

# 3600 Digital Drive

Dubuque, Iowa

Class A Office Space



## For Sale or Lease

- Multi-tenant, professional office space
- Extensive glass lines with scenic views
- Highly accessible to HWY 61/151 & 52
- Immediate possession
- Building For Sale \$3,400,000
  - 27,525 square feet
- 1<sup>st</sup> Floor For Lease \$13.50 PSF NNN
  - 4,453-9,541 SF available
- Amenity rich site with free surface parking, outdoor space, shared lounge, kitchenette, & huddle rooms
- Steps from Granger Creek Nature Trail



**Nancy Kann**

563.580.7257

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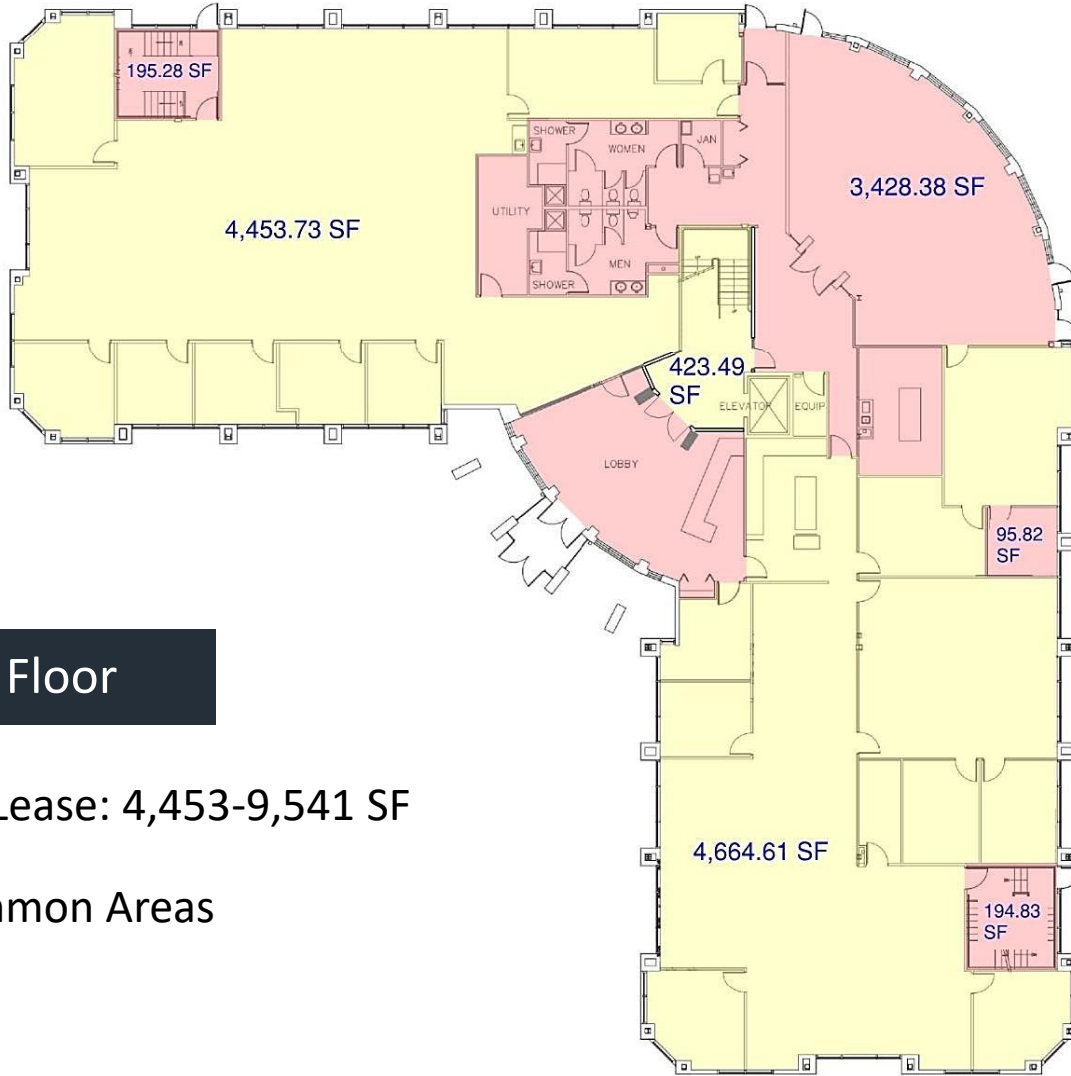
www.dbqpropertygroup.com

03/14/2024



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## First Floor

-  For Lease: 4,453-9,541 SF
-  Common Areas



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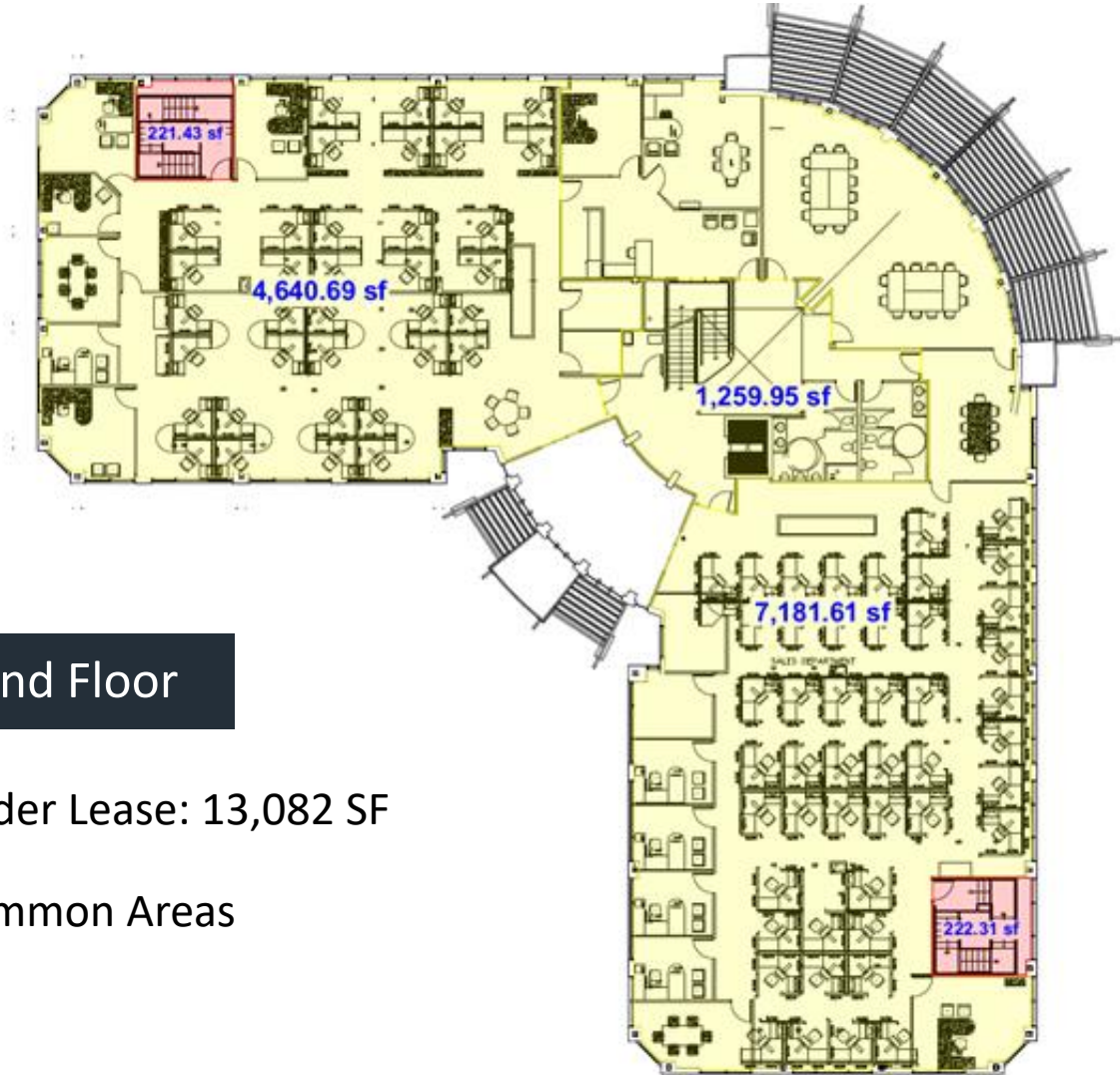
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## Second Floor

-  Under Lease: 13,082 SF
-  Common Areas



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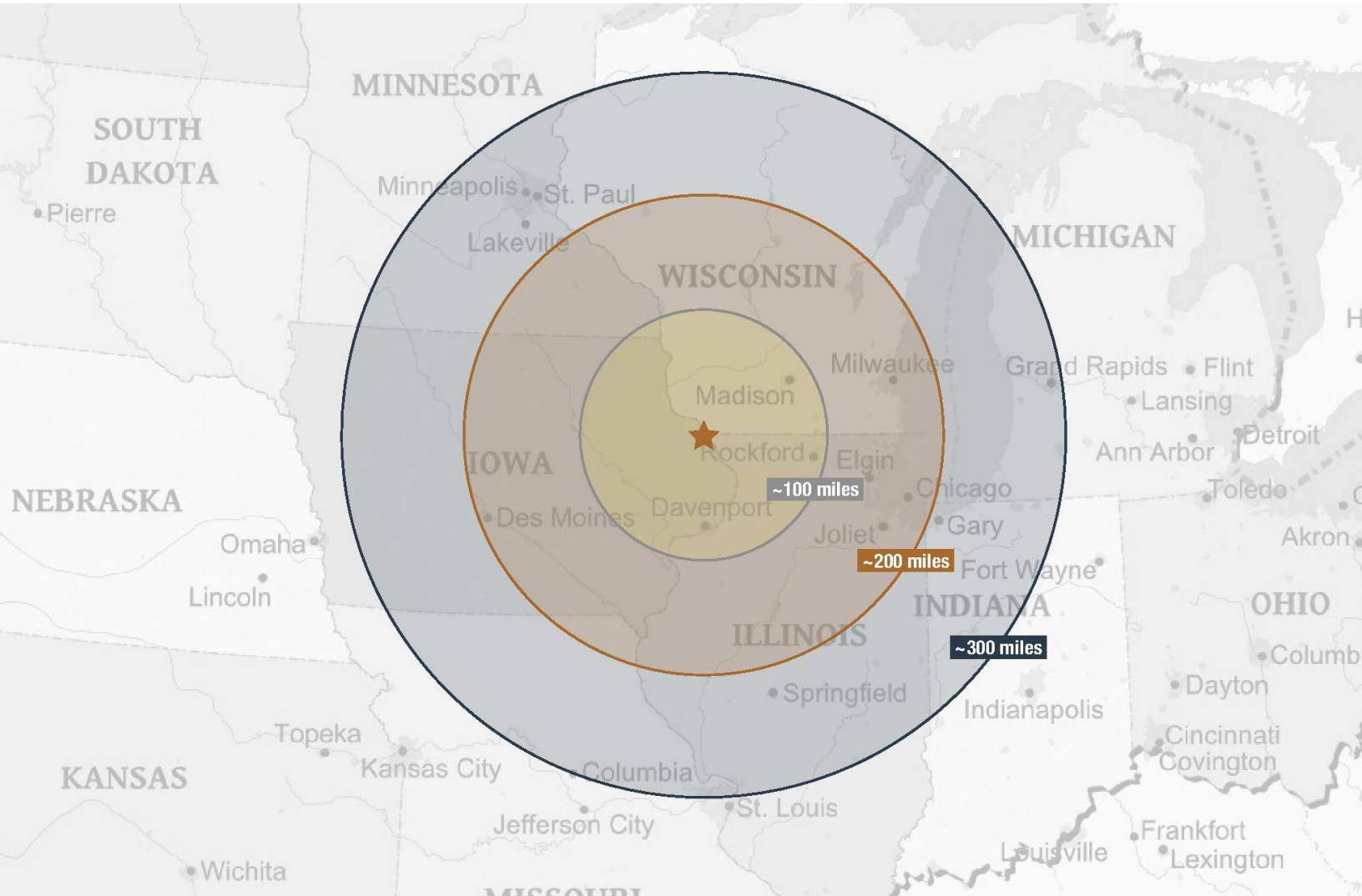
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### Drive Times to Nearby Cities

Omaha Nebraska 5 hours	Kansas City Missouri 6 hours	Des Moines Iowa 3 hours	Minneapolis Minnesota 4.5 hours	Chicago Illinois 3.5 hours	St. Louis Missouri 5 hours
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