



# ROSHEK BUILDING

700 LOCUST ST, SUITE 110  
APPROXIMATELY 1400-2807 SQ FT

[ROSHEKBUILDING.COM](http://ROSHEKBUILDING.COM)



## RESTAURANT ■ CAFE ■ COFFEE SHOP

### APPROXIMATELY 1400-2807 SQ FT

- \$10 PSF plus \$5.65 MIT & utilities
- Turn-key restaurant operation
- Full commercial kitchen & equipment
- Large dining area
- Full bar with additional seating
- Bakery display cases
- Additional walk-in cooler & storage in lower level
- Corner exposure
- Floor-to-ceiling storefront windows for display & visibility

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- Excellent retail location in the Roshek Building with in-house foot traffic of approximately 1,000 per day.
- Lobby & mezzanine common & seating areas
- Free public wireless access
- Banking center
- Retail
- Public restaurants
- Dock and freight systems for deliveries

## HIGH PROFILE LOCATION WITH EXCELLENT VISIBILITY



**NANCY KANN**  
REALTOR®, LICENSED IN IOWA  
(C) (563) 580-7257  
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Class 'A' commercial space located in the heart of downtown Dubuque, the Roshek Building has a walkability score of 97 and is the undeniable hub of the city's downtown offerings with convenient access to parking, public transportation, restaurants, park, and plaza. An on-site professional management team and maintenance staff assures building upkeep to include landscaping, on-the-spot snow removal, common-area cleaning, and site supervision.



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AMERICAN  
*Bombshell*

Body & Soul

Cottingham & Butler  
SisCo | HealthCorp

RSM IBM

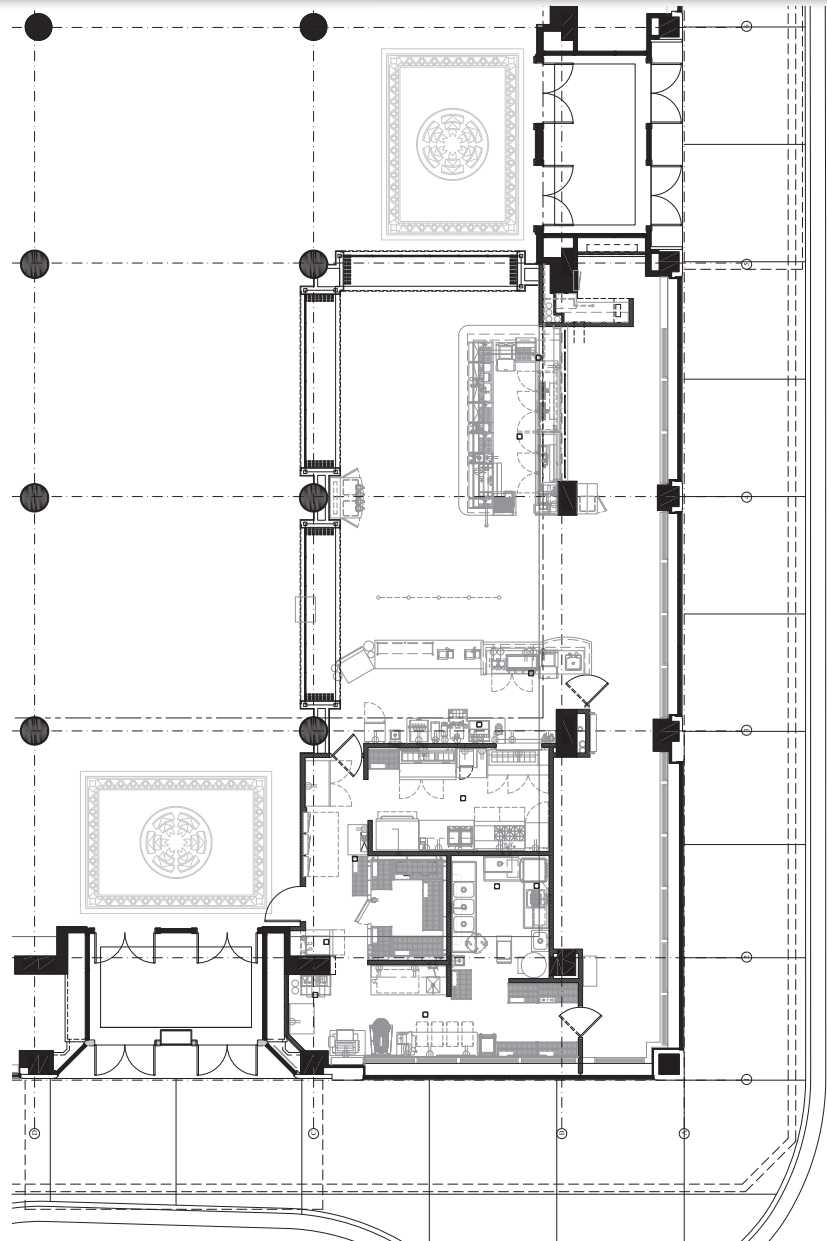
CHALMERS & EATON  
INVESTMENT  
SERVICES, LLC

DIAMOND HEALTHCARE  
COMMUNICATIONS

Heartland  
FINANCIAL USA IN

COMMUNITY FOUNDATION  
of Greater Dubuque

hopechurch  
HELPING PEOPLE CONNECT WITH GOD



CONCEPT DRAWING  
\*Subject to Change

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