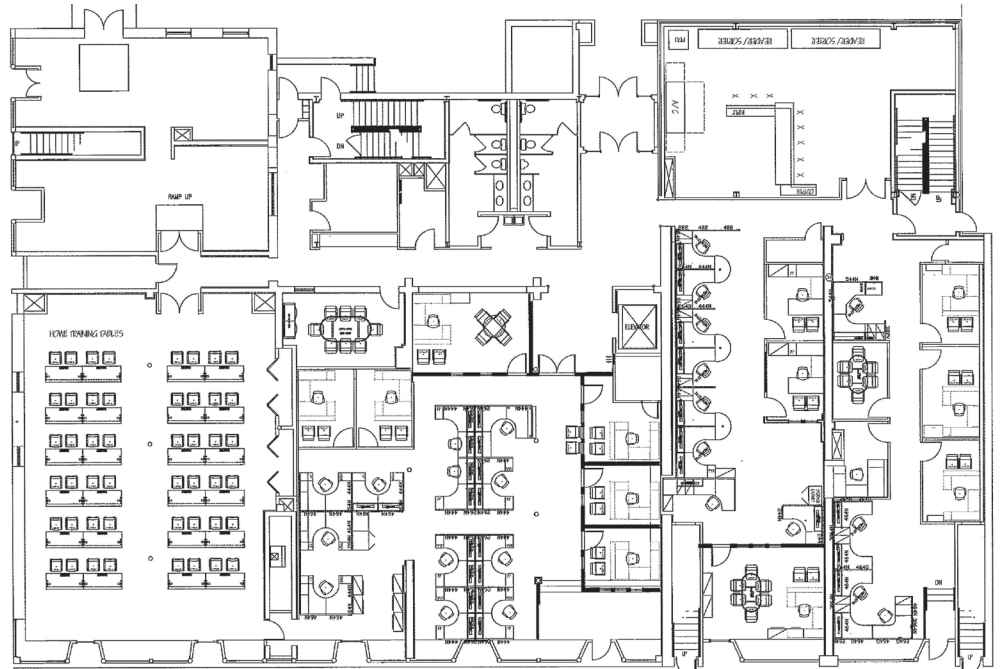
www.dbqpropertygroup.com



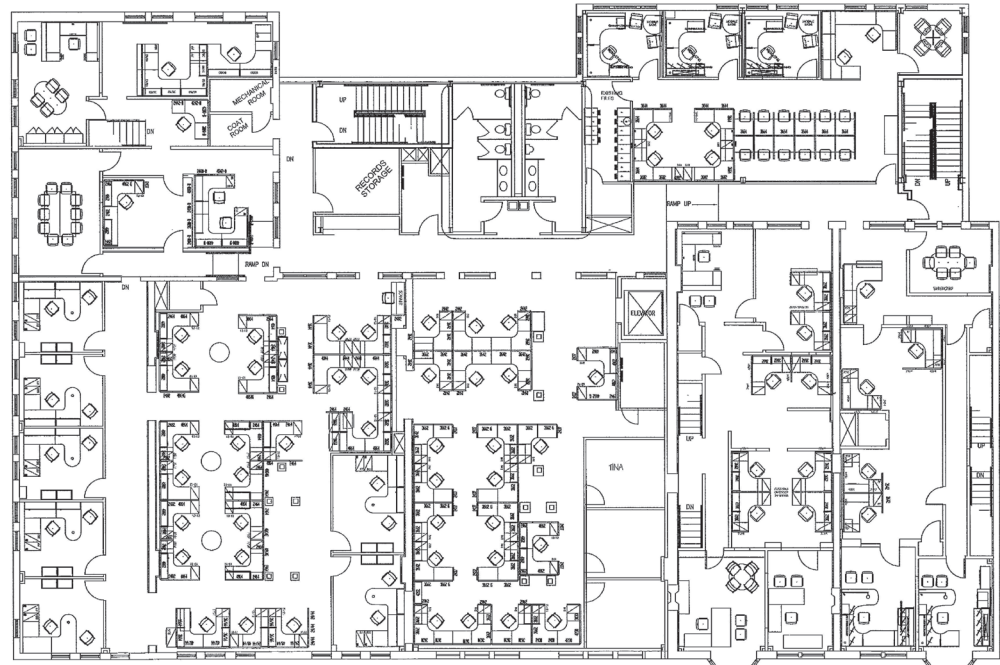
# 1301 Central Ave

Dubuque, Iowa

Historic Rehabilitation



1st Level Floor Concept



2nd Level Floor Concept



**Nancy Kann**

563.580.7257

nancyk@gronen.com

www.dbqpropertygroup.com

# 1301 Central Ave

Dubuque, Iowa

Historic Rehabilitation

## Site Features

- Located in Dubuque's vibrant downtown, a core commercial corridor minutes from major highways.
- Situated across the street from City Hall
- 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



**Nancy Kann**

563.580.7257

nancyk@gronen.com

www.dbqpropertygroup.com