

SPIRIT VALLEY/WEST DULUTH

PRIME SPACE AVAILABLE



331 N CENTRAL AVE, DULUTH, MN 55807

STREET LEVEL

- ♦ **9000 SQ. FT. CLASS A SPACE**
 - ♦ **MOVE IN READY**
 - ♦ **OFF STREET PARKING (38 SPACES)**
 - ♦ **HIGH TRAFFIC AREA**
- ♦ **OFFICE SPACE CONVENIENTLY LOCATED JUST 2 BLOCKS FROM I-35 ON/OFF RAMPS.**
- ♦ **THE STREET LEVEL CONSISTS OF 8 PRIVATE OFFICES, 2 CONFERENCE ROOMS, RECEPTION/WAITING AREA, LARGE BREAK ROOM, & MORE...**
- ♦ **THE 6800 SQ. FT. SECOND FLOOR IS A LARGE OPEN SPACE, ALONG WITH SEVERAL SMALLER SPACES. EXCELLENT FOR DANCE STUDIO, YOGA STUDIO, OR BUILD OUT TO SUIT.**



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