

GRONEN

CATALYST FOR COMMUNITY



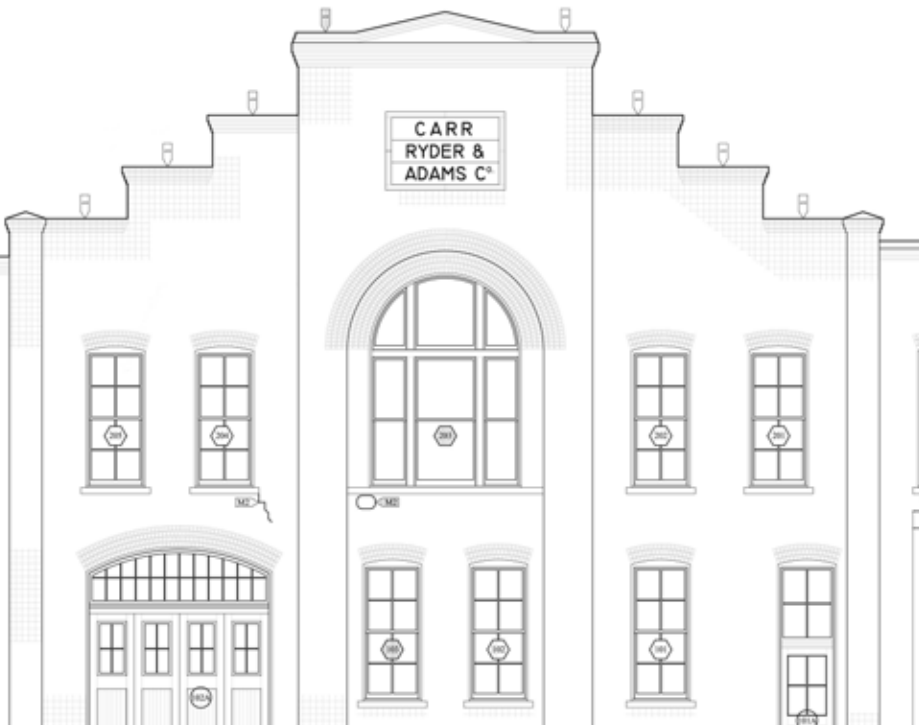
975 JACKSON STREET | DUBUQUE, IOWA

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!

- 5,100 sq ft
- Exposed stone, brick, beams, columns, joists
- Large windows/high ceilings

For Information Contact



Nancy Kann
563.580.7257
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12/17/18

EQUITABLE | VIABLE | LIVABLE

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PRICING OPTIONS

- Lease Price: \$5 PSF NNN (Tenant pays MIT and utilities)*
- Purchase Price: \$325,000*

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



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

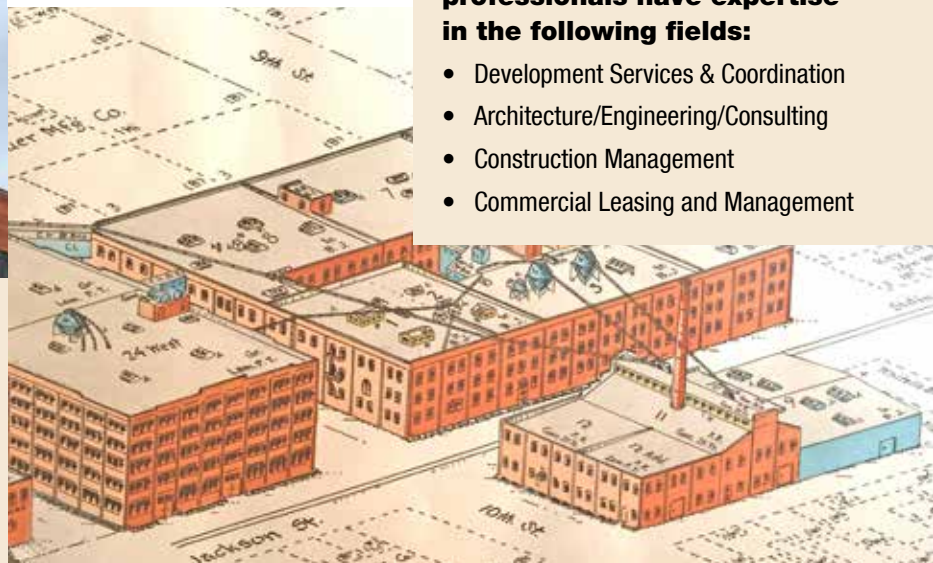
- Development Services & Coordination
- Architecture/Engineering/Consulting
- Construction Management
- Commercial Leasing and Management



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