

**Professional Office Space
For Lease
1030 Main Street
Dubuque, Iowa**



BUILDING SIZE:

30,000+ LSF

AVAILABLE SF:

Approx. 5,000 to 20,000 LSF

YEAR BUILT:

1892 & 1982

ZONING:

C-4 - Downtown Commercial

Uses:

Professional Office

Space Position on Property:

2nd & 3rd Floors (may be divided)

ADDRESS:

1030 Main Street, Dubuque, Iowa 52001

LOCATION:

In the heart of Dubuque's vibrant Upper Main Street downtown district. The neighborhood is one of Dubuque's primary centerpieces of recent historic rehabilitation efforts making the block a welcoming and attractive place to do business. Employees appreciate the nearby restaurants, coffee shop, retail and other services in the immediate vicinity.

SUMMARY:

A nearly turn-key opportunity for a new or existing professional office tenant to join the growing community of businesses establishing their operations in downtown Dubuque, Iowa.



Equity Real Estate Group

1055 UNIVERSITY AVENUE
DUBUQUE, IOWA 52001

WWW.EQUITYDBQ.COM

Steve Davis, CCIM

Broker/Owner

563.542.3519
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Licensed in Iowa

OVERVIEW

Available is up to approximately 20,000 SF of Class A professional office space in the Upper Main Street District in Dubuque's historic downtown. The space is spread across two floors in two buildings so demising could be easily achieved. Access is primarily off Main Street through a separate, controlled entrance near the elevator. Each floor has multiple offices, restrooms and break room/kitchenettes built out in very good condition. A city parking ramp with low occupancy is across the street. Easy access from the main vehicle corridors in and around Dubuque.

PROPERTY HIGHLIGHTS

- Great condition—potentially move-in ready
- Nearby parking available
- Fantastic neighborhood for employee culture
- Plenty of natural light in many workspaces
- Option to retain some or all of the existing furniture and workstations

PROPERTY SUMMARY

- Asking Base Price: \$16/SF/YR
- Gross or Net lease options available
- 2nd & 3rd Floor privacy and views
- 20,000+ LSF
- Configurable

LOCATION HIGHLIGHTS

- Neighborhood with desirable amenities
- Easily Accessible from Highways
- High-quality housing available within walking distance



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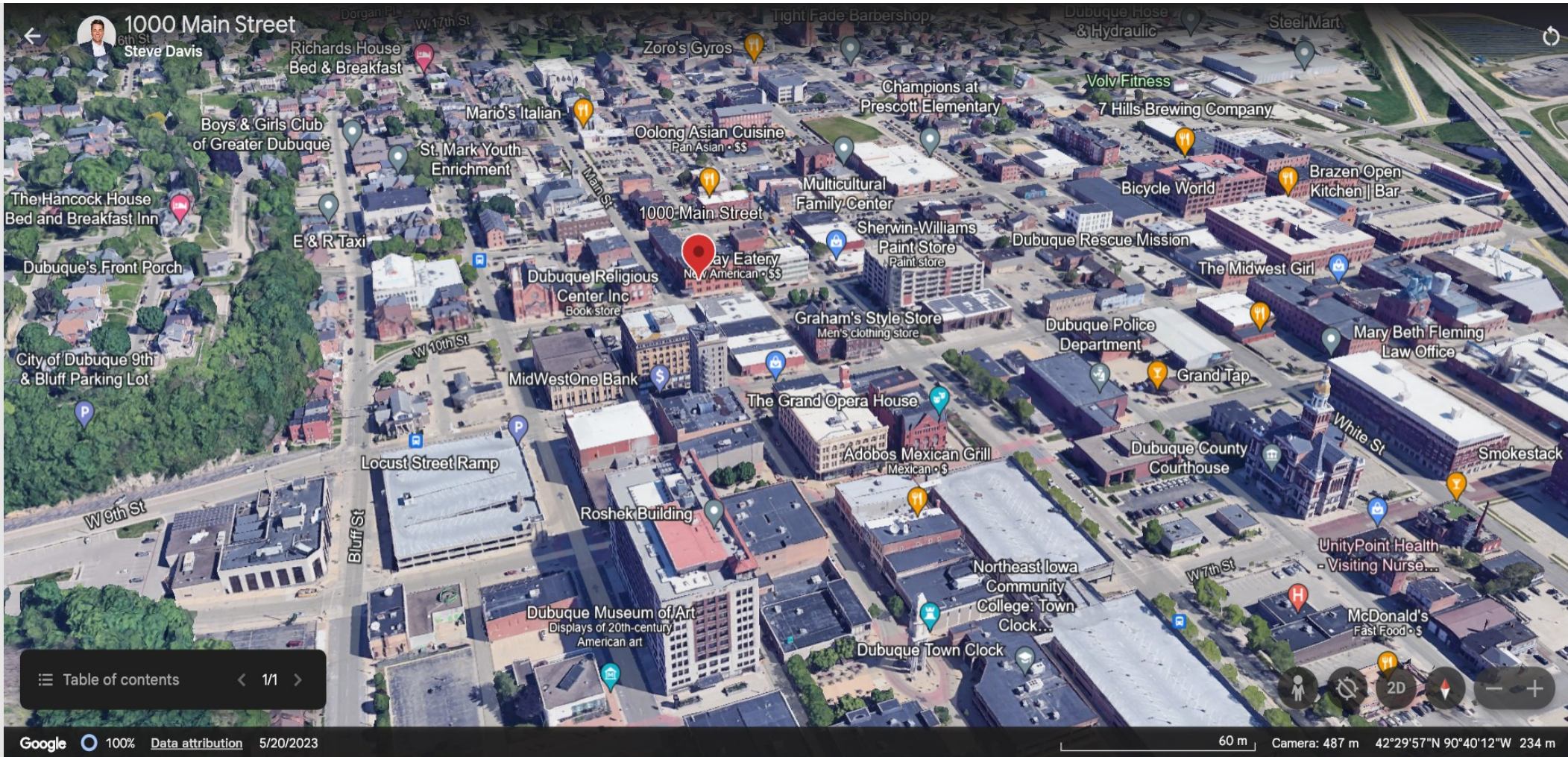
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AERIAL MAP



Equity Real Estate Group

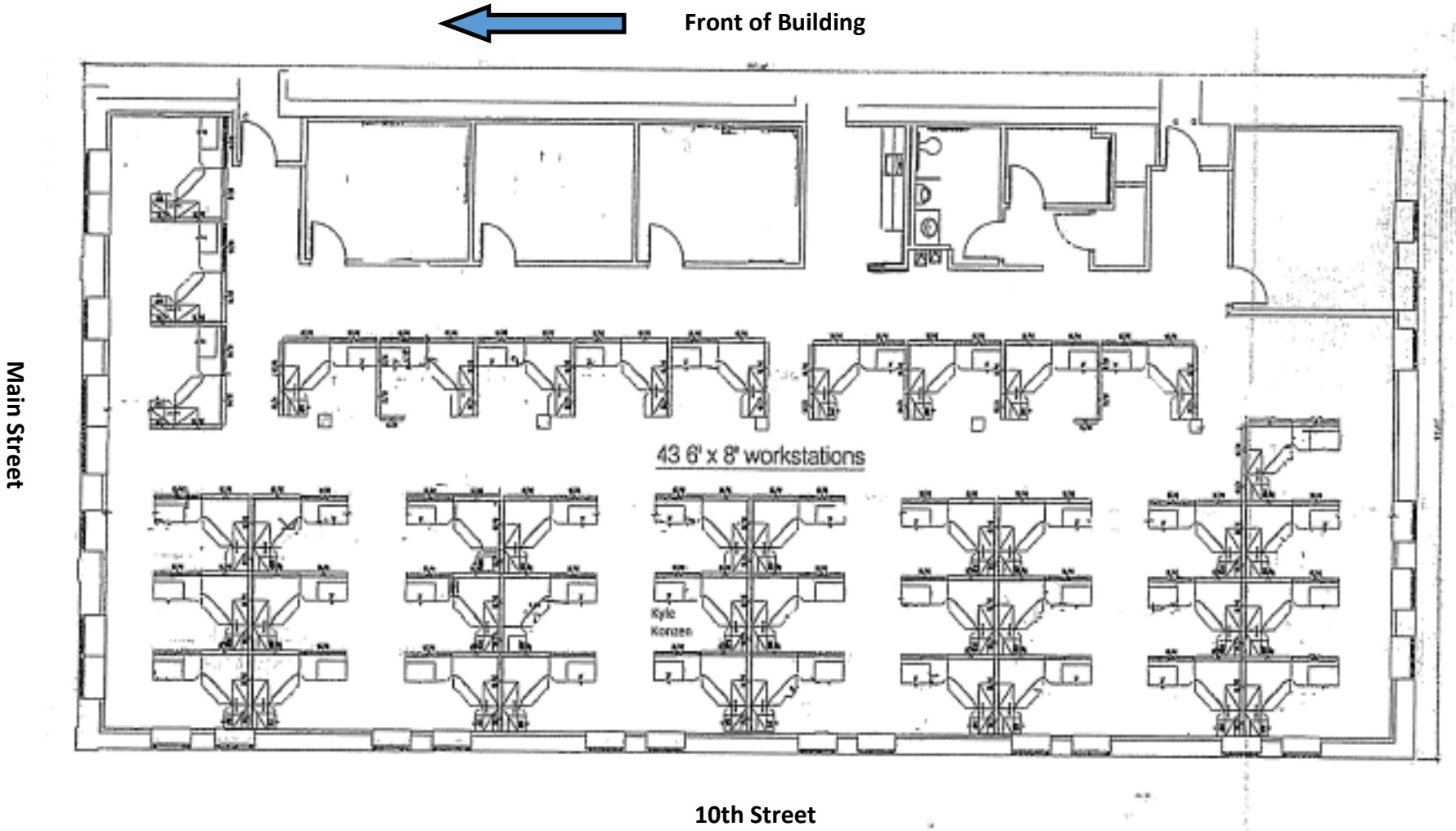
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Sample Floor Plan (3rd Floor South)



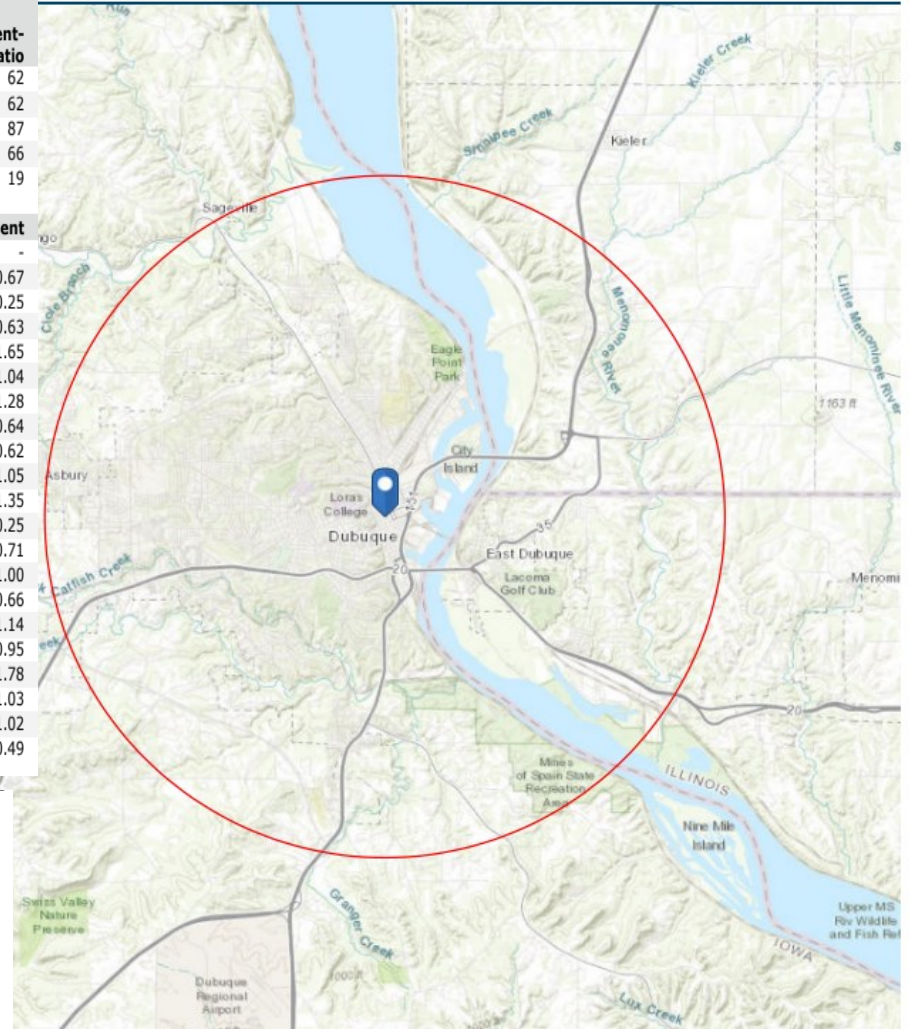
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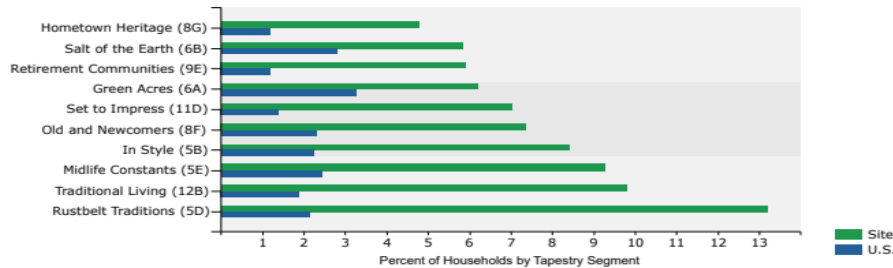
Labor Force (5-mile radius; Source: ESRI 2023)

2023 Labor Force						
Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	58,557	36,562	904	2.4%	64.0%	62
16-24	9,144	5,671	195	3.3%	64.2%	62
25-54	24,948	21,780	529	2.4%	89.4%	87
55-64	9,388	6,239	100	1.6%	67.5%	66
65+	15,076	2,872	79	2.7%	19.6%	19

Industry	Employed	Percent	US Percent	Location Quotient
Total	36,562	100.0%	100.0%	-
Agriculture/Forestry/Fishing	299	0.8%	1.2%	0.67
Mining/Quarrying/Oil & Gas	28	0.1%	0.4%	0.25
Construction	1,644	4.5%	7.1%	0.63
Manufacturing	5,781	15.8%	9.6%	1.65
Wholesale Trade	948	2.6%	2.5%	1.04
Retail Trade	5,040	13.8%	10.8%	1.28
Transportation/Warehousing	1,280	3.5%	5.5%	0.64
Utilities	181	0.5%	0.8%	0.62
Information	722	2.0%	1.9%	1.05
Finance/Insurance	2,387	6.5%	4.8%	1.35
Real Estate/Rental/Leasing	197	0.5%	2.0%	0.25
Professional/Scientific/Tech	2,091	5.7%	8.0%	0.71
Management of Companies	20	0.1%	0.1%	1.00
Admin/Support/Waste Management	903	2.5%	3.8%	0.66
Educational Services	3,773	10.3%	9.0%	1.14
Health Care/Social Assistance	5,030	13.8%	14.5%	0.95
Arts/Entertainment/Recreation	1,153	3.2%	1.8%	1.78
Accommodation/Food Services	2,467	6.7%	6.5%	1.03
Other Services (Excluding Public)	1,739	4.8%	4.7%	1.02
Public Administration	879	2.4%	4.9%	0.49



Top Ten Tapestry Segments Site vs. U.S.



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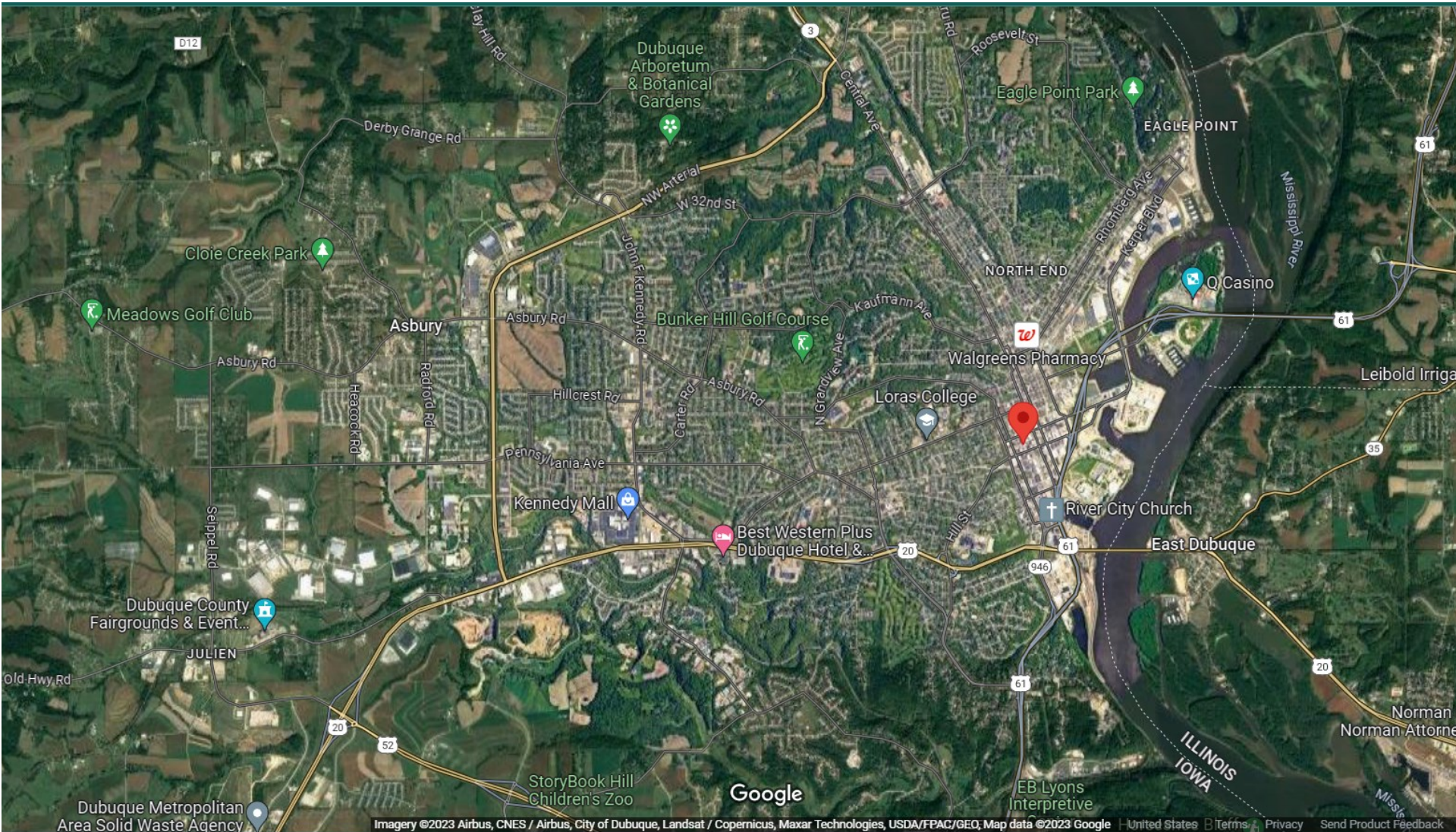
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STREET MAP



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PROPERTY PHOTOS



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