



Arrowpointe Medical Center
4316 Rice Lake Road, Duluth, MN

OFFICE SPACE FOR LEASE

Contact:

 218.461.4344

 info@titaniumpartners.com

 titaniumpartners.com

TITANIUM
PARTNERS

Professional Suites for Growing & Client-Facing Businesses in Duluth, MN

Titanium Partners proudly presents Arrowpointe — a modern, award-winning workspace designed for today's professionals. Offering flexible office suites for a wide range of businesses—professional services, medical practices, wellness providers, creative studios and more — Arrowpointe delivers a quiet, polished environment that supports privacy, client confidence and everyday productivity.

Perfectly positioned for convenience, Arrowpointe offers easy highway access for clients traveling from Duluth, Superior, the Iron Range, the North Shore and surrounding areas. You'll also enjoy close proximity to banks, restaurants and retail, plus ample on-site parking for both clients and employees.

Arrowpointe: where your business can thrive in a professional, connected and welcoming setting.



Why Businesses Choose Arrowpointe

- **Modern, professional suites**
Move-in ready layouts and customizable options to fit your operational needs.
- **Exceptional client accessibility & onsite parking**
Convenient location with easy wayfinding, ADA compliance, and ample onsite parking.
- **High visibility & strong Duluth location**
Located in well-established professional corridor with steady traffic and nearby amenities.
- **Flexible suite sizes for growing teams**
Options for solo practitioners, mid-size teams, and expanding multi-office practices.
- **Build-out opportunities**
Shape your space to reflect your brand, workflow, and client experience.
- **A professional environment that elevates your business**
Clean, quiet and designed to support client meetings, consultations, and daily operations.

Available Units*

- **Suite 102** (up to 4,563RSF; 3,670USF) - \$21.50+/SF/YR
- **Suite 103** (up to 8,568RSF; 6,891USF) - \$21.50+/SF/YR
- **Suite 110** (up to 9,437RSF; 7,590USF) - \$24.50+/SF/Y

**Flexible space options; demisable*

The Ideal Next Step for Your Business

If you're considering relocation, expansion, or a second location, now is the perfect time to explore Arrowpointe's leasing opportunities. Contact us at info@titaniumpartners.com / 218.461.4344 to learn more or to schedule a tour.



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Space Features

- Multiple floorplan options; demisable
- Private offices & meeting rooms
- Large windows with natural light
- Modern finishes throughout
- Secure, professional environment
- Client-friendly lobby and entrances

Current Tenants

- Arrowhead Surgery Center
- Dermatology Duluth
- In Motion Therapy
- Northland Plastic Surgery
- Northern Neurosurgery and Spine
- North Shore Subs
- Optum
- Retina Consultants of Minnesota
- St. Croix Hospice
- Titanium Partners
- UnitedHealthcare