

1301 Central Ave

Dubuque, Iowa

Class A Headquarters



Sale Price \$3,100,000

Building Qualities & Highlights

- Listed on the National Register of Historic Places
- High-standard complete building rehabilitation 2002-2004
- 60,000 square feet
- Three floors plus lower level
- Extensive IT/Networking
- Full building generator including lights and HVAC
- Data center with full redundancy
- Floor to ceiling windows
- Kitchenettes
- Loading dock
- 3-phase electric
- 56 on-site parking spaces plus private and city owned options nearby

Video Links

Click links below to view video renovations of the property

[Renovation - YouTube](#)

[West Transformation - YouTube](#)



Nancy Kann

563.580.7257

nancyk@gronen.com

www.dbqpropertygroup.com

1/12/23

1301 Central Ave

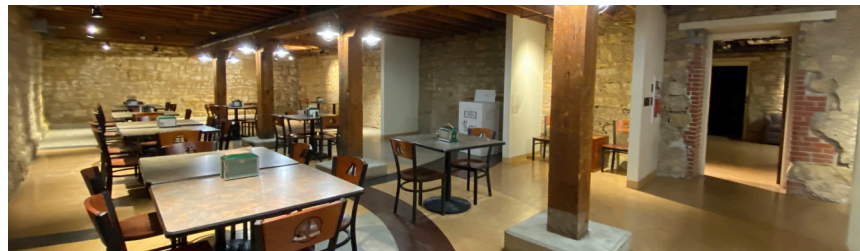
Dubuque, Iowa

Class A Headquarters



IT/Networking Features

- Data Center with redundancy everywhere:
 - Heating/cooling
 - Security
- Multiple fiber paths into building
- Liebert units in the computer room
- Dry pipe fire suppression system in the computer room
- UPS system for the computer room
- Video conferencing throughout
- Network connections configured in all offices
- Battery backups
- Network Paths with Telecom Vendors
- Wiring to cubes runs through the floor for flexible, easy moving
- Fire rated storage rooms on each floor



Nancy Kann

563.580.7257

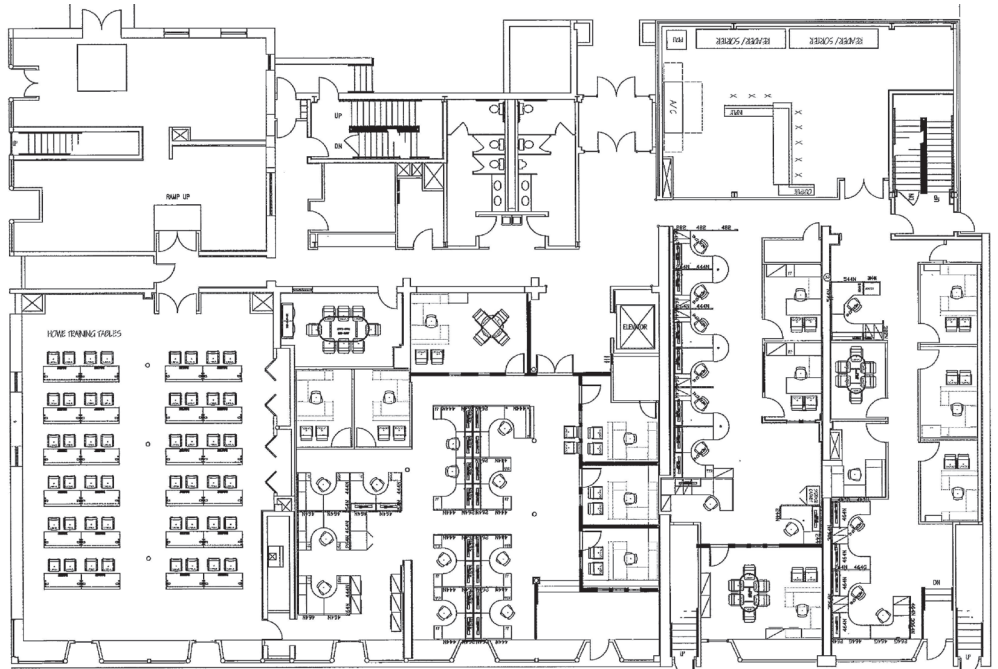
nancyk@gronen.com

www.dbqpropertygroup.com

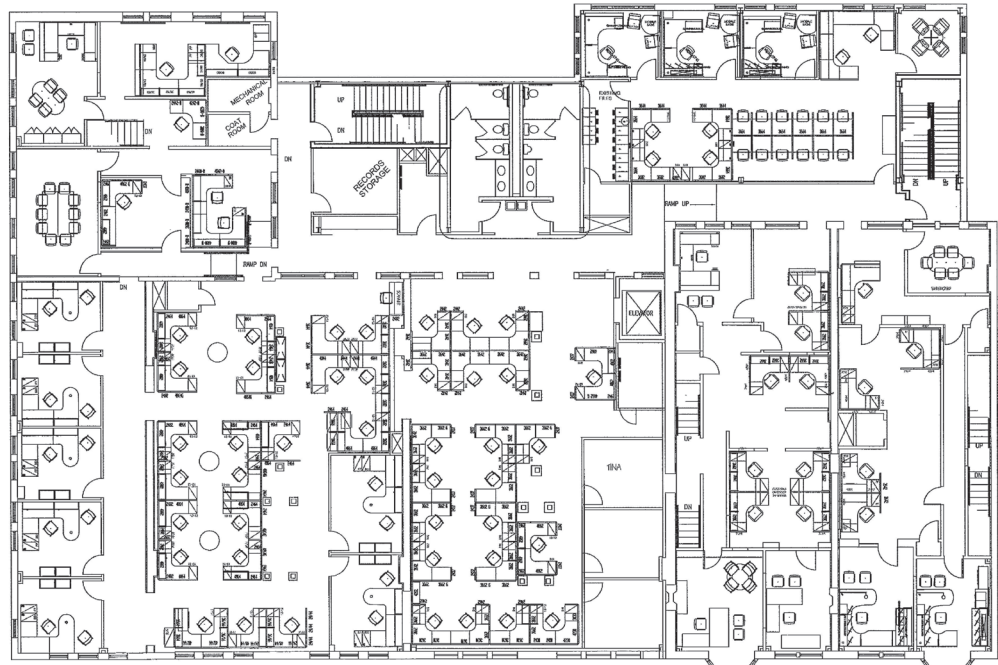
1301 Central Ave

Dubuque, Iowa

Class A Headquarters



1st Level Floor Plan



2nd Level Floor Plan



Nancy Kann

563.580.7257

nancyk@gronen.com

www.dbqpropertygroup.com

1301 Central Ave

Dubuque, Iowa

Class A Headquarters

Site Features

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



Nancy Kann

563.580.7257

nancyk@gronen.com

www.dbqpropertygroup.com

REALTOR®, Licensed in Iowa