

# Marshall Wells Building

345 Canal Park Dr • \$10.00 PSF NNN



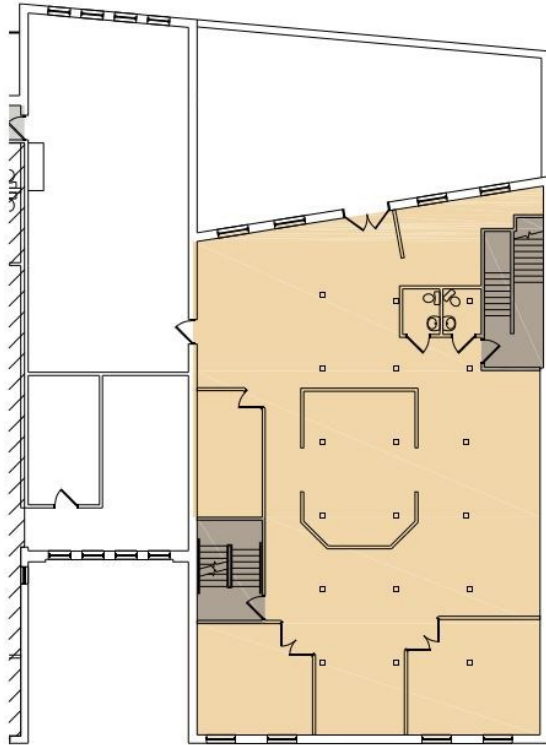
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All Information Herein Deemed Reliable but not Guaranteed

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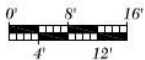
2nd Floor Key Plan

- Building Common Areas
- Vertical Penetrations
- Floor Common Areas
- Tenant Location
- Owned by Others



BOMA Rentable Area 3,059  
Total Useable Area 3,038

SCALE  
1/8" = 1'-0"

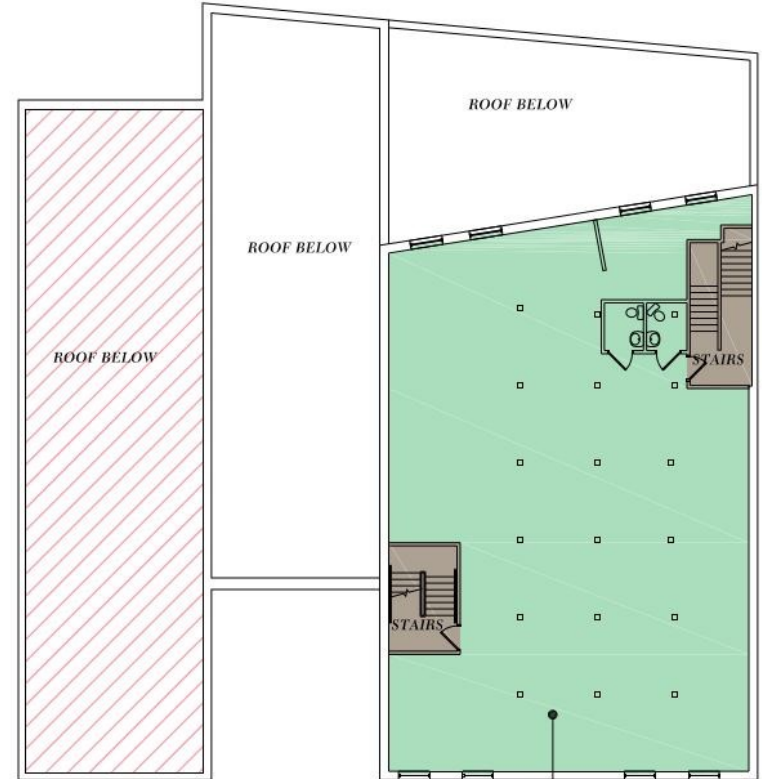


Marshall Wells Building  
Suite 200A  
345 Canal Park Drive  
Duluth, MN 55802

1 of 1

Located in Duluth's bustling Canal Park, two blocks from the Aerial Lift Bridge and looking out onto Lake Superior, this space offers great retail or office opportunities!

Suite 200  
3,059 SF  
Suite 300  
3,026 SF



SUITE 300  
3,016 U  
3,037 BOMA

Third Floor Key

- Building Common Areas
- Vertical Penetrations
- Floor Common Areas
- Private Circulation
- Denotes Individual Suites
- Owned by Others

SCALE  
1/16" = 1'-0"



Marshall Wells Building  
Third Floor  
345 Canal Park Drive  
Duluth, MN 55802

3 of 3

AST SAVED: SEPTEMBER 30, 2015 10:07 AM BY: CKEMP P:\2007 PROJECTS\107103.00 A&L PROPERTY MANAGEMENT 2007\MARSHALL WELLS\DRAWINGS\MARSHALL WELLS SECOND

LAST SAVED: JULY 10, 2017



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