

Price Reduced!

500 Main Street
 Dubuque, Iowa 52001

Details		Opportunity Zone Location	
Total Square Feet:	113,872 (+/- 38,000SF Per Floor) 30x30 Column Spacing	Renovations:	2015-2016 (1 st and 2 nd Floors)
Building:	3 Story, Brick on Block	Location:	Downtown Dubuque
Acres:	0.91	Parking:	Underground Lot, 33 Spaces
Zoning	C-5	Additional Parking:	City 5 th Street Parking Ramp, connected to building
Year Built:	2000		Dubuque Downtown Plaza Lot across street
Taxes:	\$255,019 (2021)	Loading Dock:	Interior Dock w/overhead door & lift

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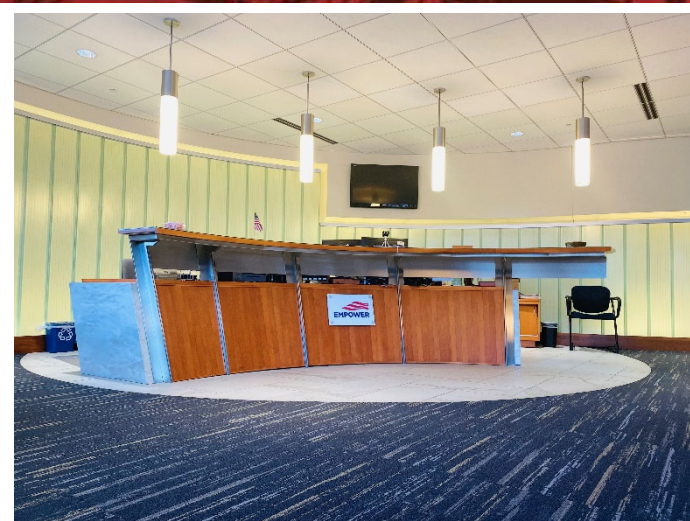
500 Main Street

Dubuque, Iowa 52001

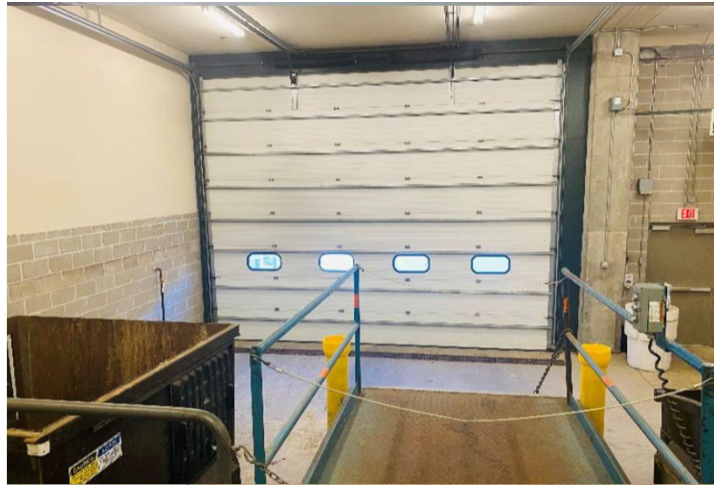
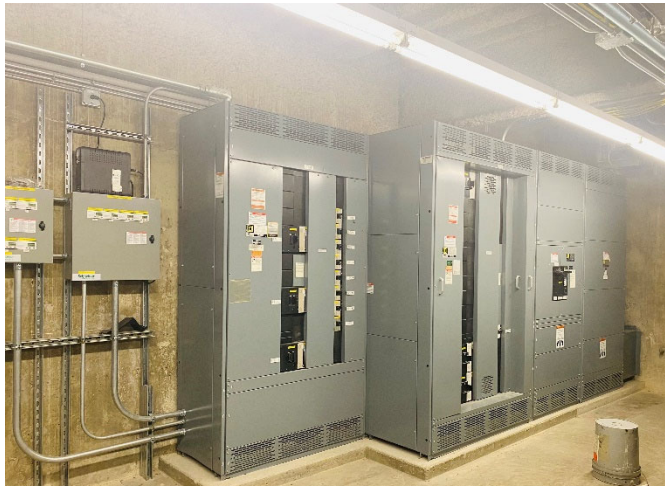
Property Features

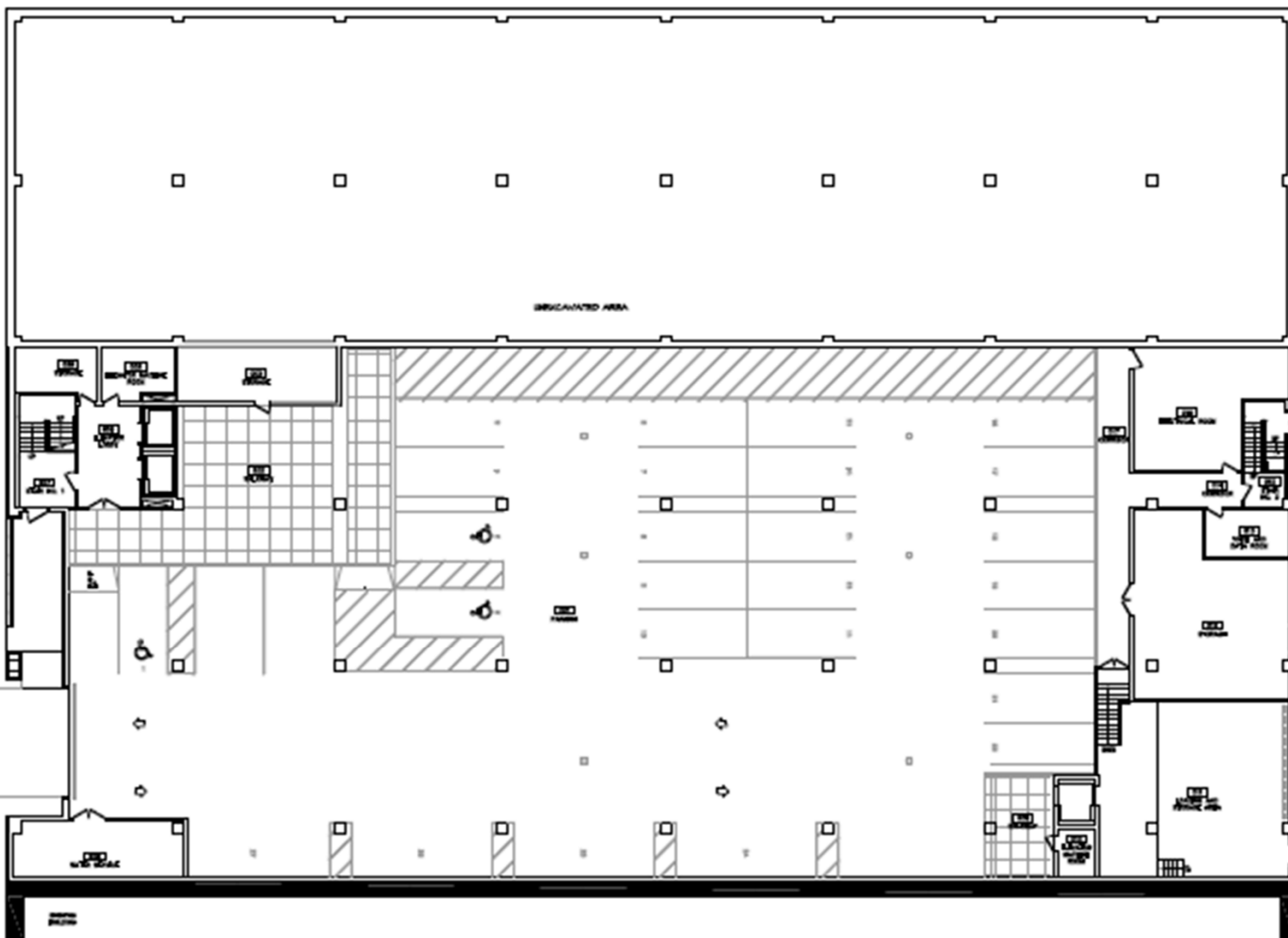
- Opportunity Zoned location
- Class A Office with renovations in 2015/2016 to 1st & 2nd Floors
- Located in the heart of Downtown Dubuque
- Easy access to US 61 and US 20 servicing the Iowa, Illinois, and Wisconsin borders
- Building controlled access
- Grand Lobby
- Elevator Lobby
- Elevator serviced -2 Passenger Elevators and 1 Freight Elevator
- Interior loading dock with overhead door and lift
- Underground Parking garage with 33 stalls, motion led lighting, and carbon dioxide monitored
- Fully Sprinkled building
- Smoke and Fire alarm system
- Windows banding 3 sides of every floor
- 2 stair towers
- Membrane Roof
- Connected to large city parking garage



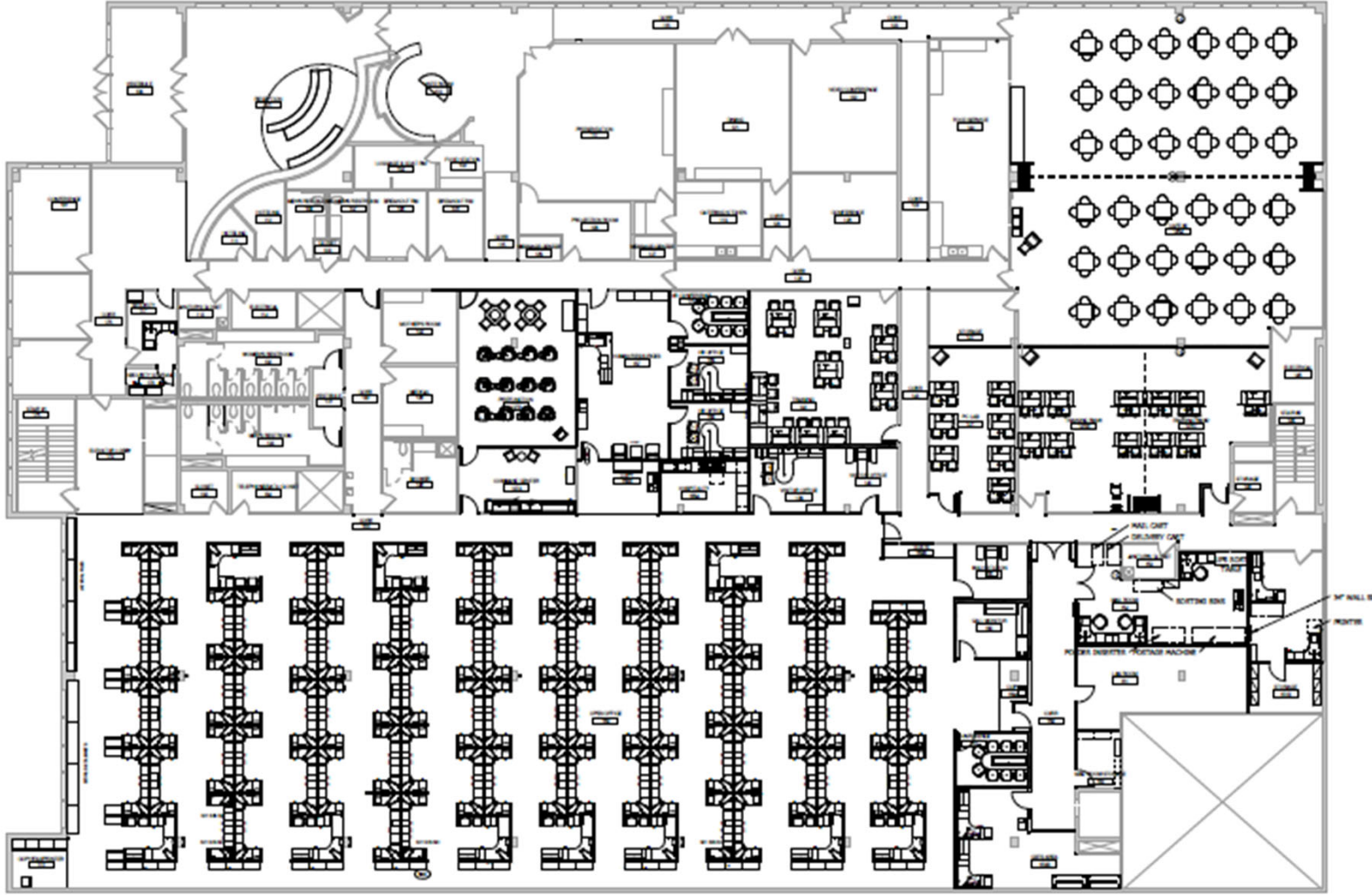




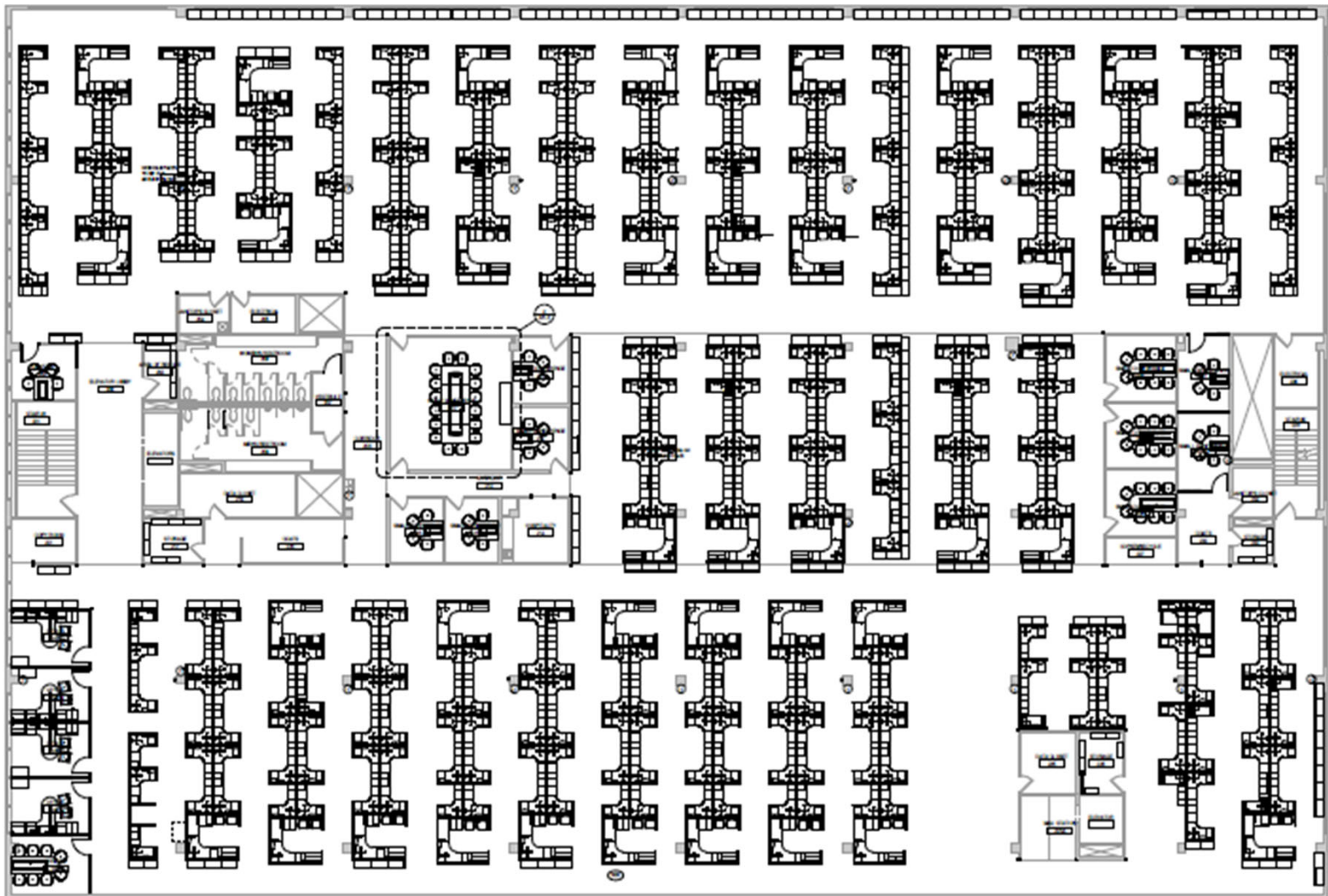




**Lower Level Parking
Garage & Delivery
Dock**

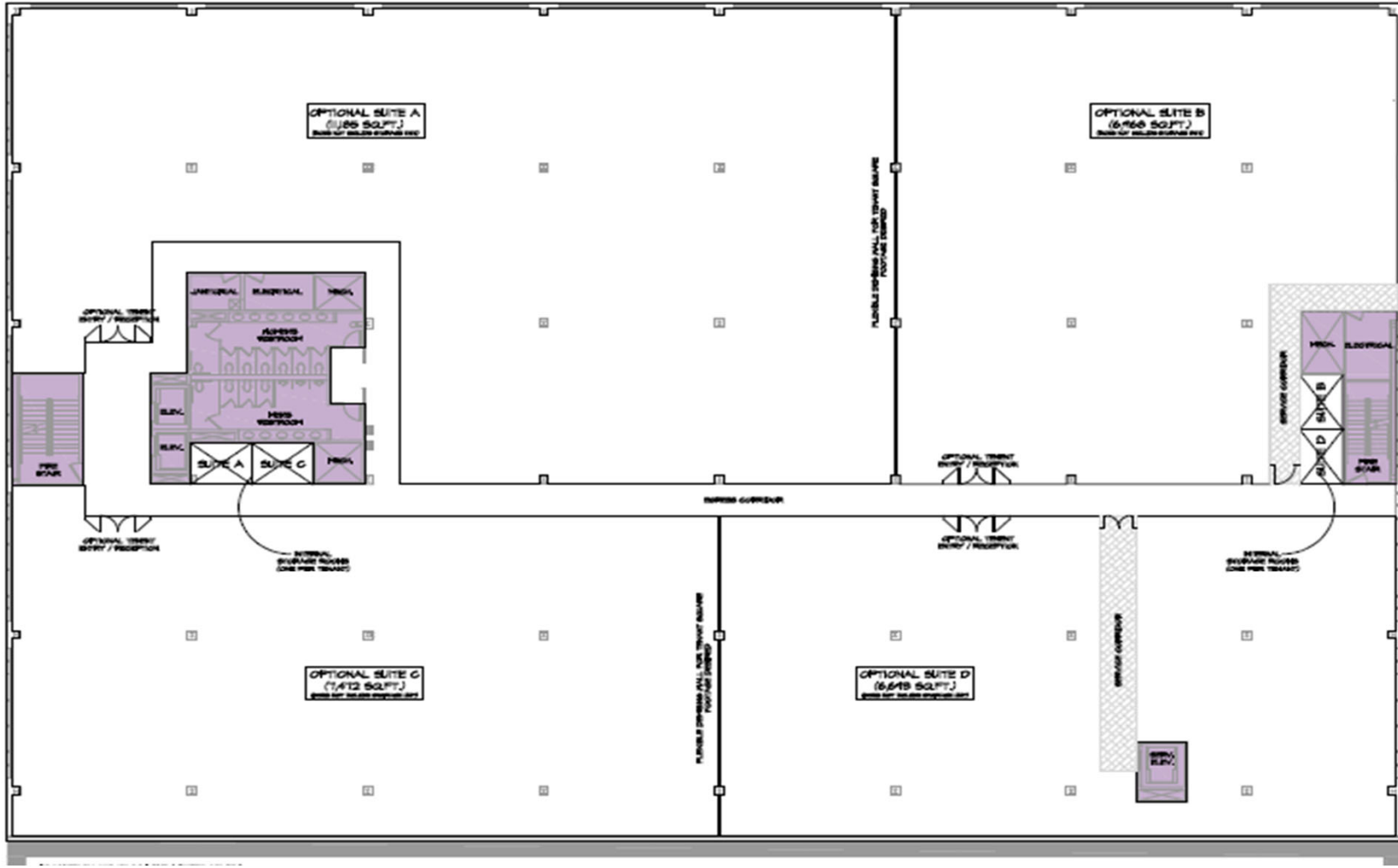


**1st Floor
Floor Plan**



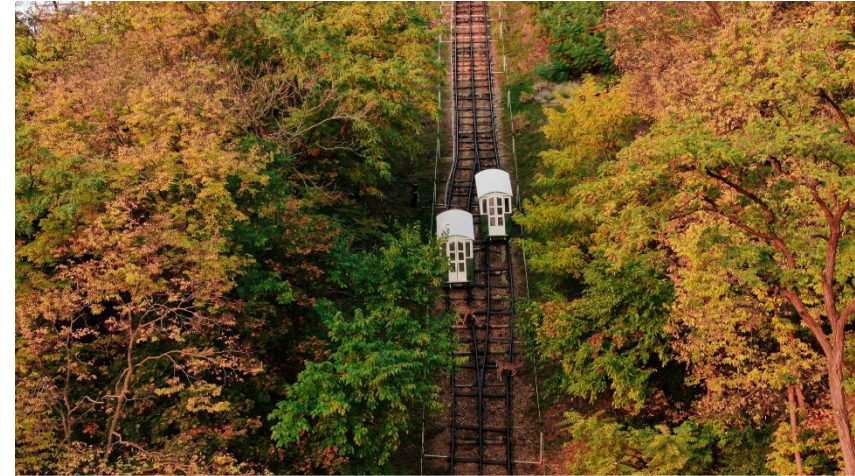
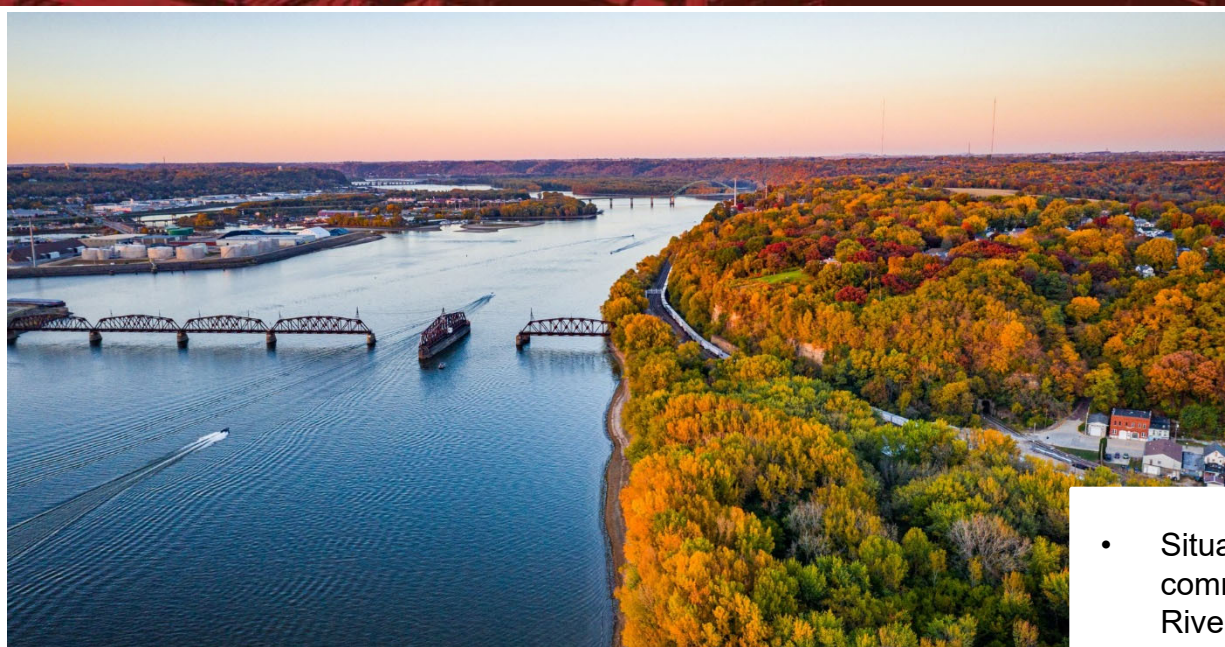
2nd Floor Plan

3rd Floor Plan



1. Holiday Inn Dubuque
2. Dottie's Café
3. Five Flags Center
4. Shot Tower Inn
5. Barrel House
6. Sunshine Family Restaurant
7. McDonald's
8. Smokestack Venue and Rooftop Bar
9. Diamond Jo Casino
10. Dubuque Co. Courthouse
11. Washington Park
12. Dubuque Museum of Art
13. Grand River Conference Center
14. The Midwest Girl Boutique
15. Foodie Garage Restaurant
16. NEIA Community College

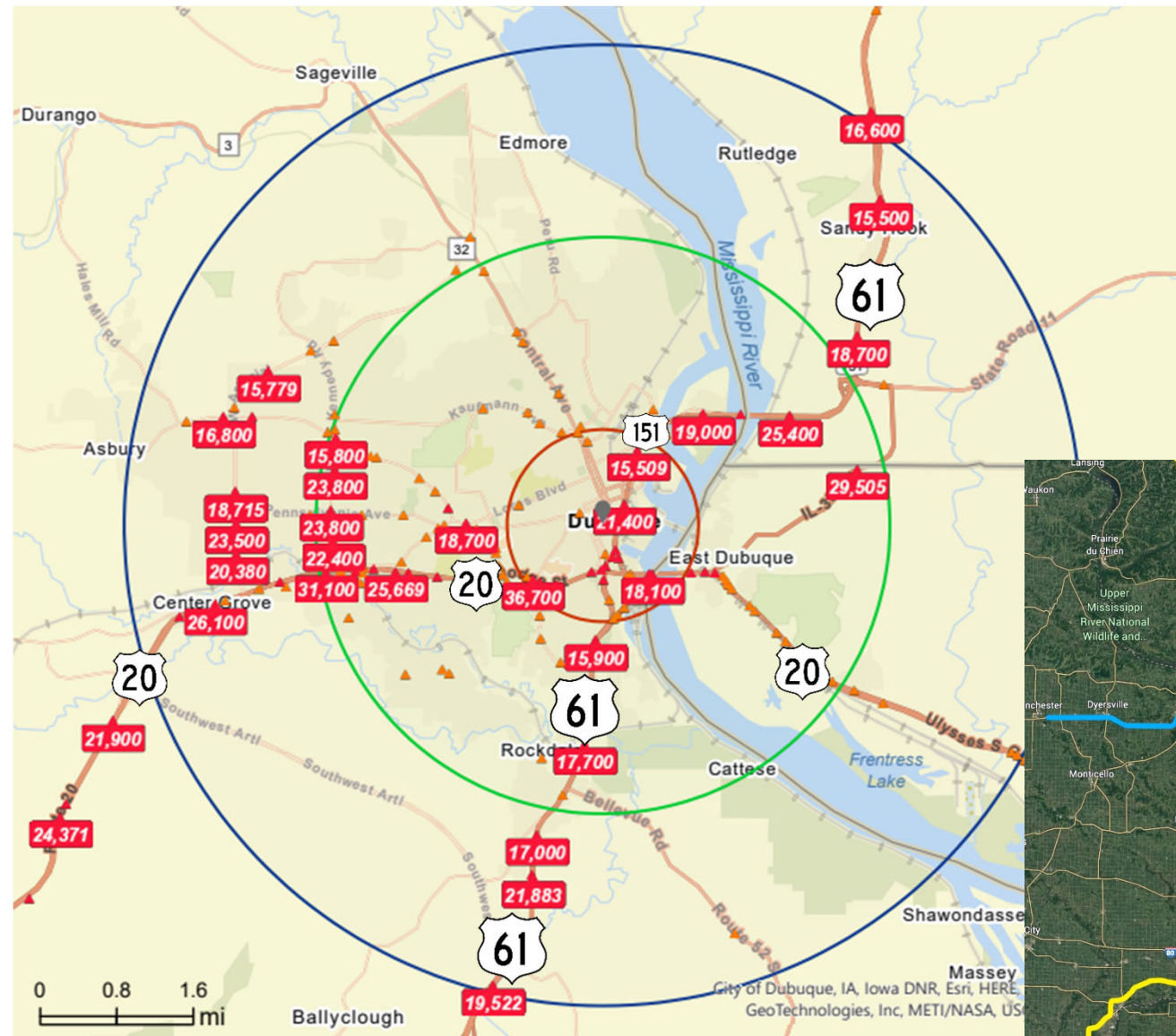




- Situated at the intersection of Iowa, Illinois, and Wisconsin, the community of Dubuque, Iowa, stands among the Mississippi River bluffs as a metropolitan service area for seven surrounding counties
- 2.9 million people live within 100 miles of Dubuque; 58 million live within 500 miles
- The non-profit arts industry in Dubuque generates \$47.2 million in annual economic activity.
- Dubuque offers a variety of high-quality, accessible and affordable healthcare options.
- The Dubuque community takes great pride in the quality of its educational system and it is a top priority for Dubuque citizens and leaders.



Major regional thoroughfares near 500 Main Street are Highway 61 and Route 20. Highway 61 goes north from St. Louis, through the Quad Cities Metro area into Wisconsin while Route 20 will take you east from Dubuque through Rockford, Illinois, all the way to Chicago.



WISCONSIN

ILLINOIS

5 MILE POPULATION OF 69,427

IOWA

Employer	Industry	# of Employees
John Deere	Forestry Equipment	2,830
Dubuque Community Schools	Education	2,000
MercyOne	Hospital Services	1,440
Medical Assoc. Clinic	Health Services	1,100
University of Wisconsin Platteville	Education	1,060
Unity Point Health	Hospital	1,012
Cottingham & Butler	Health Care, Insurance Agencies	800
City of Dubuque	Public Service	737
Sedgwick	Claims/Benefits Processing	700
Dupaco Community Credit Union	Financial	641
Medline Industries, Inc.	Health Care Products	600

Colleges/Universities	Enrollment
Clarke College:	717
Loras College:	1,501
University of Dubuque:	1,594



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