

# Spina Building

Offered at \$1,825,000  
2 W 1<sup>st</sup> Street, Duluth, MN 55802



# Revitalization of the Spina Building..

Located at the intersection of Lake Ave and 1st Street, the Spina building has been thoughtfully restored by its current owners. Originally constructed in 1912, it first served as the home of the Boston Music Company, with Coffin's Dancing Academy occupying the upper level. Over the years and through various ownerships, the building fell into significant disrepair. However, between 1999 and 2000, this historic structure in Duluth's historic district underwent a complete renovation, paving the way for renewed investment in the area.



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# Extensive Building Renovations 1999-2000



## Exterior

- New energy efficient aluminum windows and doors
- New EPDM Roof and energy insulation
- Replaced the historic cornice
- Masonry Repair

## Interior

- The entire interior was gutted and rebuilt with all new finishes and fittings into Class-A office space.
- A 3rd floor was added within the old ballroom space
- A new main entry lobby with common entrance to a new elevator
- New HVAC, plumbing and electrical.
- New communications and data network
- New life safety and alarm systems
- Fire sprinkler system for the entire building.





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**Building Operations Information**

**#010-0940-00610**

**14,275 SF Above Grade**

**100x60 Lot**

**Built in 1912**

**Elevator**

**2026 Taxes \$34,190**

**Ample, easy parking in the adjacent Tech  
Village Ramp**

**Heating and Cooling**

Heat Source: City Steam

Air Conditioning: All lease spaces

All lease spaces have separate steam meters

**Level 1**

Each lease space has dedicated Heat & AC  
via central HVAC unit

**Level 2 & 3**

Heat & AC via central HVAC units located in Basement

**Power**

All lease spaces separate meters

**Communications**

Fiber Connection

**Life Safety**

Fire Sprinkler System

Fire Alarm System

**Security**

Electronic Building Door Access

Secure Elevator Access

Entry sensors and camera

**Trash**

Central Trash Room

**Elevator**

Service from main lobby to Level 2-3

**Greg Follmer Broker MN/WI 218.310.0013 [GregFollmer@gmail.com](mailto:GregFollmer@gmail.com)**

10 E Superior St #6 Duluth, Minnesota 55802 Licenses in Minnesota and Wisconsin

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Leased Area:  
 Level-1 4,275  
 Level-2 5,518  
 Level-3 4,653  
 TOTAL 14,446

Common Space

Main Level - 1



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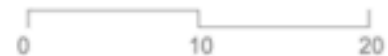
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Level - 2

Lease Area: 5,518 sf

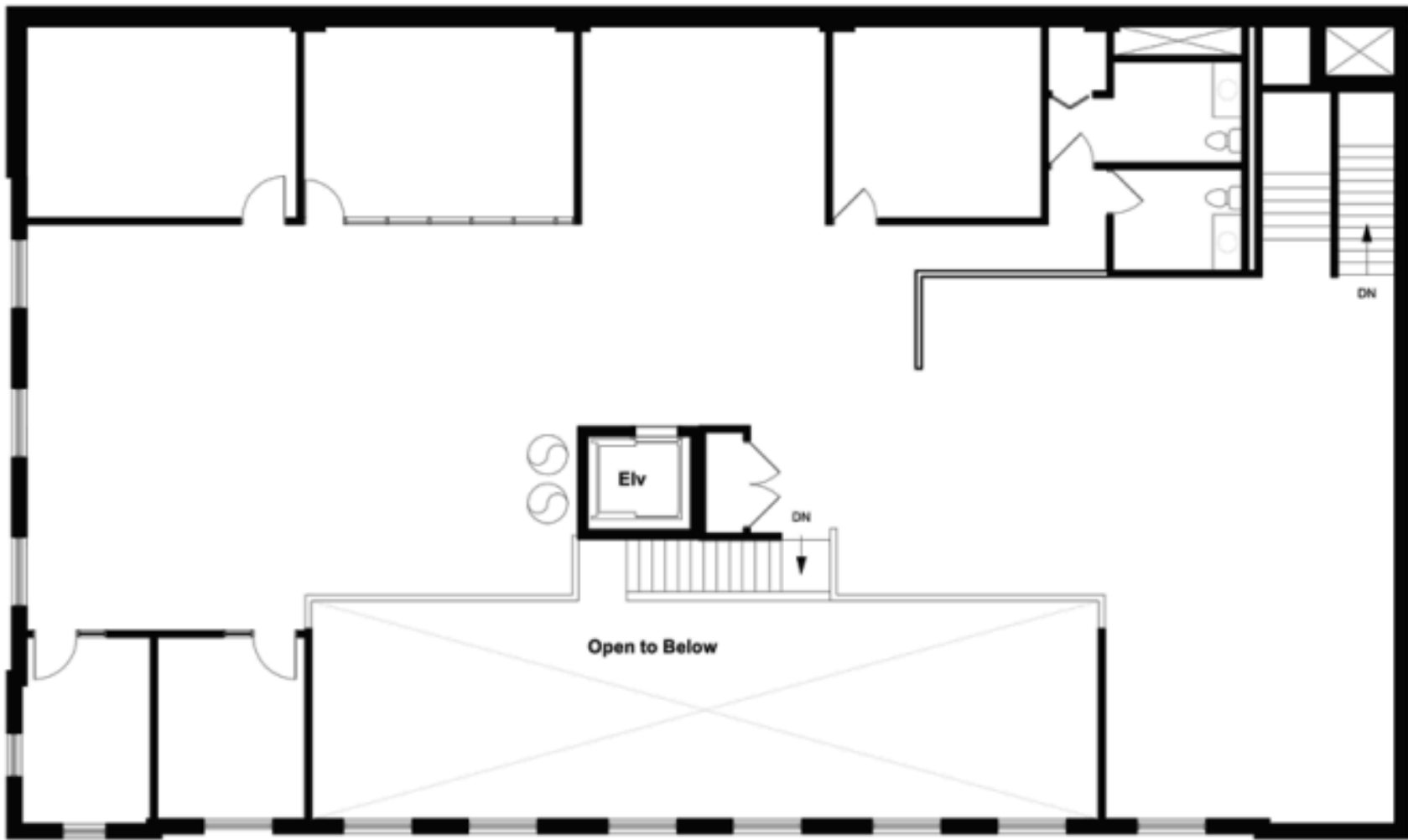


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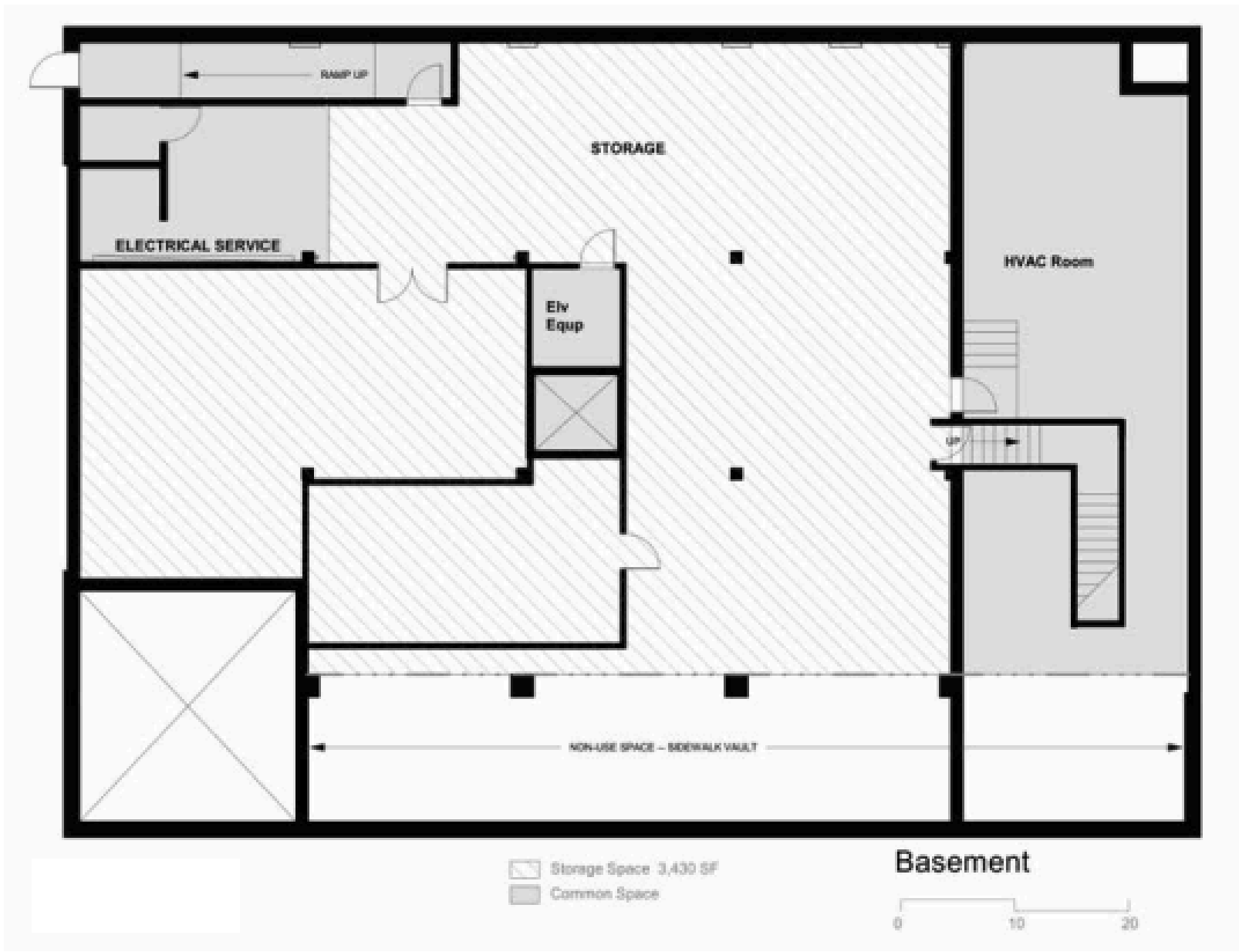


Level - 3  
Lease Area: 4,653 sf



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