

131 W 10th Street

Dubuque, Iowa

Class A Office Building



15,000 Sq Ft Available

Building Size

Total square footage: 25,000
Total leasable square footage:
5,000 SF – 20,000 SF

Space Available

Floors 1–3: 5,000 SF available
on each floor; \$9.00 PSF plus utilities
and \$3.38 MIT*

*Annual Rates

Lease Terms

- Triple Net Lease/MIT (Maintenance, Insurance, Taxes)
- Tenant pays rent, MIT, electric (outlets & fixtures), heating, & air

Property Highlights

- Complete historic building rehabilitation 2008/2009
- Geothermal HVAC ensuring efficient utility usage
- Training rooms located on lower level
- Secured floors with keyless fob system



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3/19/2024

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Building Features

- Abundance of windows measuring over five feet tall
- Separate foyer
- Elevator access
- Restroom facilities on each floor
- Loading dock with elevator access
- Lower level offers a shared kitchen and lunch room space



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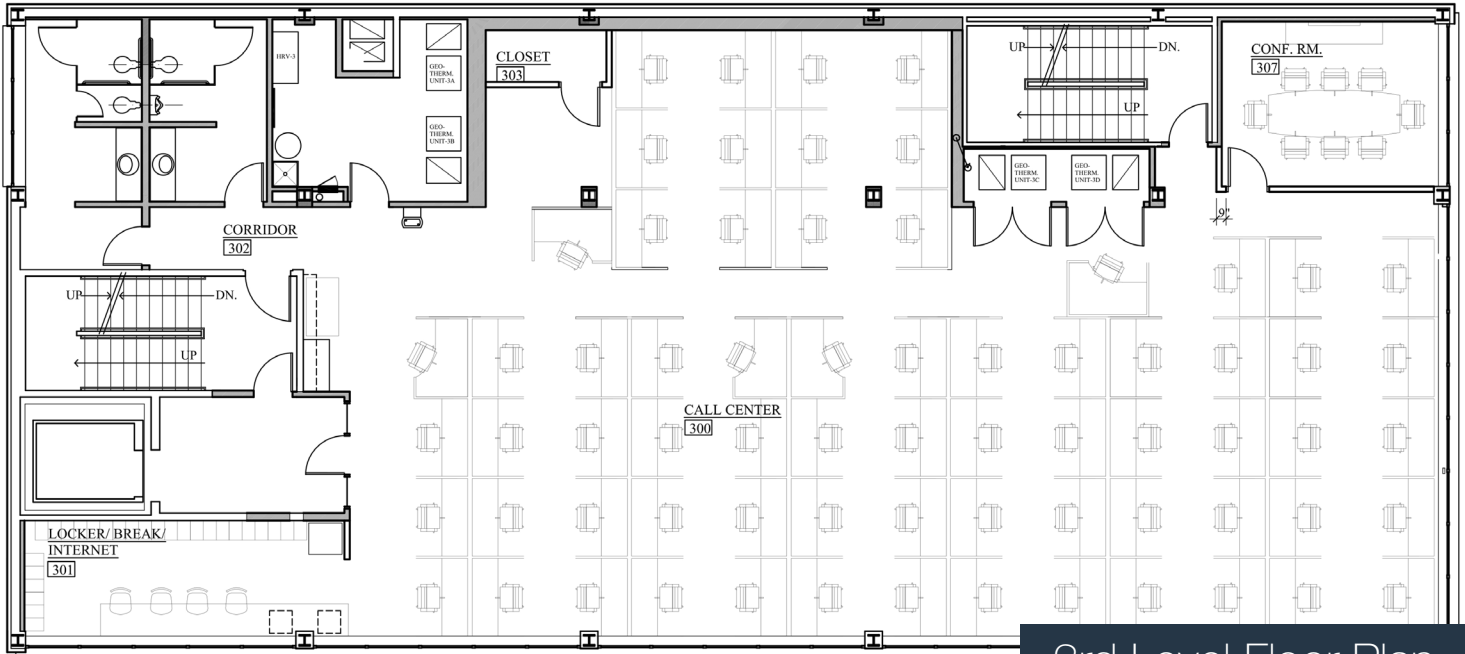
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3rd Level Floor Plan
(1st-3rd floor plans are similar)



1st Level Floor Plan



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Site Features

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



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