

# Duluth Technology Village

For Lease - \$16.75 psf Gross Lease



Large Class A space in the highest quality and best located office building in Duluth. Immaculately maintained and managed. Located at “Main and Main” (Lake Avenue & Superior St). Space has unparalleled natural light and views of Lake Superior and Duluth’s beautiful streetscape.

## PROPERTY INFO

- Suite 430 - 28,897 SF
- Prime Class A office building Built in 2000
  - Skywalk connected
- Connected to Tech Village parking ramp
- Will consider a subdivision of the space

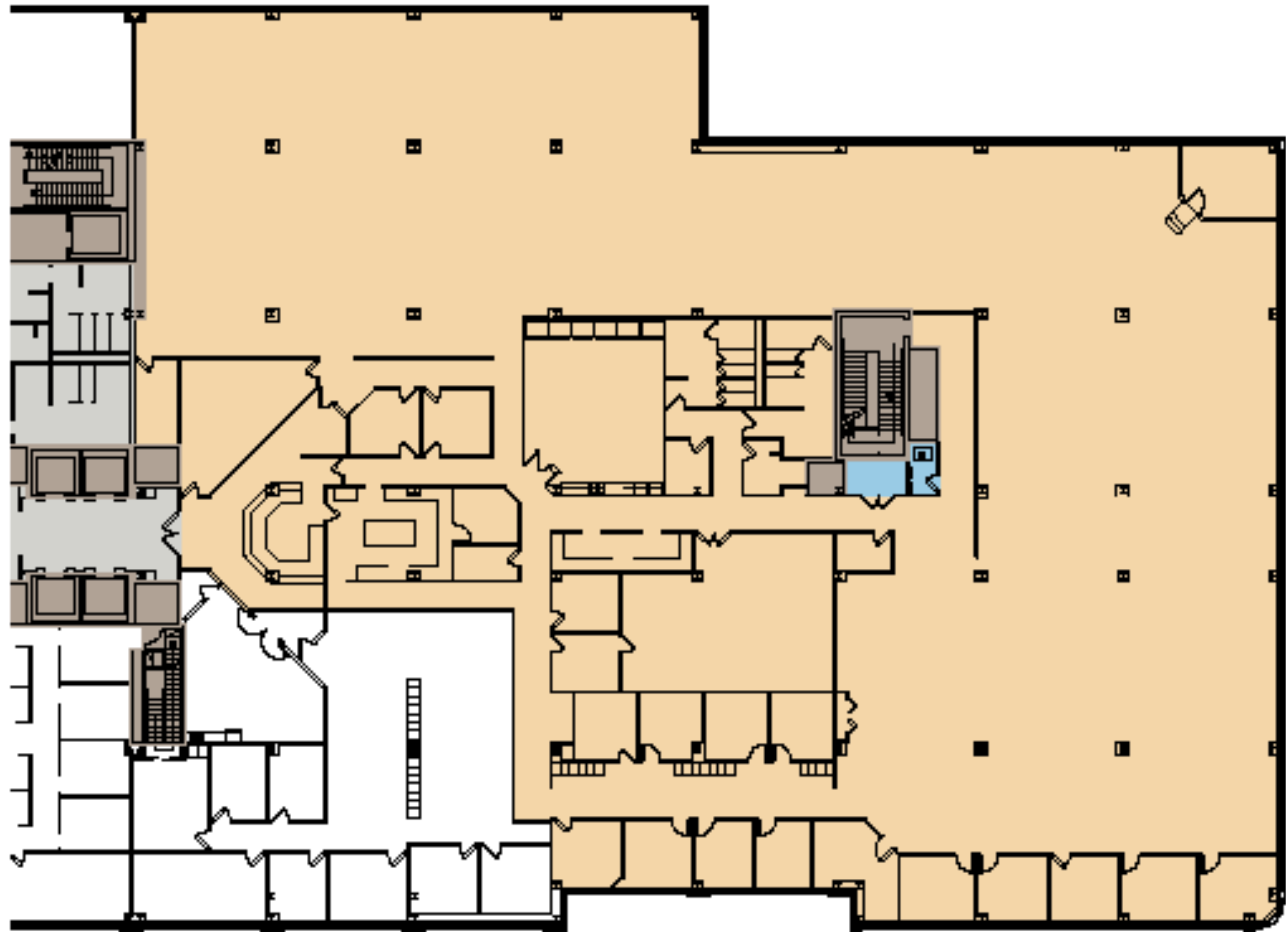
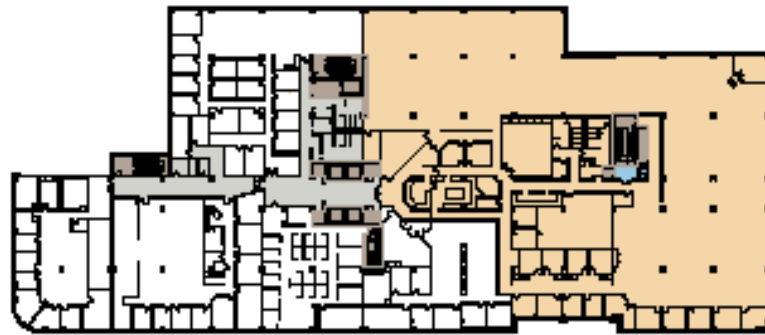


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Lept Survey Mar 17, 2016 PLOTTED BY: CDEMP P-13007 PROJECTS: 67103.00 AALL PROPERTY MANAGEMENT 2007\DU LUTHI TECHNOLOGY VILLAGE-3- DRAWING: 602- BOHNR4 BO.MA

**4th Floor Key Plan**

-  Building Common Areas
-  Vertical Penetrations
-  Floor Common Areas
-  Private Circulation
-  Tenant Location

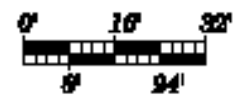


**Modified Rentable Area 30,783**

**Total Usable Area 25,065**

**SCALE**

1/32" = 1'-0"



**Duluth Technology Village**  
 Suite 430  
 11 East Superior Street  
 Duluth, MN 55802