



*Conceptual drawing*

4316 Rice Lake Road, Duluth, MN

# OFFICE SPACE FOR LEASE

## Contact:



218.461.4344



info@titaniumpartners.com



titaniumpartners.com

**TITANIUM**

PARTNERS

## Arrowpointe Medical Center - Suite 110

Up to 9,437 RSF (7,590 USF)

Position your practice or business in Duluth's award-winning medical and professional destination. Suite 110 at Arrowpointe offers a modern, flexible environment designed to support patient-centered care, professional services, and operational efficiency.

### A Location That Works for You—and Your Clients

- Perfectly positioned for convenience, Arrowpointe offers exceptional regional accessibility
- Immediate highway access for clients traveling from Duluth, Superior, the Iron Range, the North Shore, and surrounding communities
- Close proximity to banks, restaurants, and retail, making everyday operations more efficient
- Ample on-site parking for both clients and employees



*Suite 110 located immediately off main lobby*

## Why Suite 110?

### Flexible Space Options

- Up to 9,437 RSF available
- Space is demisable with multiple layout configurations
- Adaptable for administrative, medical, dental, or therapy uses

### Functional, Modern Interior

- Includes private offices and meeting rooms
- Large windows provide exceptional natural light
- Contemporary finishes and well-maintained interiors

### Convenient & Client-Friendly

- Easy access from the main entrance and lobby
- Welcoming, professional common areas
- Ideal for practices prioritizing accessibility and a polished client experience

### Secure, Professional Setting

- Located within a respected medical center campus
- Safe and well-managed environment for staff and visitors



*"Our patients love this location and compliment the facility all the time. They appreciate how easy it is to get to and the convenient parking."*

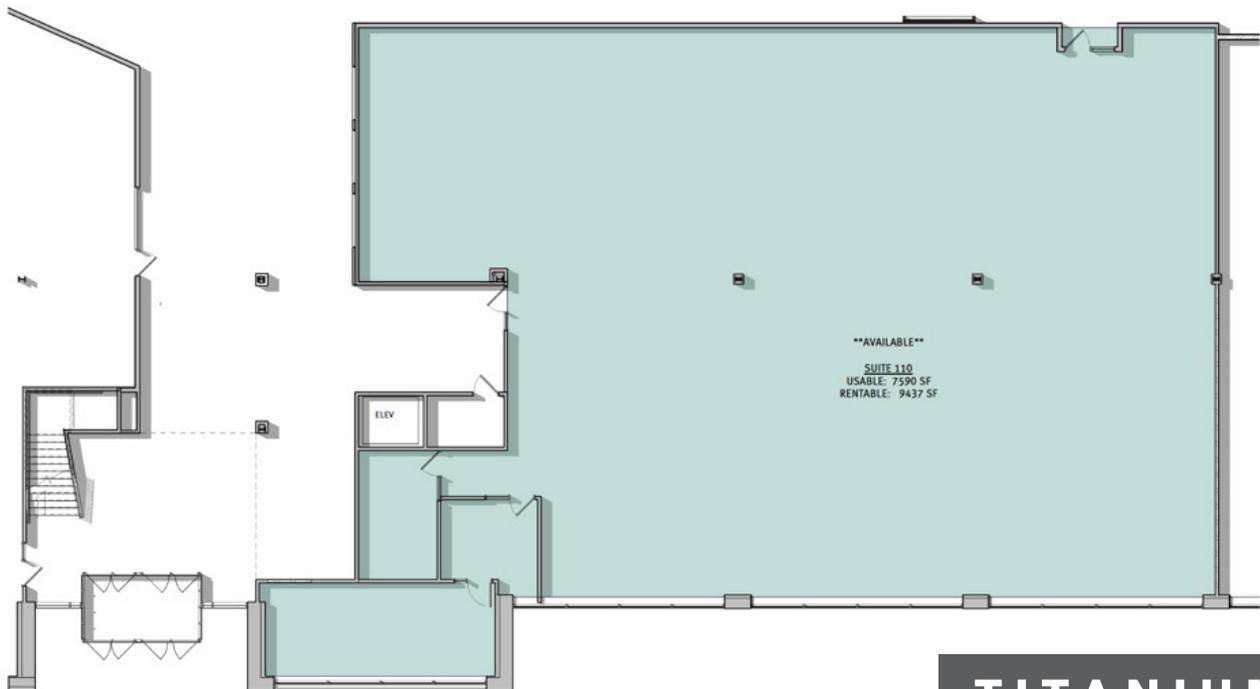
Rachael Perlinger,  
Clinic Administrator,  
Northland Plastic Surgery  
(tenant since 2024)

## Current Tenants

- Arrowhead Surgery Center
- Dermatology Duluth
- In Motion Therapy
- Northland Plastic Surgery
- Northern Neurosurgery and Spine
- North Shore Subs
- Optum
- Retina Consultants of Minnesota
- St. Croix Hospice
- Titanium Partners
- UnitedHealthcare

## The Perfect Fit for Your Growing Practice or Team

If you're considering relocation or expansion, Suite 110 at Arrowpointe provides the flexibility and infrastructure you need to serve your clients at the highest level. Contact us at [info@titaniumpartners.com](mailto:info@titaniumpartners.com) / 218.461.4344 to learn more or to schedule a tour.



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