

1065 JACKSON STREET / HISTORIC MILLWORK DISTRICT

DUBUQUE, IOWA

MILLWORK FLATS

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PRESS RELEASE

Millwork Flats to Enhance Dubuque's Historic Millwork District with New Mixed-Use Development

Dubuque, IA – A groundbreaking partnership development is looking to transform 1065 Jackson Street into Millwork Flats, an innovative mixed-use, multi-family project in Dubuque's Historic Millwork District. A true collaboration by local leaders in hospitality and digital branding, Offal Food Group and Gigantic Design Co., along with a new local developer, Outfly Real Estate, this project is a standout example of community-centric urban design driven by master plans, and feedback from a vast array of Dubuque stakeholders.

Millwork Flats will feature first-level commercial spaces with 62 residential units above, designed to be more affordable by offering smaller, efficient living spaces. This strategic development addresses the community's need for diverse housing options, contributing to the district's revitalization and enhancing the urban living experience for all residents.

A key component of this exciting development is the introduction of new hospitality concepts by Chef Kevin Scharpf and Offal Food Group, promising to deliver accessible culinary experiences.

"We are excited to add to the district's vibrant mix of hospitality options, creating new complementary experiences," said Chef Scharpf. "This infill project offers unique design opportunities that allow us to create something distinctive. Something that stands on its own but also leverages the momentum of the already established concepts in the district."

Millwork Flats will host the new headquarters for local design agency, Gigantic Design Co. This move marks a significant expansion for the agency, which has been a cornerstone of Dubuque's Millwork District since 2015 with leadership playing pivotal roles throughout the district's evolution.

"Our commitment to the Millwork District is deep-rooted," stated Tom Culbertson. "Evolving alongside the Millwork District since 1996, we understand its unique dynamics and potential. We believe Millwork Flats will be a transformational development for our downtown community, offering our team, future employees, and clients a one-of-a-kind environment for work and collaboration."

Currently employing 14 team members, Gigantic Design Co. will benefit from the increased space at Millwork Flats, which will accommodate their growth and enhance their service offerings. The new headquarters will feature a more dynamic photo and video studio, as well as expanded brand application production services for their clients throughout the Greater Dubuque area.

Guided by the updated comprehensive master plan for the Millwork District, and inspired by Dubuque Forward's' focus areas and call to action, Millwork Flats is a thoughtfully researched and community-aligned development. This project addresses the critical need for diverse residential options, and aims to create innovative living spaces conducive to both remote work and dynamic urban lifestyles, targeting young professionals and supporting population growth essential for the community's prosperity. Millwork Flats' mixed-use development fosters a sense of place that encourages mobility, green spaces, and entrepreneurial activation and serves as a cultural hub for the district and the wider community.

"As we build Millwork Flats, we're not just constructing a building; we're aspiring to cultivate a community," said Michael Fullan, Principal & Co-Founder of Outfly Real Estate. "This project is a testament to thoughtful urban planning and collaborative placemaking. We have been guided by the efforts and expertise of many, and we are thankful for this invaluable input. We are excited to realize a development that fulfills many objectives for the district and the community."

The project is contingent upon an approved Development Agreement with the City of Dubuque and the successful approval of State Workforce Housing and Redevelopment Tax Credits.

For more information, updates, or general inquiries about Millwork Flats, please visit our dedicated landing page millworkflats.com.



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