

# 6600 Boulder Brook Ct Dubuque, Iowa

## Professional Services Suites



New Construction in Progress!

- Modern architecture, build-to-suit, quality, professional suites
- Highly visible site along HWY 20
- Abundant parking
- End cap space available
- \$20 PSF Gross
- Extensive glass lines
- Anticipated January occupancy – act now for flexibility of design
- Zoning permits medical, office, retail, and more



REALTOR®, Licensed in Iowa

**Nancy Kann**

563.580.7257

nancyk@gronen.com

www.dbqpropertygroup.com

09/18/2024

# 6600 Boulder Brook Ct Dubuque, Iowa

## Professional Services Suites



### Location

- Located in Dubuque's newest west end business hub
- Growing residential, commercial, and retail landscape
- Prominently located near Barrington Lake and English Ridge Subdivisions
- Approximately 12,000 residents in a 6-mile radius
- One mile from Dubuque's Industrial Center with an extensive workforce

### Driving Distance

- U.S. Highway 20: 0.9 miles
- State Highway 52: 0.6 miles
- U.S. Highway 61 & 151: 5.8 miles
- Interstate I-380: 71 miles
- Interstate I-80: 80 miles
- Downtown Dubuque: 6 miles
- Thunder Hills: 6 miles
- Peosta: 7 miles
- Des Moines, IA: 199 miles
- Chicago, IL: 186 miles



**Nancy Kann**

563.580.7257

nancyk@gronen.com

www.dbqpropertygroup.com