

2 W 1st Street • Duluth, MN

\$1,500/Month Gross

FOR LEASE



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

12 E Michigan #6 Street • Duluth, Minnesota 55802 • Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed

## The Heart of Downtown Duluth!

Sitting on the corner of Lake Ave and 1st Street this three room space is perfect for many uses!

Formally home to the Paper Hog, this space could be a great office or retail location. Easy street parking and right across the avenue from the Tech Ramp. At an affordable Gross Lease Rate this one is worth checking out before it's gone!



**2 W 1st Street • Duluth, MN**

**\$1,500/Month Gross**

**FOR LEASE**



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

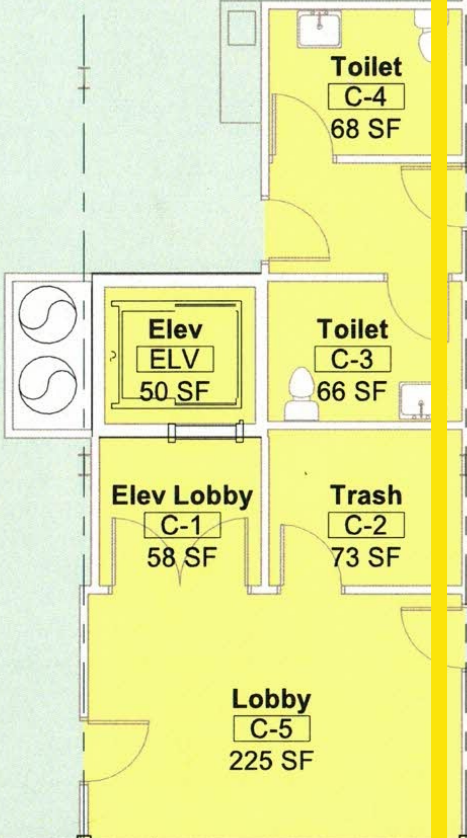
12 E Michigan #6 Street • Duluth, Minnesota 55802 • Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed



**F FOR LEASE**

**Lease Space B  
146  
1923 SF**



**Space Allocation Legend**

- Common
- Lease Space A

**Level -1**

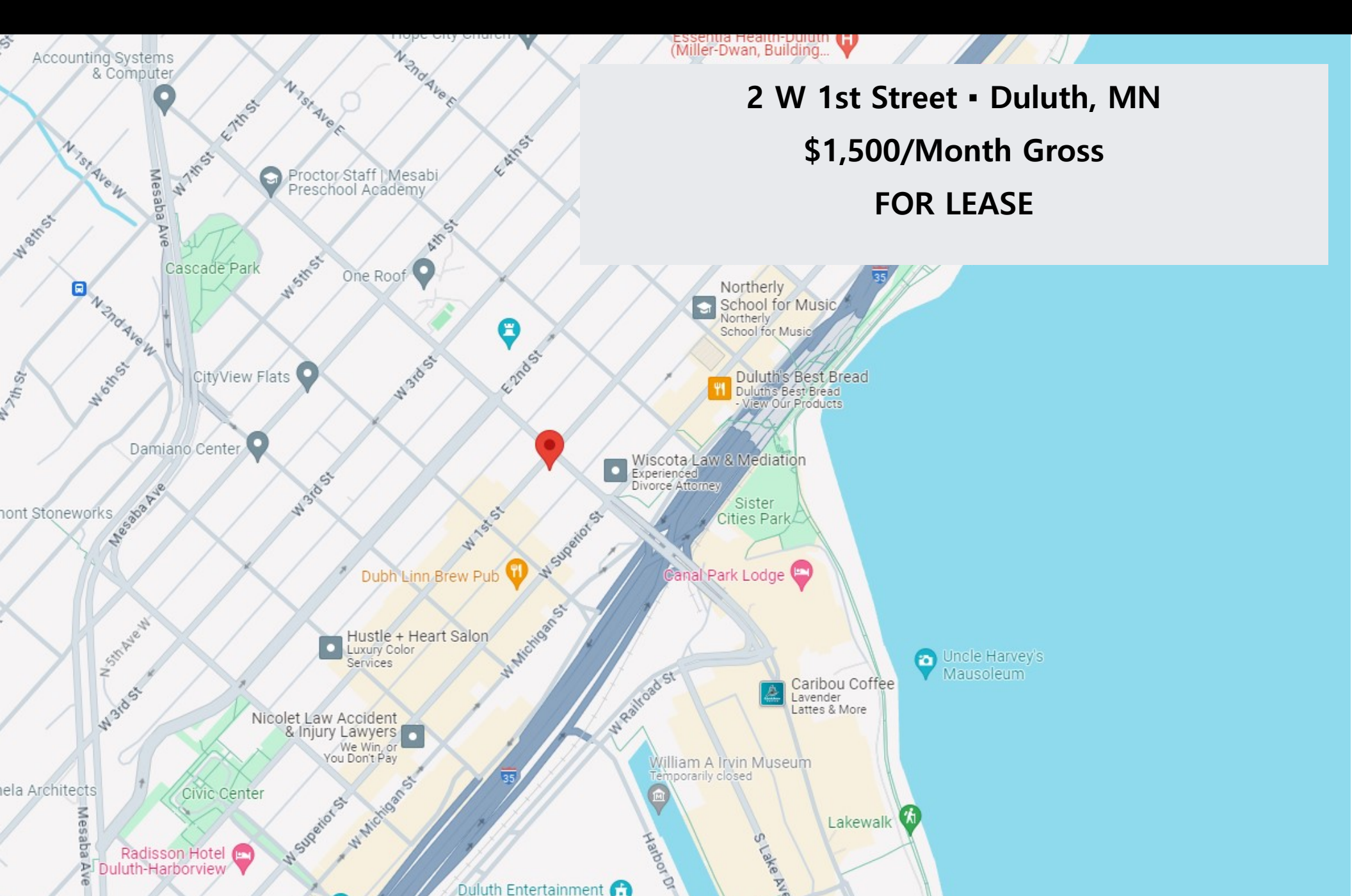
**Lease Space B 1923 sf**



**Greg Follmer ▪ Broker MN WI ▪ 218.310.0013 ▪ GregFollmer@gmail.com**

12 E Michigan #6 Street ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed



**2 W 1st Street ▪ Duluth, MN**  
**\$1,500/Month Gross**  
**FOR LEASE**



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

12 E Michigan #6 Street ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed