



SCHMID
INNOVATION
CENTER

955 WASHINGTON ST SUITE 107 DUBUQUE, IOWA



Successful urban redevelopment projects share common traits: community support, good design, sense of place, political will, public-private partnerships, and commitment of resources. Real change happens when building development and the development of human capital proceed on a parallel track.

A PLACE TO LIVE, WORK AND PLAY

**JOIN THE
MILLWORK
DISTRICT!**



Highly Visible Corner Location

SITE ADVANTAGES

- Highly visible corner location
- Direct access to major highways
- Walkable site: Close proximity to downtown businesses and Port of Dubuque
- Building and District offers a mixed use environment, including retail, eatery, coffee, and entertainment options

6/4/20

NOW LEASING

- Move-in ready!
- 6,038 SF or demisable to smaller lease spaces
- Beautiful hardwood floors, exposed beams and brick
- Large windows/natural light
- Back of house prep area with stainless steel sinks, office, restroom with shower
- Easy access to freight room and loading dock
- Additional storage in lower level
- Easy direct access to parking and major highways
- Lease Price: \$9.00 PSF NNN



Available Space

For Information Contact



Nancy Kann
563.580.7257
nancyk@gronen.com

EQUITABLE | VIABLE | LIVABLE



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SUSTAINABLE AND ENERGY EFFICIENT FEATURES:

- Reuse of existing building and reclaimed material
- Reflective roof with R50 of insulation
- High efficiency mechanical, electrical, and HVAC
- Pervious paver system at courtyard
- Indoor environmental quality/Low VOC paints, materials, ventilation system
- Green building standards and housekeeping
- 72 panel roof solar array, significantly reducing the building's common area energy requirements

BUILDING FEATURES:

- Experienced construction and design team available for build-out services
- Smoke free building
- Courtyard community space
- Public parking available
- Exposed stone, brick, beams, columns, joists
- Large windows/high ceilings
- Access to high speed internet/fiber optic
- New sprinkler system with monitored fire alarm control
- Janitorial services available



Shared Courtyard

"We very intentionally chose the Millwork District as the location for our business. The vibe here is special, uniquely Dubuque, but with a progressive, big city feel. The authenticity captured here is unlike anywhere else as our space, and the area in general, has been a huge asset to our business. We view the entire district as an extension of our office. We have walking meetings and use the courtyard, as well as other common areas for events—its our own little Googleplex campus! It has helped us attract young creative talent and leaves a great impression on current and potential clients! Gigantic wouldn't be Gigantic anywhere else."

—Sean Murphy, Partner, Gigantic Design



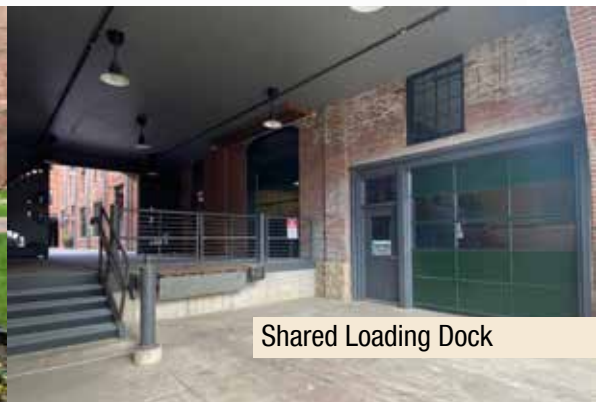
Courtyard Entrance



**MOVE IN
READY!**



Shared Courtyard



Shared Loading Dock



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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.

- Ark Advocates
- Compass to Care
- Dubuque Chorale
- Habitat for Humanity
- It Takes a Village
- Junior Achievement of the Heartland
- NAMI—Dubuque
- Presentation Lantern Center
- Studio Works
- Vision To Learn



RESIDENTIAL:

- CARADCO Lofts (2012)
 - 72 apartments
- Linseed Lofts (2015)
 - 16 apartments
- Novelty Ironworks (2015)
 - 76 apartments
- Drake House (2015)
 - 3 short-term rentals

OFFICES:

- Delta 3 Engineering
- Design Mill
- Enlighten Mystical Minds
- Fleming Law Office
- Gigantic Design Company
- Greater Dubuque Development
- Gronen
- The Jule
- KCRG Newsroom
- Pigott
- Pima Connect
- Reynolds & Kenline
- Start Up Dubuque
- Tully Metal Works
- Wilmac Properties

ENTERTAINMENT:

- Adam's Dance Connection
- Board & Brush
- Beercade
- Comedy Bar
- The Driftless

RETAIL:

- 1065 Salon
- Hair-Berdashery Salon & Spa
- Jan's Sewtique
- The Midwest Girl
- Millwork Marketplace
- Namasté Athleisure Wear
- Novelty Mart
- RF2 Furniture Warehouse
- Rhomberg Furriers
- True. Fitness | Life
- VJM Company
- Zazou's Bridal Boutique

RESTAURANTS:

- 7 Hills Brewing Company
- Backpocket Taproom
- Brazen Open Kitchen | Bar
- Charlotte's Coffee House
- Millwork Bread Company
- Inspire Café
- Iron Bar
- Southern Ego
- The Smokestack

