

FOR LEASE: 13,900 SF

801 Bluff Street • Dubuque, Iowa 52001

[Click here to view video!](#)



3rd Floor Occupancy Available

- Beautiful, historic building in downtown Dubuque
- 13,900 SF available for lease
- Entire 3rd floor of 3-story building
- Private/secure entrance
- On-site parking spaces available and adjacent to public parking garage
- Comfortably accommodate 50–90 employees
- Access to loading dock



concept drawing

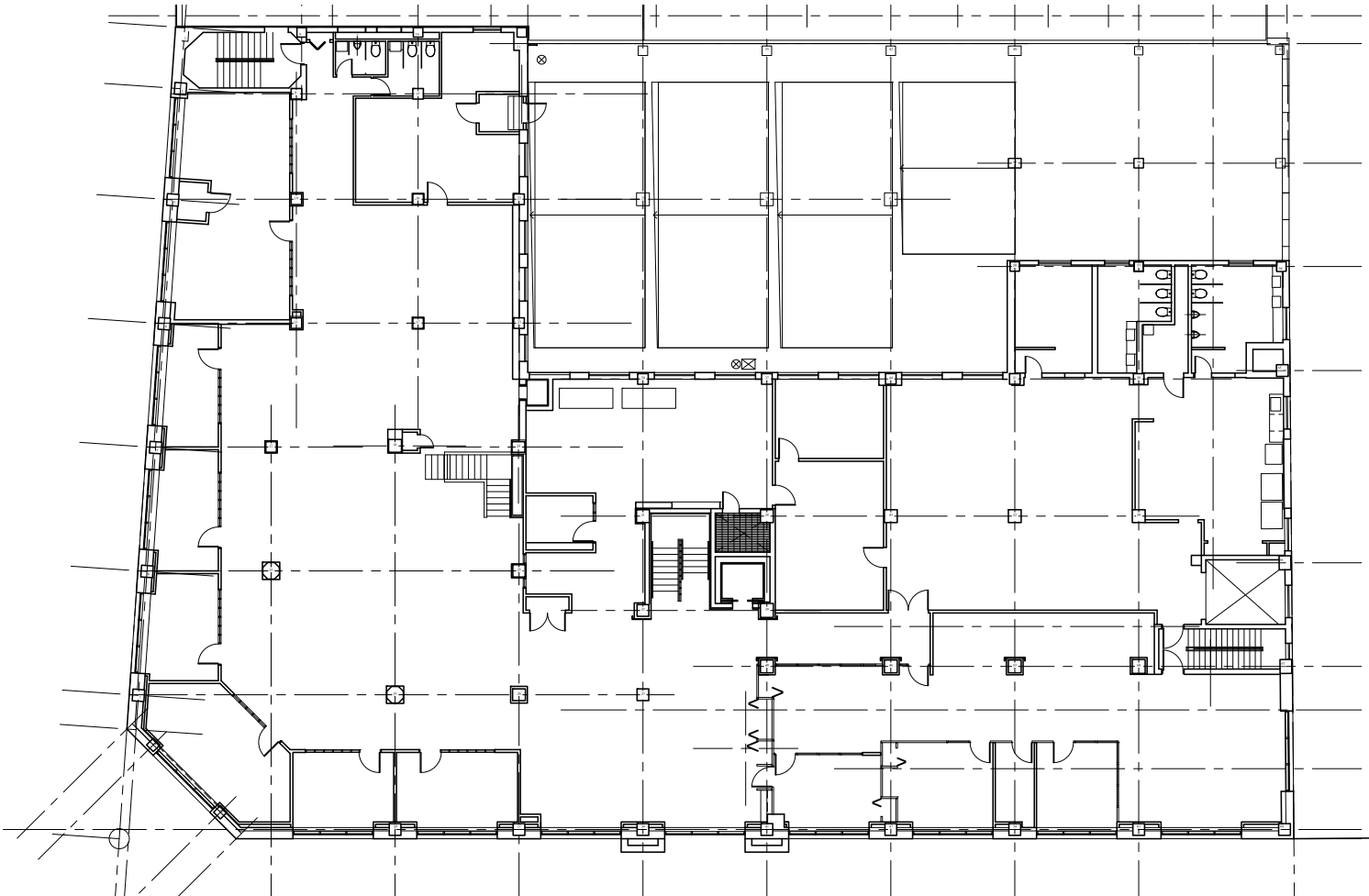
For Information Contact



Nancy Kann
563.580.7257
nancyk@gronenproperties.com

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- \$16 PSF Gross
- Move-in ready
- Spacious floor plan with private offices
- Large windows with an abundance of natural light



Bringing new life to
downtown Dubuque . . .



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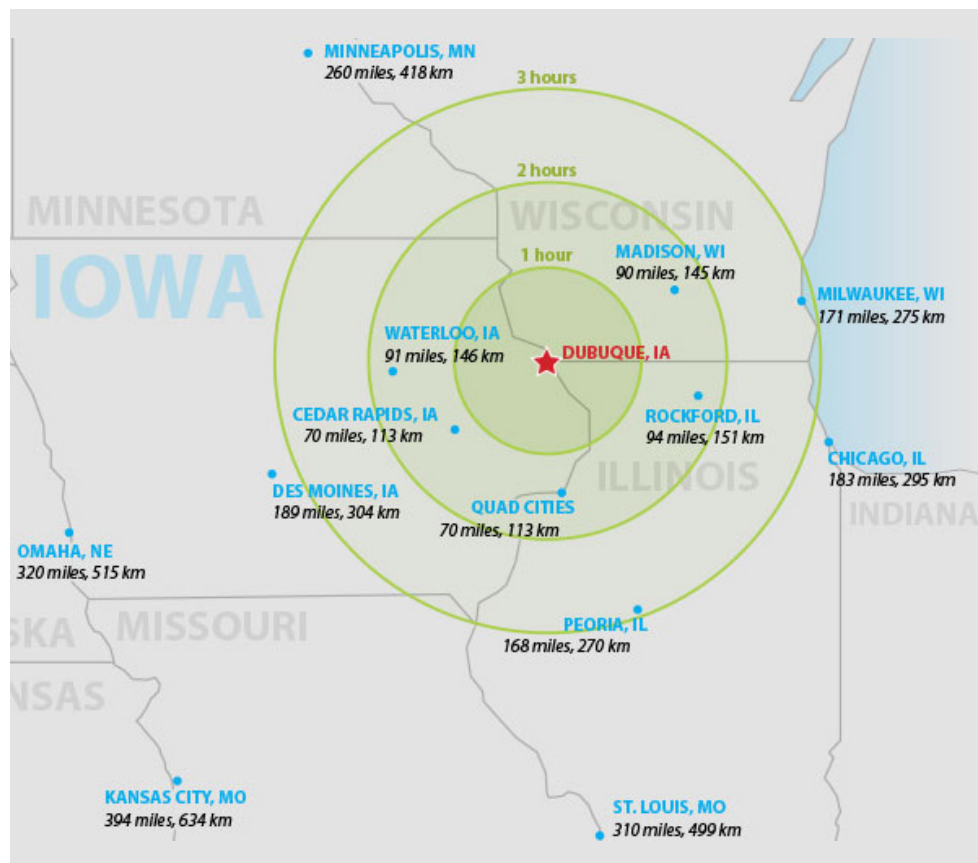
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LOCATION, LOCATION, LOCATION

801 Bluff Street is within walking distance of many events, including:

- Farmers Market (every Saturday)
- Dubuque & All That Jazz (3rd Friday of every month, June–September)
- Dubuquefest (every May)
- Millwork Night Market (2nd Thursday of every month, April–October)
- Roshek Holiday (every November/December)
- Tri-State Chili Cook-Off (every October)
- First Fridays (1st Friday of every month)



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