



ROSHEK BUILDING LEASING

ROSHEKBUILDING.COM



BUILDING OWNER

Dubuque Initiatives / Roshek Building Master Tenant

BUILDING MANAGER

Gronen Properties

BUILDING SIZE

- Total square footage: 296,167
- Total leasable square feet: 253,947
- Number of floors with leasable area: 11 including lower level

SPACE AVAILABLE

- 1st floor: 1600 SF; Multiple kiosk options available. See floor plan. \$10/SQ FT & \$5.65 est MIT.
- 4th floor: 11,458 SF; \$9/SQ FT & \$5.65 est MIT.
- 7th floor: 26,322 SF—Sublease until 6/30/19.
- Lower Level: 8,842 SF; \$5/ SQ FT plus MIT and utilities. (Negotiable)

LEASE TERMS

- Negotiable
- Triple net lease/MIT (Maintenance, Insurance, Real Estate Taxes)
- Tenants pay rent, MIT, and electrical. First floor tenants pay water/gas if applicable

MIT

MIT is calculated on an annual basis.

Gas-heat

Electric-common space

Air Conditioning

Water & Sewer

Janitorial-common area

Day Porter present 8-2 daily

Exterior Window Cleaning

Seasonal Plantings (Landscaping)

Snow Removal

Waste Removal Services

Sidewalk Repair

24/7 Security/Onsite Guard

Controlled Access

43 Cameras Inside/Outside Building

Two Diverse Fiber Paths Provided by CenturyLink

Generator Back Up

Elevator Maintenance

Property Management Fees

Property Taxes

Insurance

Repairs and Maintenance

Small Tools & Equipment

Casual Labor



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ROSHEK BUILDING AMENITIES

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CLASS "A" BUILDING

According to the Guide of Office Building Classifications, Class "A" buildings represent the highest quality buildings in their market. They are generally the best looking buildings with the best construction, and possess high quality building infrastructure. Class "A" buildings also are well-located, have good access, and are professionally managed. The Roshek Building is a prime example of the distinguished Class "A" structure.

HISTORICAL SIGNIFICANCE

- Honored designee of the National Register of Historic Places
- Complete rehabilitation and restoration
- Restored original wood and terrazzo flooring, hand railings, plaster wall and ceiling surfaces, marble walls in historic elevator lobbies, and bronze elevator entrances
- High ceilings with unique cement trayed design

LOCATION, LOCATION, LOCATION

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.

- Free parking—In the Port of Dubuque
- Shuttle Service—Two shuttles run a continuous loop in 5-minute intervals from 7:15-8:00am and from 5:00pm-5:45pm Monday-Friday

SAFETY FEATURES

- Controlled access
- 24/7 guard/concierge with escort assistance to and from parking available on request, and 43 monitored interior/exterior camera security
- Security and life safety infrastructure
- Backup emergency generators
- Emergency backup power system available at tenant request
- Elevators and controls replaced in 2009
- Central communication system
- Current standards for ADA compliance

BUILDING FEATURES EXTRAS

- Lobby and mezzanine commons areas
- Museum-quality historic displays
- Free public wireless access
- Banking center
- Retail
- Public restaurants
- Dock and freight systems for deliveries

DESIGN/CONSTRUCTION TEAM

- Fit plan designs for new tenants
- Graphic design team available



ROSHEK BUILDING SUSTAINABLE STRATEGIES & ADVANTAGES

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TENANT AND OCCUPANT ADVANTAGES OF GREEN BUILDING

There are many benefits of employing green building technologies and practices for occupants, owners, and society at large. Measurable benefits include reduction of waste, decreased water usage, energy savings, reduced operating and maintenance costs, and improved indoor air quality. Studies indicate that businesses that market their commitment to the green movement enjoy higher employee morale, productivity, recruitment, retention and improved public image.

THIS LEED® PLATINUM PROJECT HAS DESIGN FEATURES THAT ENHANCE ENERGY EFFICIENCY AND INDOOR AIR QUALITY, IMPROVING WORKER PRODUCTIVITY AND REDUCING IOWA'S OVERALL CARBON FOOTPRINT.

BUILDING ENVELOPE

- Reflective roof system substantially reducing cooling cost
- Replaced single pane glass in all East elevation windows with double pane insulated glazing
- Increased insulation to a value of R50

MECHANICALS

- State-of-the-art HVAC system with high-quality filters and replacement schedule increases efficiency by more than 30%, reducing tenant utility costs
- Computerized, temperature-controlled energy management system
- Tenant option for phone/computer emergency back-up system

WATER CONSERVATION

- Replaced all plumbing fixtures throughout the building with low-flow restroom fixtures and hands-free faucets resulting in 40% reduction in water usage

ENERGY-EFFICIENT LIGHTING

Replaced all lighting with energy-efficient lighting systems, occupancy sensors, and daylight-harvesting capabilities

QUALITY OF LIFE

Building practices and features benefit overall employee health with increased productivity and fewer sick days

- Maximization of daylight and use of economizers which increase the use of outside air
- Low volatile organic compound (VOC) paints throughout improve air quality and eliminate potential health hazards
- Green cleaning products



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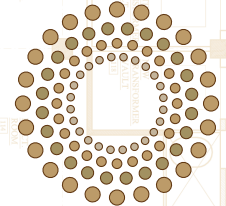


ROSHEK BUILDING CURRENT TENANTS

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RETAIL



Body & Soul
DOWNTOWN
SpaSalon

COMMERCIAL



CHALMERS &
EATON
INVESTMENT
SERVICES, LLC



The Leo A. & Joy K. McCarthy
Center for Nonprofit Learning



Cottingham & Butler
SisCo | HealthCorp



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