

501 Bell Street

Dubuque, Iowa

Professional Class A
Space for Lease



Mix of Executive
Offices & Flex Space

Building Size

Total square footage: 139,062

Space Available: 4,084 SF (1st Floor)

Lease Rate: \$21 PRSF Gross*

- Full service gross lease includes rent, MIT, utilities, and janitorial

*Annual rates

Features

- LEED Certified Gold Building
- Over 500 no-cost parking spaces available
- Secured entrances
- Security services desk in lobby
- Loading dock and freight elevator
- Café with local food vendors



Interested in
learning more?

[Click here to view video.](#)



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Building Features

- 4-Story building
- Brick with precast accents
- Built in 2007
- Multi-story glass atrium lobby
- Abundance of natural light
- Sprinklers
- Significant IT infrastructure in place



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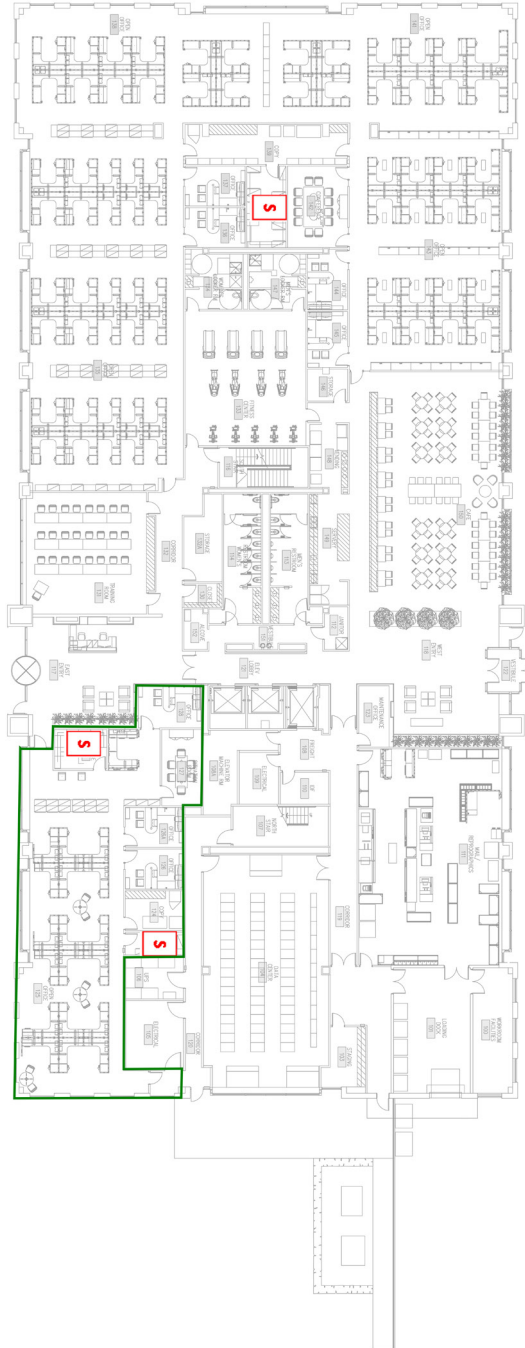
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Floor Plan

- Multiple options, build to suit
- Move-in ready
- Furniture options available



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Site Amenities

- Outdoor patio
- Shared training room and exercise facilities
- Easy highway access to tri-state area
- Located in the Port of Dubuque
- Multiple amenities within walking distance including dining, convention center, retail, riverwalk, waterpark, casino, and other entertainment



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