



**Sub-Lease Opportunity—Will Divide  
4316 Rice Lake Rd ▪ Duluth, MN  
Former UHG Office Space**

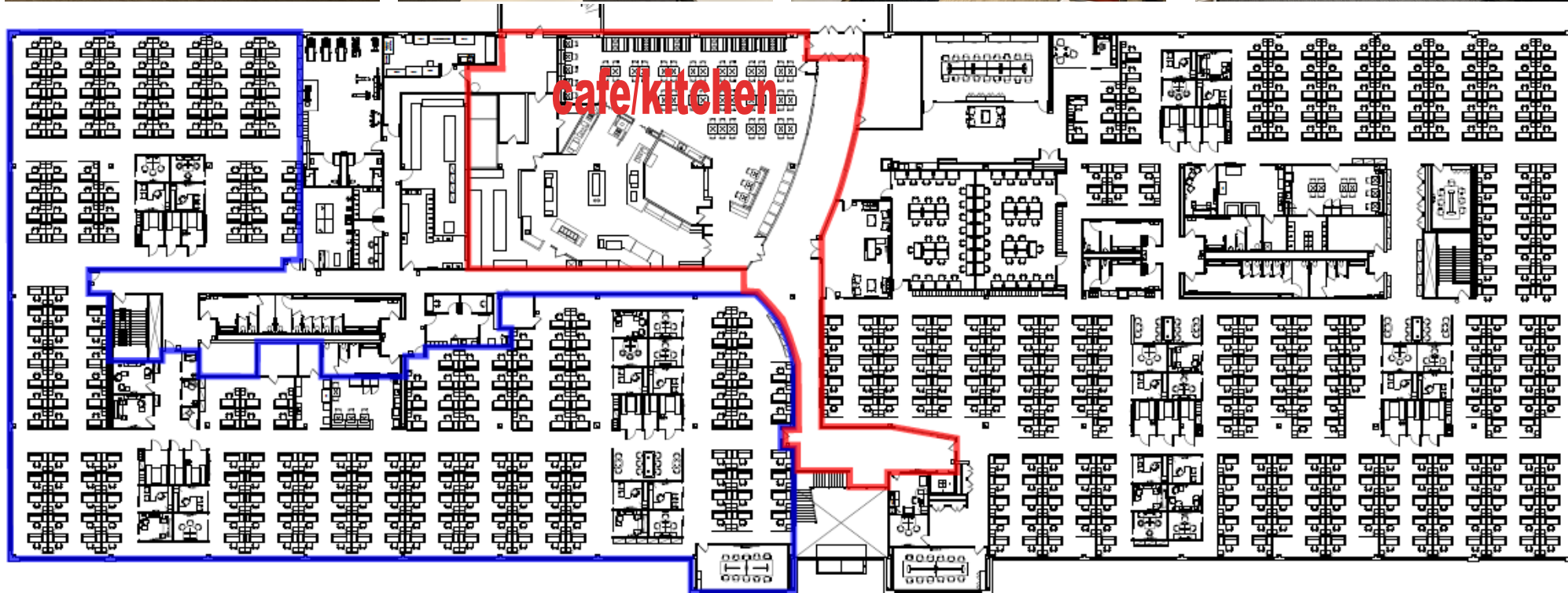


**Greg Follmer ▪ Broker MN WI ▪ 218.310.0013 ▪ [GregFollmer@gmail.com](mailto:GregFollmer@gmail.com)**

**10 East Superior Street #6 ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin**

**All Information Herein Deemed Reliable but not Guaranteed**





**27,561 SF Available**  
**Will Divide**

Greg Follmer ▪ Broker MN WI ▪ 218.310.0013 ▪ [GregFollmer@gmail.com](mailto:GregFollmer@gmail.com)

10 East Superior Street #6 ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed

## 27,561 (SF) Reasons to Sublet! Will Divide!

Reap the benefit of a remaining lease term and enjoy a truly amazing Class A office design. This facility was built out with no expense spared for its former user. Enjoy modern office cubes, private meeting pods, team spaces, conference rooms, break room with vending area, and a fully built-out commercial kitchen café/restaurant space. Furniture and fixtures are negotiable. You just don't see this often, so call us to discuss the fully negotiable terms and capitalize on sublet!



**F** **FOR LEASE**



Greg Follmer ▪ Broker MN WI ▪ 218.310.0013 ▪ [GregFollmer@gmail.com](mailto:GregFollmer@gmail.com)

10 East Superior Street #6 ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed





# Sub-Lease Opportunity

## 4316 Rice Lake Rd ▪ Duluth, MN

### Former UHG Office Space



Greg Follmer ▪ Broker MN WI ▪ 218.310.0013 ▪ [GregFollmer@gmail.com](mailto:GregFollmer@gmail.com)

10 East Superior Street #6 ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed