

PROUDLY PRESENTED BY:

**TITANIUM**

Office Space in Downtown Duluth  
1,400 – 3,000 Square Feet Available

## THE ORDEAN BUILDING

424 W Superior St, Duluth, MN 55801

[TitaniumPartners.com](http://TitaniumPartners.com)

Investing for the future



# PRIME STREET LEVEL OFFICE SPACE IN DOWNTOWN DULUTH

## THE ORDEAN BUILDING

ADDRESS: 424 W Superior St,  
Duluth, MN 55801

PRICE: \$22 Gross / Square Feet / Year  
All Utilities Included

### AVAILABLE SQUARE FOOTAGE

1,400 - 3,000 Square Feet

### NOTABLE NEARBY BUSINESSES

Maurices Corporate  
Starbucks  
Downtown Duluth

### PARKING

Lots Available

### PROPERTY TYPE

Office



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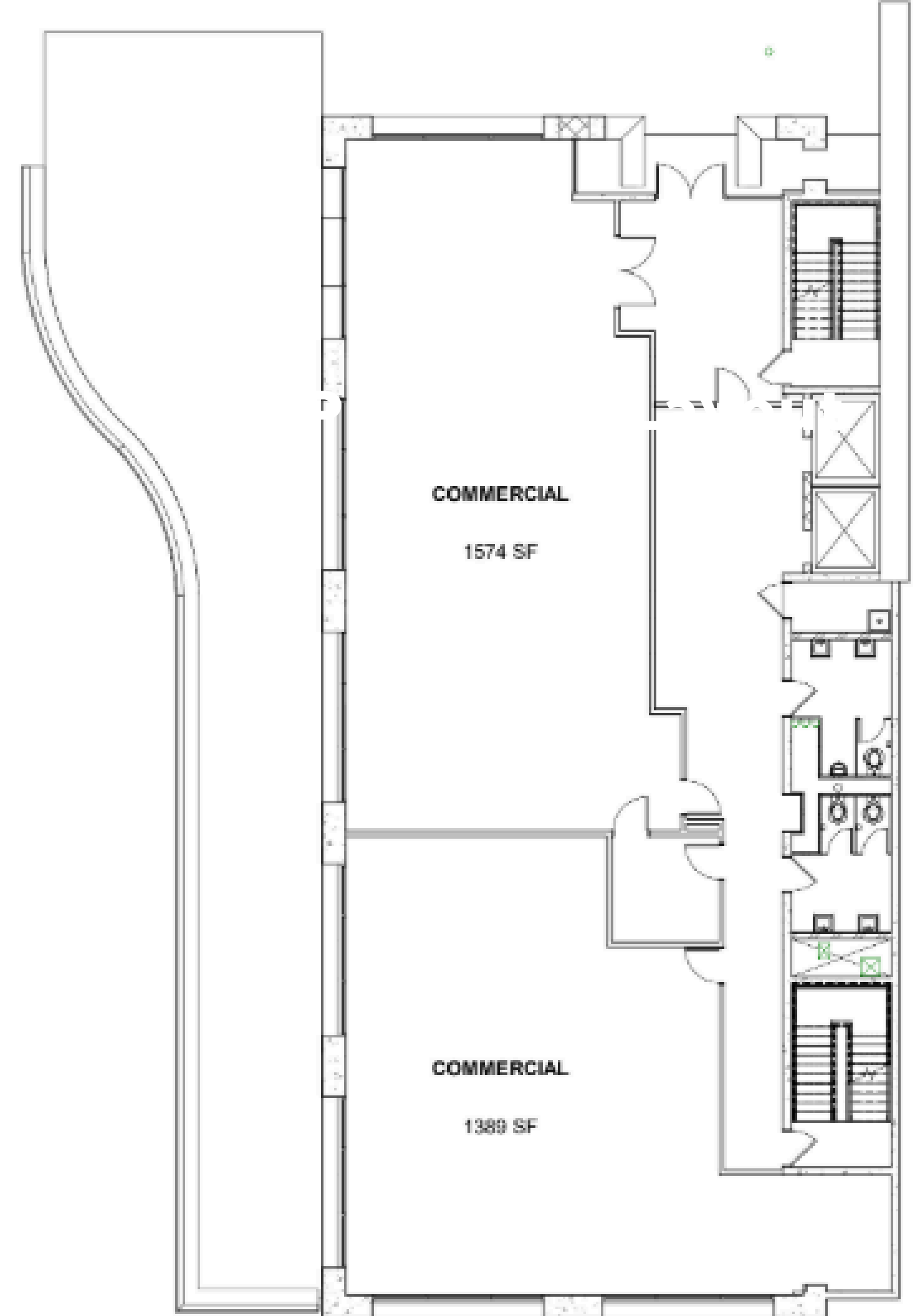


## NEW DEVELOPMENT: **The Ordean Building**

The Ordean is coming to life as a vibrant hub for locals and visitors alike. With a coffee shop, short-term and mid-term housing, and modern office space, something will always happen in this dynamic new destination. Be part of the future, invest in the revitalization of downtown Duluth today!

Opportunities like this don't last  
make it yours today!

**TitaniumPartners.com**







LEASING AGENT

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**TitaniumPartners.com**

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.

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# TITANIUM

Development | Management } Investment } Brokerage

QUESTIONS?

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