

230 W Superior Street
DULUTH, MN 55802

Building Signage

Investment or Owner/User Office for Sale or Lease
900 - 66,754 sf available

Brian Helmken

Executive Vice President

D 612.701.8787

brian.helmken@avisonyoung.com

Erik Heltne

Executive Vice President

D 612.237.9226

erik.heltne@avisonyoung.com

Addison Carlson

Associate

D 612.473.6987

addison.carlson@avisonyoung.com

**AVISON
YOUNG**

For Sale or Lease

Property Information

Location:	230 W Superior Street Duluth, MN 55802
Rentable Building Area:	98,068 sf
Land Area:	0.26 acres
PIDs:	010041000730
Year Built:	1956
Floors:	9
Height:	130'
Parking:	4.22/1,000 sf
Zoning:	Opportunity zone
Available RSF:	900 - 66,754 RSF
Gross Rent:	\$20.00
Market:	Downtown CBD Duluth

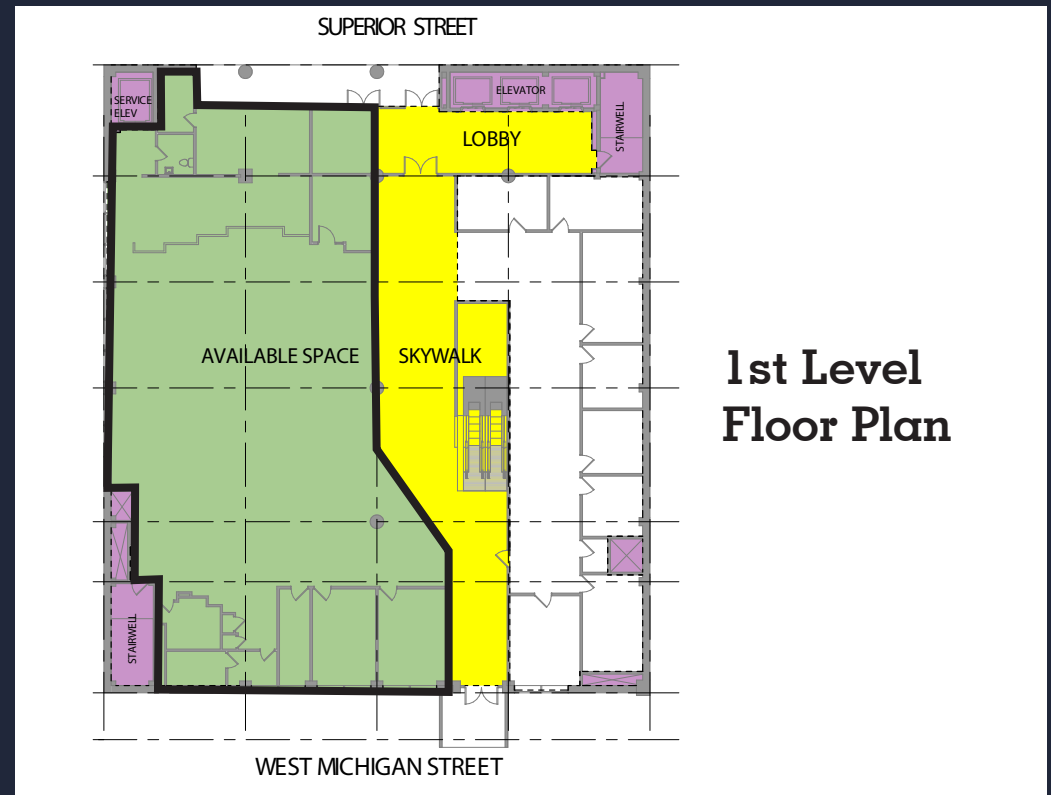
Availabilities

LL	7,504 SF
Suite 100	1,360 SF
Suite 200	10,432 SF (Full Floor)
Suite 300	11,024 SF (Full Floor)
Suite 400	11,024 SF
Suite 510	900 SF
Suite 600	11,015 SF
Suite 702	2,469 SF
Suite 800	11,026 SF



For Sale or Lease

Bank Space Available - 1st Floor (Skywalk)



Bank Space Available

A Unique Opportunity in a Prime Location

- **Street-Level Entrance** for easy customer access
- **Highly Visible 35W Signage** for maximum exposure
- **Connected to the Skyway** - seamless downtown access

Perfect for a financial institution looking to establish a strong presence in a high-traffic area.

Details

- Exclusive full-floor availabilities
- Strong financial ownership
- Convenient on-site Wells Fargo Bank located on the first floor level
- Lower-level tech options
- Move-in ready furnished suites ready for immediate occupancy

Property Summary

- Prime signage opportunity
- Abundant attached covered parking
- Breathtaking panoramic views of Duluth Harbor and Lake Superior, complemented by abundant natural light
- Debt-free asset



Get in touch!

Brian Helmken

Executive Vice President

D 612.701.8787

brian.helmken@avisonyoung.com

Erik Heltne

Executive Vice President

D 612.237.9226

erik.heltne@avisonyoung.com

Addison Carlson

Associate

D 612.473.6987

addison.carlson@avisonyoung.com

**AVISON
YOUNG**

Avison Young | 1601 Utica Ave S, Suite 360 | Minneapolis, MN 55416 | 612 913 5640

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.