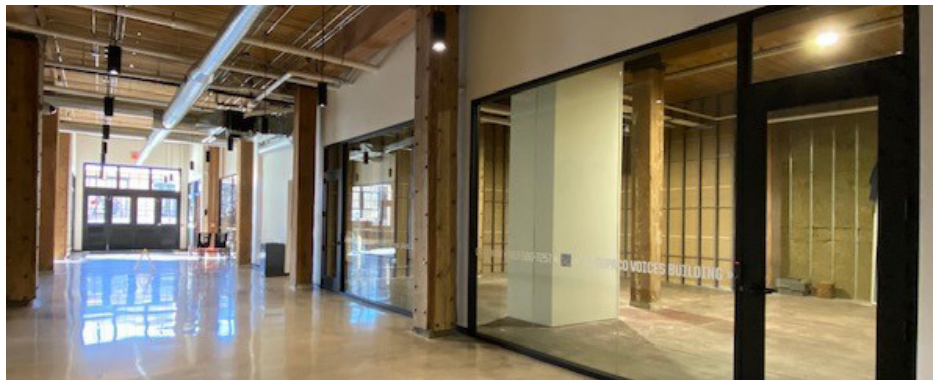


1000 Jackson Street

Dubuque, Iowa



Join the District!



For Lease



- Completely rehabilitated historic building, core and shell complete
- One-of-a-kind; saturated with authentic heritage
- Distinctive character maintained
- Vibrant neighborhood
- Remarkable architecture
- Easy access to parking options, Intermodal/public transportation

Join the District!

- High profile location in the Dubuque Millwork District with excellent visibility
- Direct access to major highways
- Steps away from a diverse range of amenities including offices, retail, eateries, and entertainment



Nancy Kann

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www.dbqpropertygroup.com

REALTOR®, Licensed in Iowa

02/13/24

1000 Jackson Street

Dubuque, Iowa

Join the District!



Bicycle World



- ▲ First floor concept, multiple options available
- ▼ Second floor concept

- Build to suit
- Core and shell complete
- Low, efficient NNN costs
- Multiple parking options available

First Floor (Commercial/Retail)

- +/-500 to 13,200 SF
- \$6.50 PSF NNN,* \$6.19 est MIT, & \$1.40 est utilities

Second Floor (Office)

- Up to 9,395 SF
- \$10.00 PSF NNN,* \$6.19 est MIT, & \$1.40 est utilities

*Annual rates



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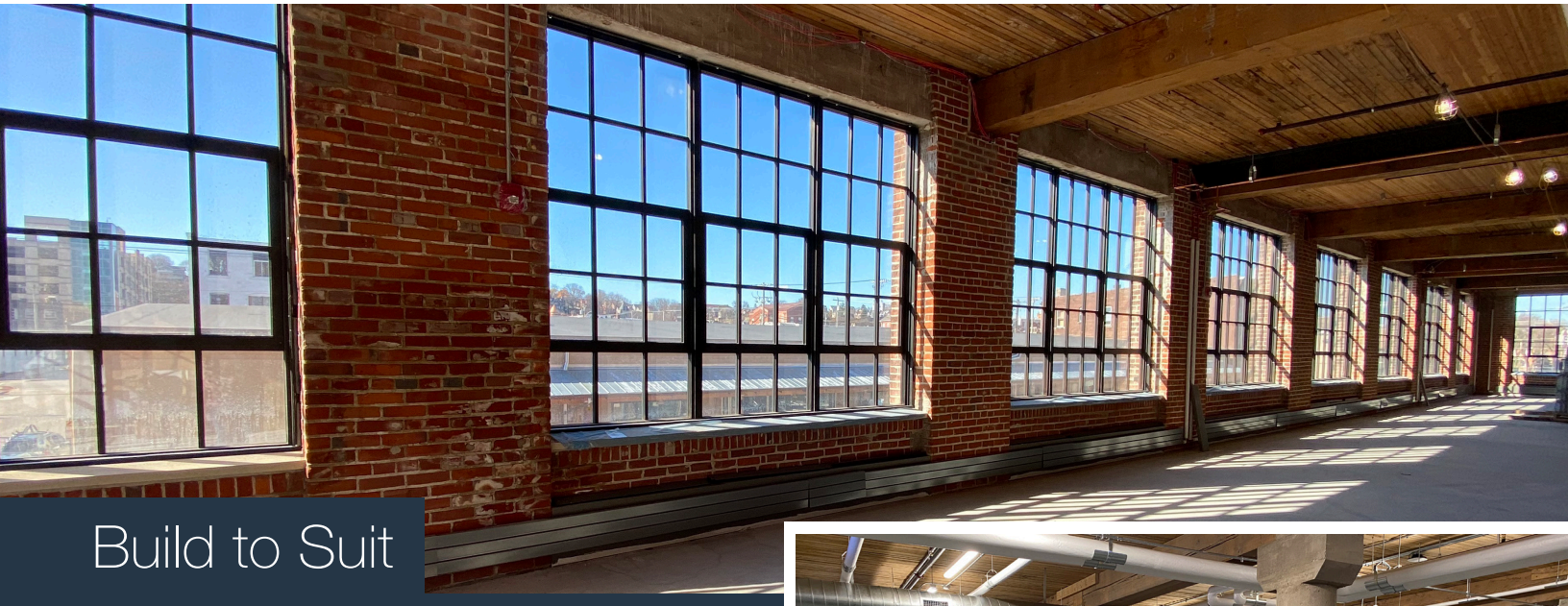
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1000 Jackson Street

Dubuque, Iowa

For Lease



Build to Suit

- High quality office and retail space
- Building amenities include commuter washrooms/showers and bicycle storage in the lower level
- Panoramic views of downtown Dubuque
- Oversized warehouse windows
- Exposed brick, columns, & timbers
- 14' (2nd floor) and 16' (1st Floor) ceilings



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Millwork Collective

Located in the Schmid Innovation Center, the Dubuque Millwork Collective is a dynamic multi-tenant organization supporting non-profits and community initiatives.

- Compass to Care
- Dubuque Chorale
- Four Mounds Foundation
- Habitat for Humanity
- Junior Achievement of the Heartland
- Presentation Lantern Center
- Vision To Learn



Residential:

- CARADCO Lofts (2012)
 - 72 apartments
- Kretschmer Lofts (2022)
 - 48 apartments
- Linseed Lofts (2015)
 - 16 apartments
- Novelty Ironworks (2015)
 - 76 apartments
- Drake House (2015)
 - 3 short-term rentals



Offices:

- CORDENTAL Group
- Crocus Foundation
- DBQ Property Group
- Delta 3 Engineering
- Design Mill
- Dupaco Operations Center
- Empower
- Fleming Law Office
- Gigantic Design Co.
- Greater Dubuque Dev.
- Gronen
- Inspirations Group
- The Jule
- KCRG Newsroom
- Net-Smart, Inc.
- Pigott
- Pima Connect
- Reynolds & Kenline
- Start Up Dubuque
- Steele Capital
- Strand Associates
- Tully Metal Works
- Wilmac Properties

Entertainment:

- Adam's Dance Connection
- Beercade
- Comedy Bar

Retail/Services:

- Bicycle World
- Capra Bank
- Classy & Chic Boutique
- EJ's Wine Shop
- Gaia Waxing Beauty & Wellness Studio
- Hair-Berdashery Salon & Spa
- Jan's Sewtique
- The Midwest Girl
- Namasté Athleisure Wear
- Rhomberg Furriers
- S. Kelly Photography
- Volv Fitness
- Zazou's Bridal Boutique

Restaurants:

- 7 Hills Brewing Company
- Backpocket Taproom
- Brazen Open Kitchen I Bar
- Charlotte's Coffee House
- Driftless Pizza Co
- Gary Dolphin's Iron Bar
- Millwork Bread Company
- Wayfarer Coffee
- The Smokestack



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