

**F** FOR LEASE



**Follmer**  
COMMERCIAL REAL ESTATE

**Lincoln Park Craft District**  
**24 N 21st Ave W • Duluth, MN**  
**Three Units Available**

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

10 East Superior Street #6 • Duluth, Minnesota 55802 • Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed



### Unit 1

Premier space on the upper level with stunning windows and a large, open concept.  
**\$1,500/Month Gross.**



### Unit III

Newly remolded basement level space with in-unit sink.  
**\$500/Month Gross**

Unit II Large office space on the upper level. Nice window for natural light. **\$700/Month Gross**



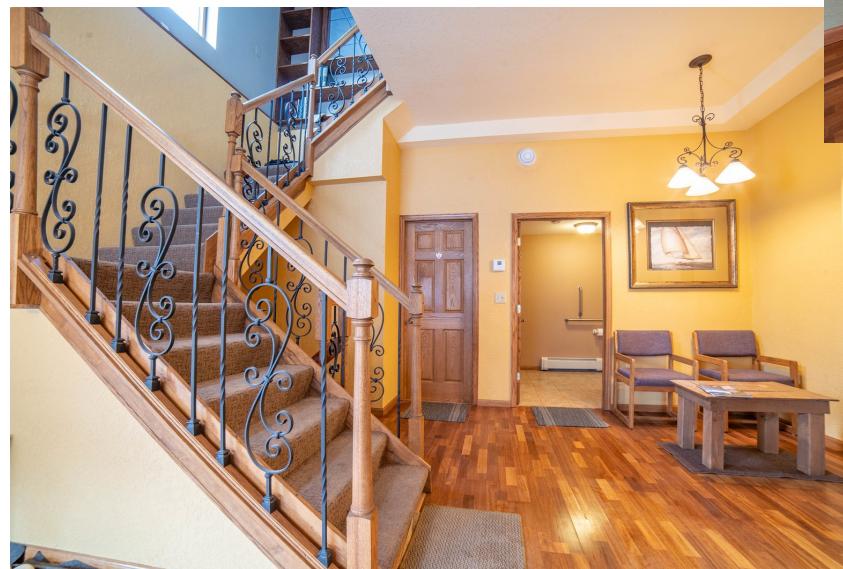
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## FEATURES

- ◆ Off Street Parking
- ◆ 24/7 Building Access
- ◆ Inviting lobby with cozy fireplace and small conference room (shared between tenants)
- ◆ Washroom on each level

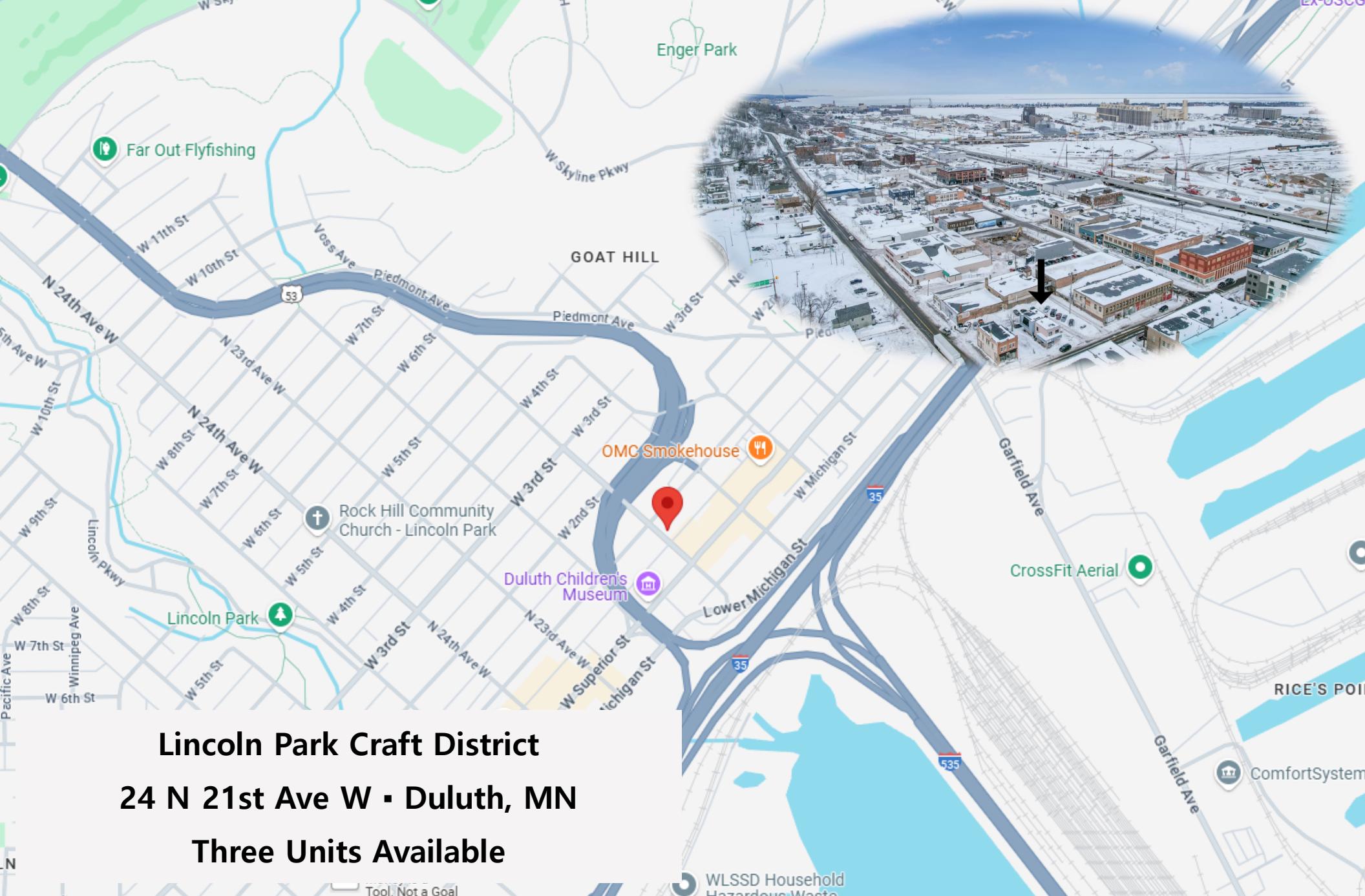


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