

F **FOR LEASE**



Downtown Office Building
125-131 W 1st Street ▪ Duluth, MN
\$6.50 NNN

Greg Follmer ▪ Broker MN WI ▪ 218.310.0013 ▪ GregFollmer@gmail.com

230 East Superior Street ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed

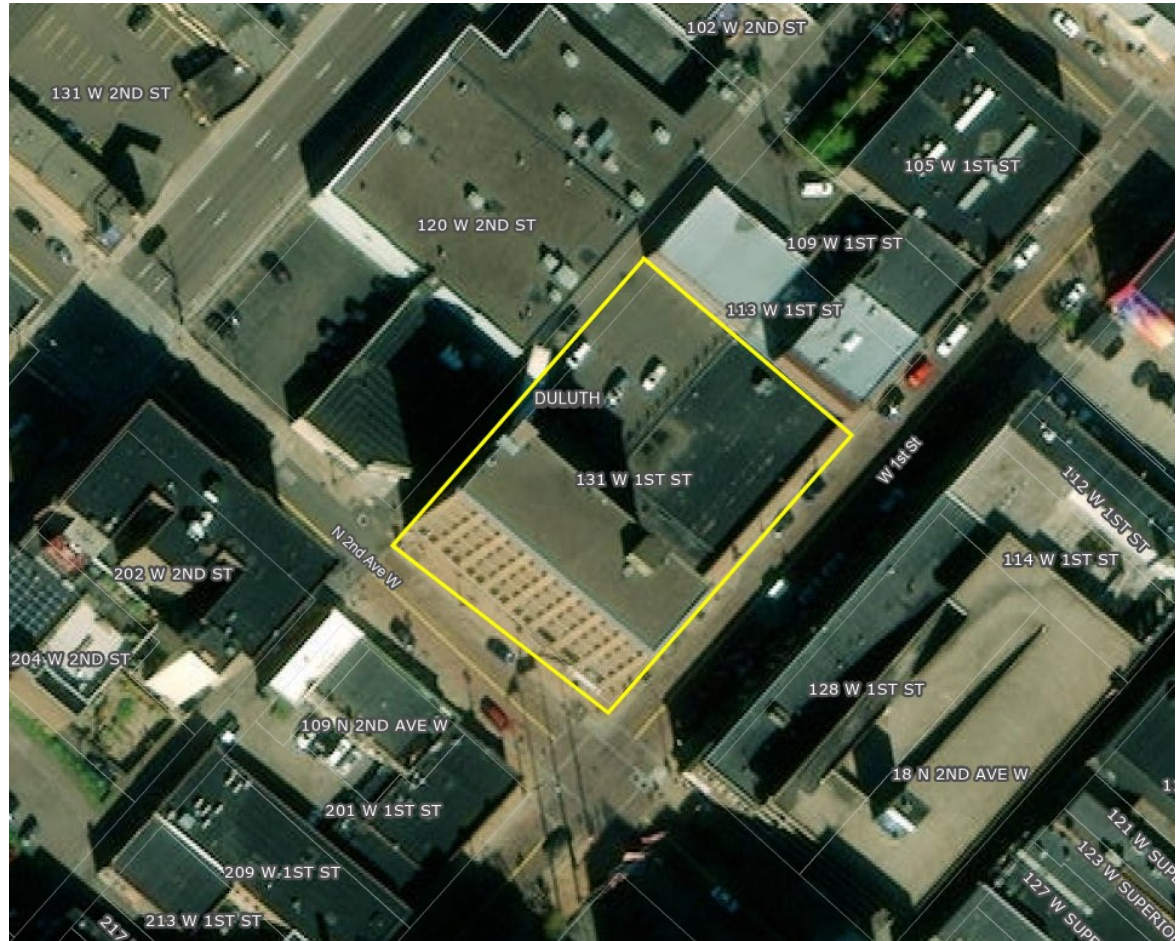
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- New Elevator
- Updated Mechanicals
- 1/2 Block to downtown Skywalk System
- Reasonable Rents
- Some on-site parking available
- Spaces from 3,000-24,000

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Well cared for “Advanstar” Building in Downtown Duluth. New elevator, updated mechanicals, well managed property with great natural light. Up to 3,000-24,000 SF Spaces Available.



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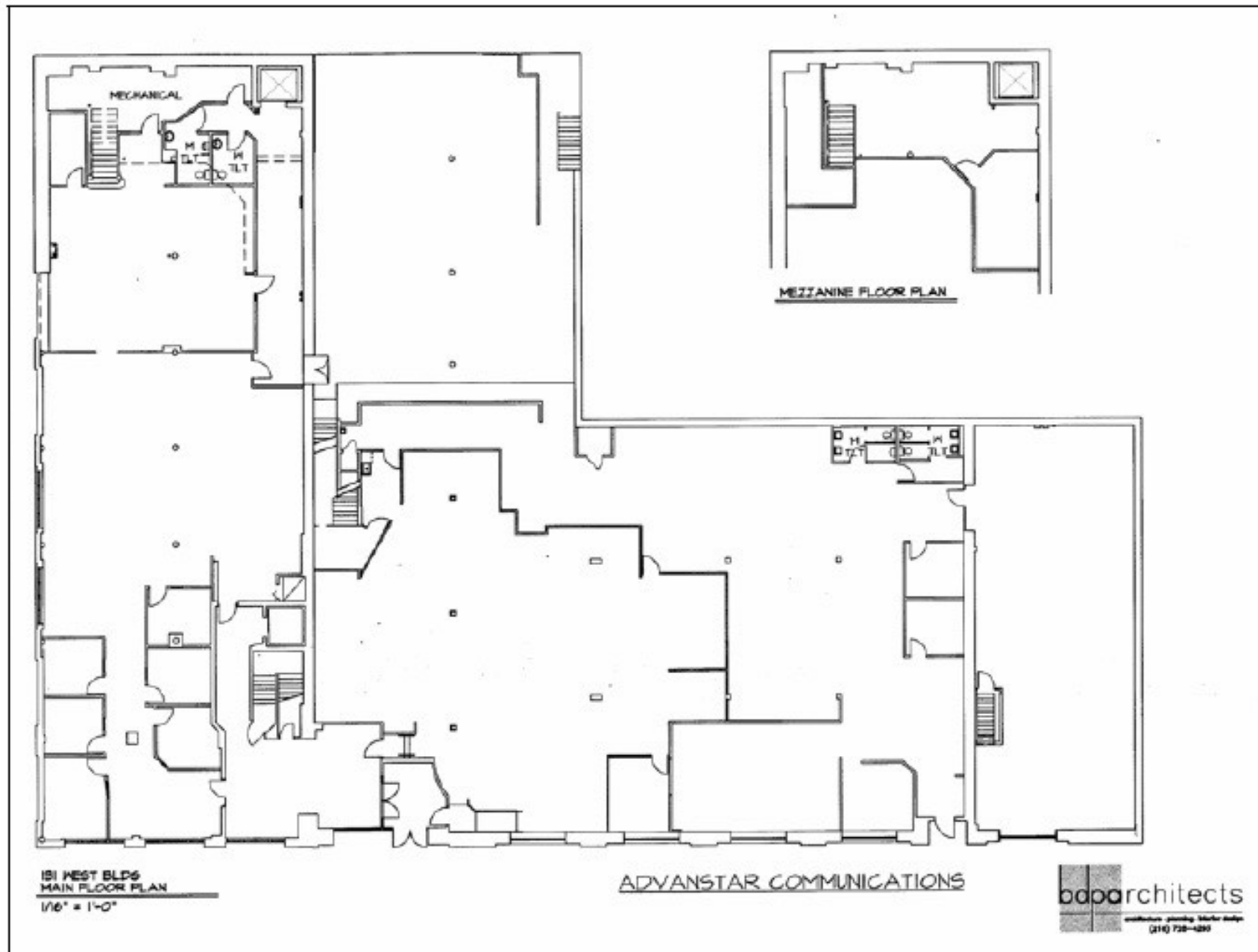
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Improvement Description, continued

First Floor 131 and 125 W. 1st Street

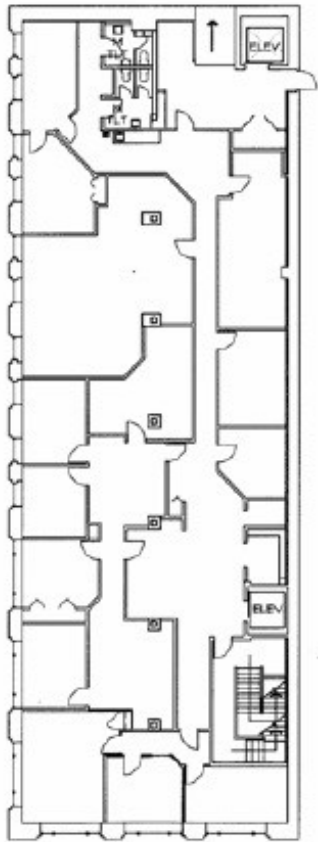


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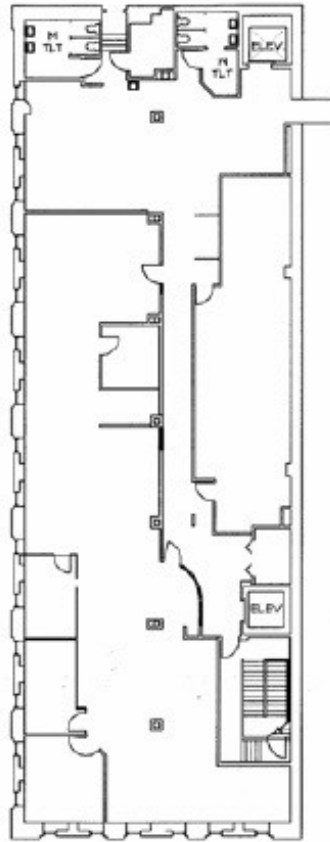
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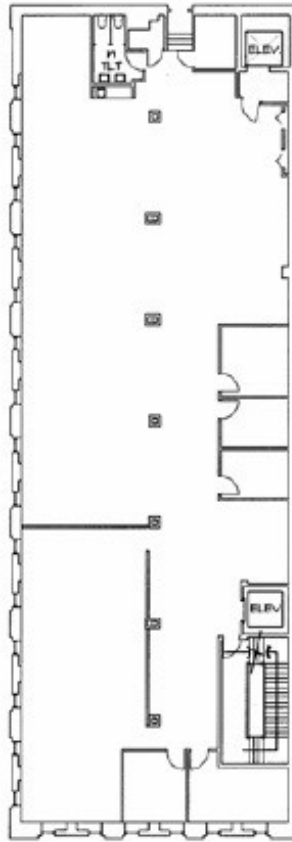
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151 WEST BLDG
SECOND FLOOR PLAN
1/8" = 1'-0"



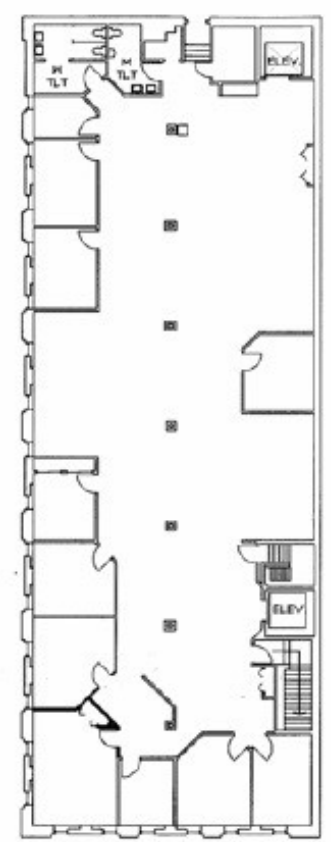
151 WEST BLDG
THIRD FLOOR PLAN
1/8" = 1'-0"



151 WEST BLDG
FOURTH FLOOR PLAN
1/8" = 1'-0"



151 WEST BLDG
FIFTH FLOOR PLAN
1/8" = 1'-0"



151 WEST BLDG
SIXTH FLOOR PLAN
1/8" = 1'-0"

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