



1330 East Superior Street, Duluth

# OFFICE SPACE FOR LEASE

## Contact:



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titaniumpartners.com

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Explore this prime office space located at 1330 E. Superior St., near downtown Duluth, in the heart of the Medical District. Great potential for retail, office and/or a warehouse.

## Property Highlights

- Up to 14,000 square feet available (demisable)
- Negotiable rates and TI
- Free on- and off- street parking
- Good access to HWY 35
- Located near downtown Duluth and the Medical District.
- Open floor plan (example layout on reverse side)



## Additional Features

### Flexible Size and Layout

Offers shell space and an open floor plan layout for designing/configuring it to suit your specific needs.

### Location and Neighborhood Appeal

Access to downtown amenities, businesses and the Medical District. Street visibility and transit options make the space accessible, along with its walkability and bikeability.

### Loading and Storage Amenities

Suitable for businesses needing excellent access for deliveries—two street-level docks and garage storage available in lower level.

### Street Level and Visibility

Space at level on Superior Street, offering high visibility and easy access for clients, customers and deliveries. Storefront suitable as a retail space.

To learn more about  
this space contact:

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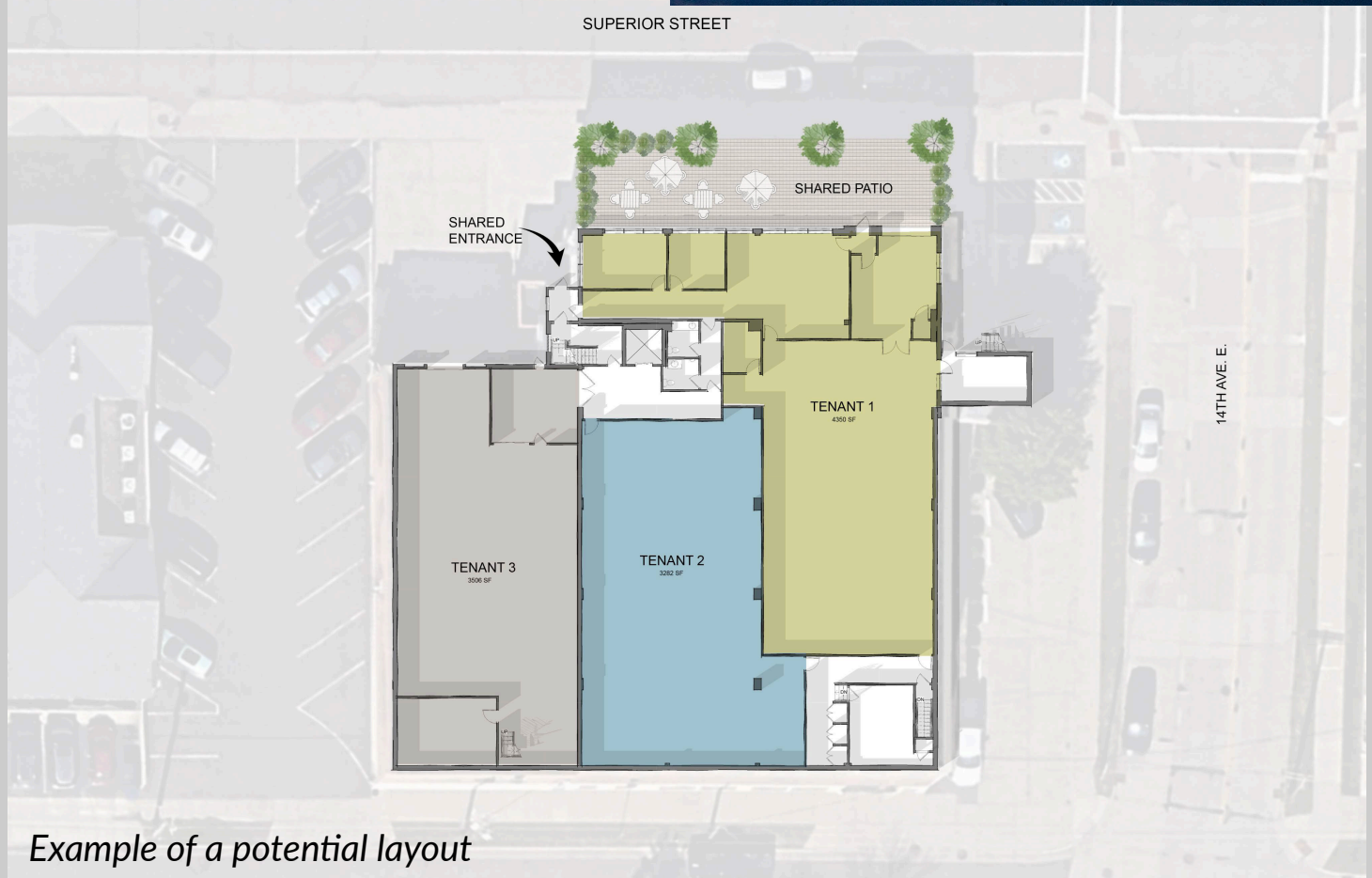
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Example of a potential layout