



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.

www.gronen.com

www.caradcolofts.com

Gronen Properties LLC | Licensed in Iowa

EQUITABLE | VIABLE | LIVABLE



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“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

“Gronen maintenance is always so responsive and their efforts are very much appreciated. Whether reported through the online maintenance system, or through the Community Manager, items are taken care of in a timely manner.”

— Current Resident



COMMERCIAL/RETAIL BUSINESSES LOCATED WITHIN THE SCHMID INNOVATION CENTER

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



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05/8/2025



WORKFORCE

HOUSING UNITS: (effective 4/1/25)

1 Bedroom/1 bathroom apartment:
\$1000-\$1363/mo
2 Bedroom/1 or 2 bathroom apartment:
\$1184-\$1869/mo

MARKET RATE UNITS: (effective 1/1/25)

1 Bedroom/1 bathroom apartment:
\$1332-\$1817/mo
2 Bedroom/1 or 2 bathroom apartment:
\$1594-\$2413/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 6/1/2025—(Changes Annually)

| | 1 person | 2 person | 3 person | 4 person |
|--------------------------------------|-------------|-------------|--------------|--------------|
| Maximum Gross Income Limit Allowable | \$86,250.00 | \$98,600.00 | \$110,900.00 | \$123,250.00 |

| | 1 BR | 2 BR |
|------------------------------------------------|-------------|-------------|
| Minimum Gross Income Affordability Requirement | \$36,000.00 | \$42,624.00 |

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