

# Investment or Owner/User Office for Sale or Lease 1,360 - 44,398 sf available

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## For Sale or Lease

Property Information		
Location:	230 W Superior Street Duluth, MN 55802	
Rentable Building Area:	98,068 sf	
Land Area:	0.26 acres	
PIDs:	010041000730	
Year Built:	1956	
Floors:	9	
Height	130′	
Parking:	4.22/1,000 sf	
Zoning:	Opportunity zone	
Available RSF:	1,360 - 44,398 RSF	
Gross Rent:	\$20.00	
Market:	Downtown CBD Duluth	



Availabilities		
ш	7,504 SF	
Suite 100	1,360 SF	
Suite 200	10,432 SF (Full Floor)	Avail. 8/1/25
Suite 300	11,024 SF (Full Floor)	Avail. 9/1/25
Suite 400	11,024 SF	
Suite 510	900 SF	
Suite 600	11,015 SF	
Suite 702	2,469 SF	
Suite 800	11,026 SF	

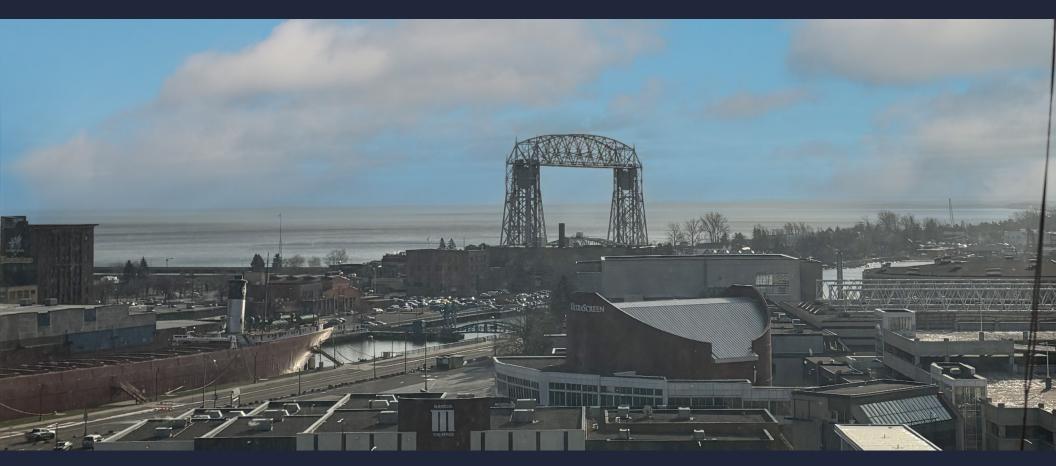


## Details

- Exclusive full-floor availabilities
- Strong financial ownership
- Convenient on-site Wells Fargo Bank located on the first floor level
- Lower-level tech options
- Move-in ready furnished suites ready for immediate occupancy

## **Property Summary**

- Prime signage opportunity
- Abundant attached covered parking
- Breathtaking panoramic views of Duluth Harbor and Lake Superior, complemented by abundant natural light
- Debt-free asset



## Get in touch!

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