

990 WASHINGTON ST | DUBUQUE, IOWA

Successful urban redevelopment projects share common traits: community support, good design, sense of place, political will, public-private partnerships, and commitment of resources. Real change happens when building development and the development of human capital proceed on a parallel track.

FOR SALE OR LEASE: Redevelopment Opportunity

SITE ADVANTAGES

- High visibility
- Direct access to major highways
- Walkable site: Close proximity to downtown businesses and Port of Dubuque
- Millwork District offers a mixed use environment, including retail, eatery, and coffee options



JOIN THE MILLWORK DISTRICT!

- 5,452 sq ft
- Clear span
- Large windows
- Exposed brick

For Information Contact



Nancy Kann
563.580.7257
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REALTOR®, Licensed in Iowa



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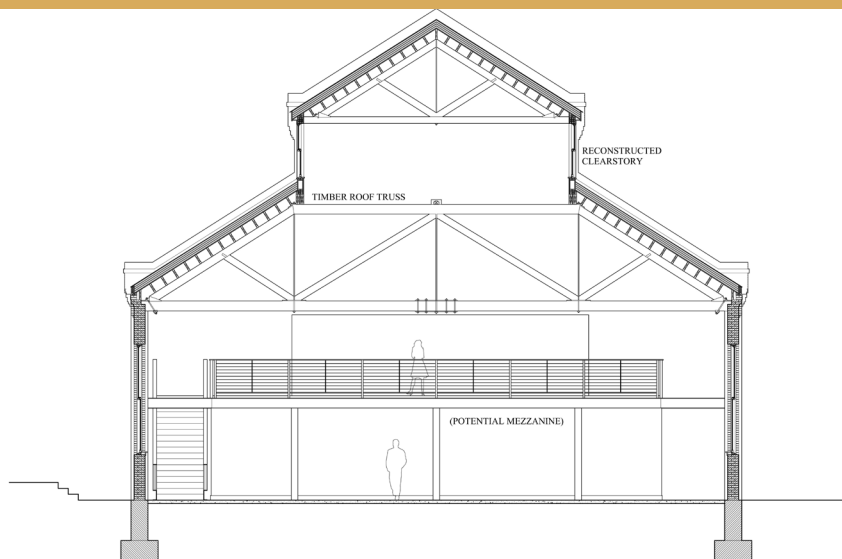
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PRICING OPTIONS

- Lease Price: \$5 PSF NNN (Tenant pays MIT and utilities)*
- Purchase Price: \$400,000*

* Based on redevelopment and is contingent on Seller providing a financially viable redevelopment plan and schedule. Seller will assist with tax credits/redevelopment work.



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Our talented team of professionals have expertise in the following fields:

- Development Services & Coordination
- Architecture/Engineering/Consulting
- Construction Management
- Commercial Leasing and Management

EQUITABLE | VIABLE | LIVABLE