

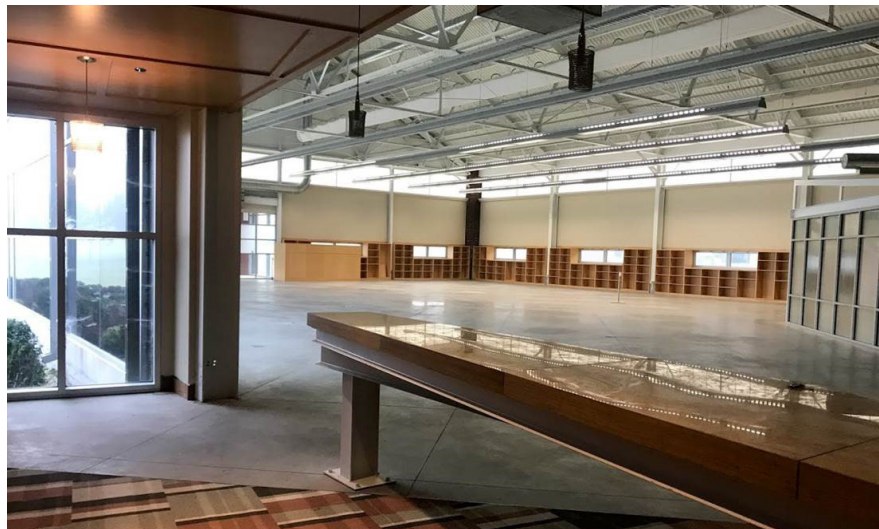
FOR SALE OR LEASE

400 Ice Harbor Drive • Dubuque, Iowa 52001

Click here
to view
video!



- Class A Office with open seating or showroom space and room to grow
- Immediate occupancy
- Flexible uses
- Multi-tenant building
- 12,284 SF for lease, \$10 PSF/Year NNN
- Building also for sale (20,418 SF) \$3,990,000
- 18' ceilings with floor to ceiling windows
- Single story with mezzanine and a modern, efficient floor plan designed for 40-100 employees
- Building fully restored in 2007 including high quality finishes
- LEED Standard Green building with energy efficient systems
- On-site parking spaces and adjacent to free public parking garage
- Located in the heart of the economically vibrant city of Dubuque, which has been named an All-American City five times ('19, '17, '13, '12 & '07) by the National Civic League; and in 2013, was Forbes Magazine's #14 Best Small City in America for Business and Careers.



Lease Rate: \$10.00 SF NNN

(Tenant Pays MIT & Utilities)

For Information Contact



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FOR SALE OR LEASE: 12,284 SF

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Several design plans available upon request!



- Terrific visibility from Highways 151/61 and 20
- Walkable location complete with conference center, casino, museum, hotel and water park, offices, multiple restaurants, winery, retail shops, amphitheater, river walk, outdoor eating options, river rides, and more
- 250,000+ visitors annually at neighboring National Mississippi River Museum and Aquarium
- Travel destination with over 17,600 cruise ship guests scheduled to dock at the Port of Dubuque in 2023



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