



ARROWPOINTE MEDICAL CENTER

Office | 4 Spaces Available | 4,563 Sq. Ft. - 17,411 Sq. Ft.

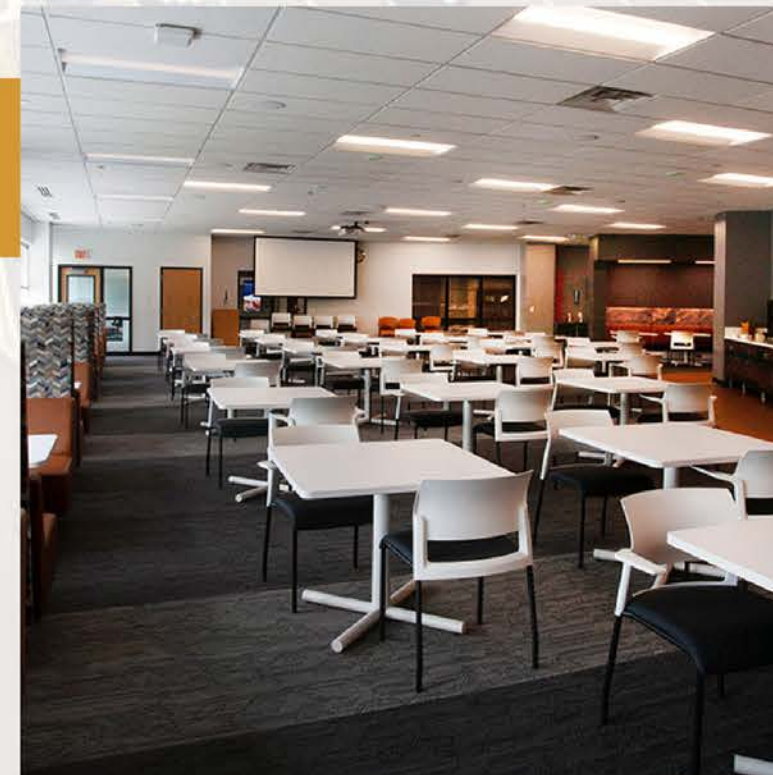
ARROWPOINTE MEDICAL CENTER



4316 Rice Lake Rd Duluth, MN 55811
TitaniumPartners.com/Arrowpointe

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ARROWPOINTE

MEDICAL CENTER



CERTIFICATION

Arrowpointe is a Class A building giving you the premier office setting.



LOCATION

Centrally located in one of the fastest growing areas of Duluth, Minnesota.



AMENITIES

Convenient parking, corporate cafeteria, and spacious common areas.



NEWLY RENOVATED

Fully renovated in 2021 to fit the growing need for medical space in Duluth.



ARROWPOINTE MEDICAL CENTER

ADDRESS: 4316 Rice Lake Rd,
Duluth, MN 55811

PRICE: \$21.50/SF/YR +
Estimated \$9.50psf CAMS

AVAILABLE SQUARE FOOTAGE

4 spaces available
4,563 - 17,411 sq. ft

NOTABLE TENANTS

Arrowhead Surgery Center
Dermatology Duluth
United Health

PARKING

1,077 Surface Spots

PROPERTY TYPE

Office / Medical Office

YEAR RENOVATED

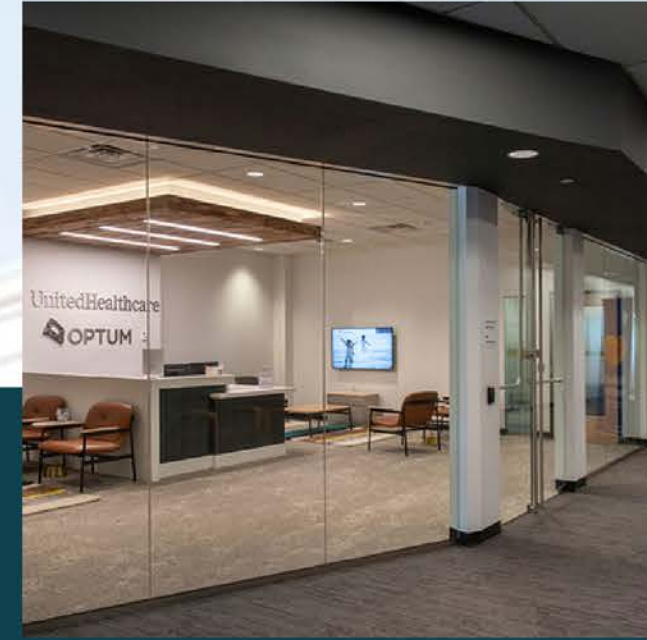
2021

NEWLY RENOVATED

The newly renovated Arrowpointe Medical Center is newly renovated in 2021 with over 155,000 SF of medical grade office space.

A FRESH FEELING

With all new construction and amenities, the Arrowpointe Medical Center is now a thriving center for the community.



BUILDING SIZE: 155,724 SF - 2 Stories

TYPICAL FLOOR SIZE: 77,750 SF

CEILING HEIGHT: 10' 2"

PARKING RATIO: 10 stalls / 1450 SF

AMMENITIES:

- Modern Construction
- 1,077 Parking Spaces
- 40,000 Daily Traffic Counts
- Corporate Cafeteria
- Common Washrooms
- Medical Office Co-Tenants

AVAILABLE UNITS:

4 Available Units

OTHER INFORMATION

2-Story Class A Building
1,077 Parking Spaces
Corporate Cafeteria





SUITE 108
 Usable: 9,834 SF
 Rentable: 12,227 SF

SUITE 103
 Usable: 6,891 SF
 Rentable: 8,568 SF

SUITE 102
 Usable: 3,670 SF
 Rentable: 4,563 SF



SUITE 110
 Usable: 7,590 SF
 Rentable: 9,437 SF





AVAILABLE UNITS

SUITE 102

LISTING TYPE	DIRECT
SPACE SUBTYPE	EXECUTIVE OFFICE
RSF	4,563 SF
USF	3,670 SF
LEASE TYPE	NNN
LEASE TERM	NEGOTIABLE
RATE (PER SF)	\$21.50 / SF / YR
TOTAL CAM (PER SF/YR)	\$8.56
TOTAL RATE (PER SF/YR)	\$27.06

SUITE 103

LISTING TYPE	DIRECT
SPACE SUBTYPE	EXECUTIVE OFFICE, MEDICAL OFFICE
RSF	8,696 SF
USF	6,994 SF
RATE (PER SF)	\$21.50/ SF / YR
LEASE TYPE	NNN
LEASE TERM	5+ YEARS
TOTAL CAM (PER SF/YR)	\$8.56
TOTAL RATE (PER SF/YR)	\$27.06

SUITE 110

LISTING TYPE	DIRECT
SPACE SUBTYPE	EXECUTIVE OFFICE
RSF	9,433 SF
USF	7,587 SF
LEASE TYPE	NNN
LEASE TERM	NEGOTIABLE
RATE (PER SF)	\$21.50/ SF / YR
TOTAL CAM (PER SF/YR)	\$8.56
TOTAL RATE (PER SF/YR)	\$27.06

SUITE 108

LISTING TYPE	DIRECT
SPACE SUBTYPE	EXECUTIVE OFFICE, MEDICAL OFFICE
RSF	12,222 SF
USF	9,830 SF
LEASE TYPE	NNN
LEASE TERM	LEASE TERM
RATE (PER SF)	\$21.50/ SF / YR
TOTAL CAM (PER SF/YR)	\$8.56
TOTAL RATE (PER SF/YR)	\$27.06

DULUTH, MN BUSINESS VIEW

Nestled on the shores of Lake Superior, Duluth captivates with its scenic beauty. This portside town offers a unique blend of outdoor adventures and cultural richness. With a surrounding population of around 127,000 residents, this vibrant city boasts historic charm, a thriving arts scene, and access to breathtaking landscapes, making it an ideal location for those seeking a distinctive and welcoming community.

Duluth's connection to the outdoors is not just a backdrop but a way of life. With an extensive network of trails, parks, and waterfront access, residents can effortlessly transition from cityscape to nature escape. The city's commitment to sustainability and green initiatives underscores its dedication to preserving the breathtaking landscapes that surround it. Whether exploring the vibrant arts community, savoring local flavors at the burgeoning culinary scene, or simply enjoying the tranquility of Lake Superior, Duluth provides a nuanced living experience that goes beyond the postcard imagery.





LEASING AGENT

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Titanium Partners expert team offers a mixture of unrivaled customer service combined with years of asset management experience. We offer next-level service with local expertise.



ARROWPOINTE
MEDICAL CENTER



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QUESTIONS?

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