

F FOR LEASE



Prime Denfeld Location

For Lease \$2,500 NNN

3904 Grand Ave ▪ Duluth, MN

 **Follmer**
COMMERCIAL REAL ESTATE

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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2,069 SF Office

2023 Taxes \$10,542

April 1, 2024 Occupancy

Furnished is possible

Hot Water Heat



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Move in condition—Prime Grand Ave Location!

Signage—Visibility—Parking at your Door

Your clients will enjoy the convenient location and easy parking at this well maintained office building. Prime Modern office space. Great access to I-35 at 40th Ave W.

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