

F O R S A L E O R L E A S E

# 400 ICE HARBOR DRIVE

Dubuque, Iowa 52001



## OFFICE BUILDING

DBQ Property Group and CBRE|Hubbell Commercial are pleased to exclusively market for lease or sale 400 Ice Harbor Drive in Dubuque, Iowa, a tri-state area (Wisconsin, Illinois, Iowa) on the eastern border of the state and located in the beautiful Port of Dubuque surrounded with numerous amenities. This Class A office building was fully restored in 2007 to a LEED Standard Green office building and is comprised of approximately 23,008 SF +/- sitting on .62 acres of prime real estate with extraordinary visibility from Highway's 20 and 61/151. The building is currently occupied with one tenant in 8,134 SF on a net lease basis, providing the incoming owner with a reliable income stream. The available space remaining in the building is beautifully finished with professional office layout and extensive exterior glass lines. There is a free on-site parking lot directly adjacent that offers tenants and visitors 40+ surface parking stalls, and also an adjacent city owned free parking garage. 400 Ice Harbor Drive offers an investor or owner user, a Class A asset in the heart of the economically vibrant city of Dubuque, which has been named an All-American City five times (19', 17', 13', 12' & 07') in 12 years by the National Civic League; and in 2013, was Forbes Magazine's #14 Best Small City in America for Business and Careers. The property has been professionally managed and well maintained.

- **Total Building**  
23,008 SF
- **Asking Price**  
Negotiable
- **Available For Lease**  
12,284 SF
- **Lease Rate**  
\$15.00/SF/year Net

Tenant responsible for the payment of building operating expenses and utilities

- **Location**  
High visibility

Direct access to major highways

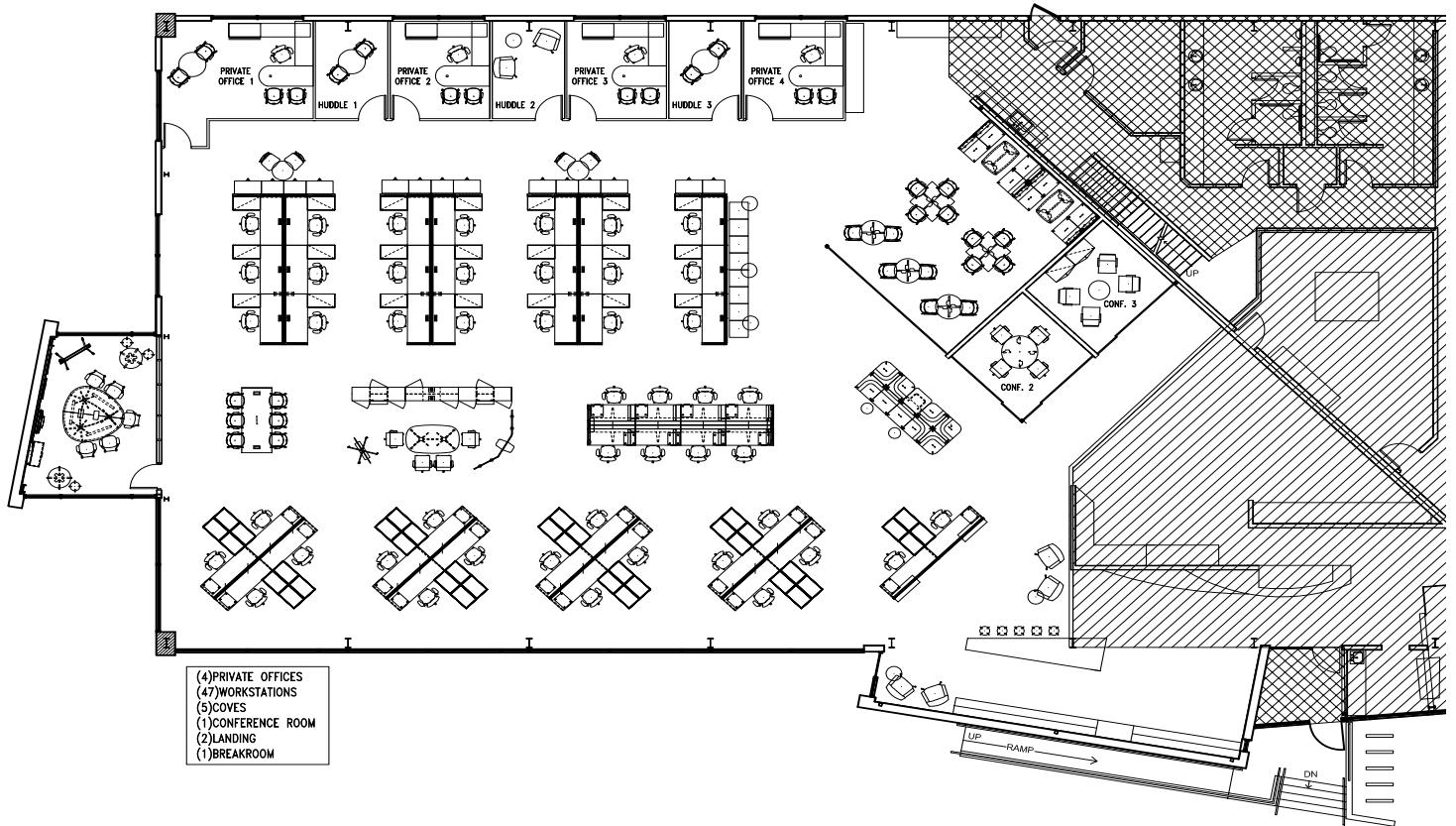
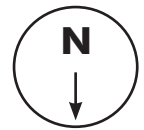
Port of Dubuque is a mixed use environment, including hotel, restaurants, casino, museum, entertainment, retail and businesses. A planned residential development is underway.

[www.dbqpropertygroup.com](http://www.dbqpropertygroup.com)  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)



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# SAMPLE FLOOR PLAN



## SALIENT DATA

- Immediate occupancy
- Join MSA Professional Services
- Excellent visibility with easy highway access in the tri-state location
- Within walking distance of Downtown Dubuque
- Located in the Port of Dubuque with direct access to area amenities: restaurants, hotel, convention center, casino and river walk
- Fully restored in 2007
- LEED Standard "Green" Office Building (Photovoltaic "Solar Power" Converter, In-Floor Radiant Heat, & Chilled Water Storage)
- Single story with mezzanine and a modern, efficient floor plan with multiple design options to accommodate 40–100 employees
- 40+ free on-site parking spaces, and also directly adjacent to free public parking garage
- Ample glass lines proved natural day lighting throughout the space
- Projected Energy Savings of 40–50% per year



[CLICK HERE TO VIEW  
PROPERTY VIDEO](#)

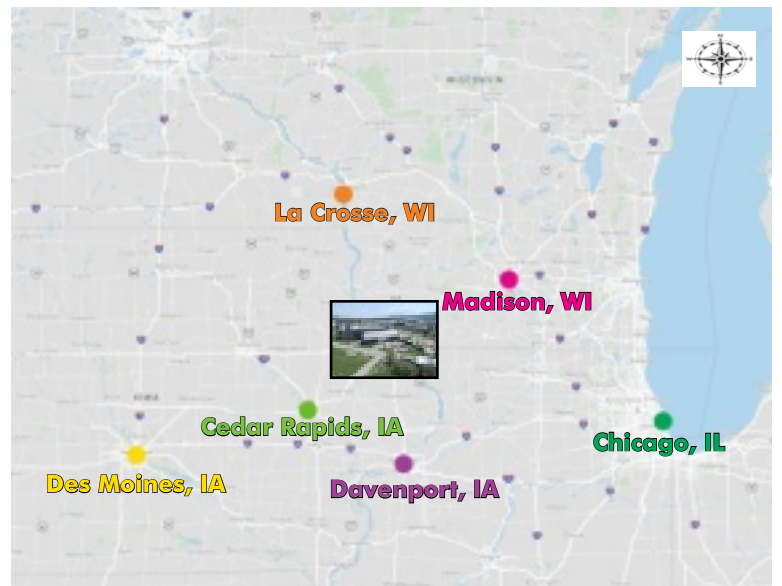


# PHOTOS



# DRIVING DISTANCES

- **Des Moines, IA**  
202 Miles      3 Hours 7 Minutes Driving Time
- **Cedar Rapids, IA**  
73.4 Miles      1 Hour 19 Minutes Driving Time
- **Davenport, IA**  
71.5 miles      1 Hour 15 Minutes Driving Time
- **Madison, WI**  
101 miles      1 Hour 57 Minutes Driving Time
- **La Crosse, WI**  
118 Miles      2 Hours 25 Minutes Driving Time
- **Chicago, IL**  
179 Miles      3 Hours 4 Minutes Driving Time



# PARKING



## PLEASE CONTACT:

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