



**SCHMID  
INNOVATION  
CENTER**

**955 WASHINGTON STREET | DUBUQUE, IOWA**

*The goal of the CARADCO project is to create community awareness and pockets of activity in the building and the surrounding district.*



## A SPACE TO LIVE

*“The CARADCO Lofts are a great, unique apartment complex surrounded by a number of current amenities and an area that is blossoming with future growth. Having lived in Chicago for a number of years, the Millwork District environment quenches my thirst for a more urban lifestyle here in Dubuque.”*

*—Current Resident*



### AMENITIES:

- Secure entrance to residential units
- Smoke free building
- Fresh air system
- Community game room/fitness room
- Commercial grade common laundry facilities
- Convenient trash/recycling compaction system with chutes on each floor
- Courtyard community space
- Dry cleaning pick up/drop off
- Green housekeeping
- Off-street parking available
- Bike friendly



### SUSTAINABLE AND ENERGY EFFICIENT FEATURES:

- In-floor radiant heat and high-efficiency boilers
- Gas conservation equipment, which reduces gas usage by up to 30%
- Building reconstruction that utilizes reclaimed materials from other projects
- Indoor environmental quality/Low VOC paints, materials, ventilation system

### BUILDING FEATURES:

- 72 apartments
  - 28 one-bedroom units; Average size 893 sq. ft.
  - 44 two-bedroom units; Average size 1,309 sq. ft. (42 of these offer two bathrooms)
- 4 ADA units; one 1-bedroom and three 2-bedrooms
- Laundry facilities in each unit
- In-floor heat
- Energy-efficient utilities and Energy Star appliances
- Outdoor common decks equipped with gas grills
- Exposed stone, brick, beams, columns, and joists
- Large windows and high ceilings

For more information, please contact us at 563.557.7010 or via email at [info@gronen.com](mailto:info@gronen.com).

[www.gronen.com](http://www.gronen.com)

[www.caradcolofts.com](http://www.caradcolofts.com)

Gronen Properties LLC | Licensed in Iowa

# EQUITABLE | VIABLE | LIVABLE





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## A SPACE TO LIVE



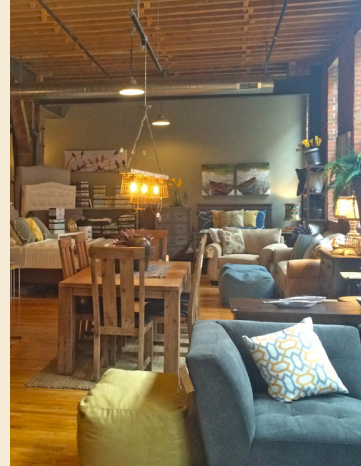
*“From all walks of life, my neighbors are friendly and respectful which makes the building its own unique community. It is always a treat to have guests over and take them on a tour throughout the building, pointing out elements of the building’s past that have been highlighted in the renovation.”*

— Current Resident

Monthly rent for **WORKFORCE HOUSING** is \$950 for a 1 bedroom unit and \$995 for a 2 bedroom unit. For detailed information on income requirements, please contact us at 563-557-7010 or via email at [info@gronen.com](mailto:info@gronen.com).

**MARKET RATE** units range from \$1249-1707 for a 1 bedroom and from \$1549-2335 for a 2 bedroom.

Rent includes water, sewer and garbage. Tenant is responsible for gas, electricity, phone, cable, & parking.



### COMMERCIAL/RETAIL BUSINESSES LOCATED WITHIN THE SCHMID INNOVATION CENTER

- Adam’s Dance Connection
- Brazen Open Kitchen | Bar
- Capra Bank
- Cordental
- Gigantic Design
- Greater Dubuque Development Corp.
- Namaste Athleisure Wear
- Pilates Fundamentals
- Pigott
- Wayfarer Coffee
- Zazou’s Bridal Boutique



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## A SPACE TO LIVE

11/22/19



### WORKFORCE

#### HOUSING UNITS: (effective 1/1/24)

- 1 Bedroom apartment: \$950/mo
- 2 Bedroom apartment: \$995/mo

### MARKET RATE

#### UNITS: (effective 1/1/24)

- 1 Bedroom/1 bathroom apartment: \$1249-\$1707/mo
- 2 Bedroom/1 bathroom apartment: \$1549/mo
- 2 Bedroom/2 bathroom apartment: \$1,543-\$2335/mo

### SECURITY DEPOSIT:

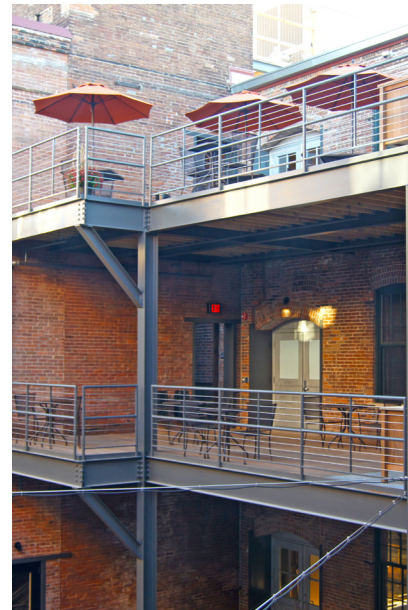
- Equal to 1st month's rent\*
- \*Contingent on tenant selection plan

### RENT INCLUDES:

- Water
- Sewage
- Garbage
- One off-street parking place

### RESIDENT RESPONSIBLE FOR:

- Gas
- Electric
- Cable/internet/phone options



### WORKFORCE HOUSING UNIT MINIMUM/MAXIMUM GROSS INCOME GUIDELINES:

Based on household combined gross income, includes employment, child support, social security, pensions, and interest/dividend income.

Effective 5/22/2023—(Changes Annually)

	1 person	2 person	3 person	4 person
Maximum Gross Income Limit Allowable	\$51,900.00	\$59,300.00	\$66,700.00	\$74,100.00

	1 BR	2 BR
Minimum Gross Income Affordability Requirement	\$34,200.00	\$35,820.00

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