

F **FOR LEASE**



323 N Central Ave ▪ Duluth, MN

Prime Spirit Valley Location!!

Various Turn-Key Spaces Available!

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

230 East Superior Street ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed

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Prime Location in the Spirit Valley Neighborhood! Right next door to the "West Theater" you will love all the amenities right in the neighborhood... coffee shops, bookstores, groceries, entertainment. NICE, ready to move in spaces at affordable rates. Call Today for your personal tour.

Follmer for results.

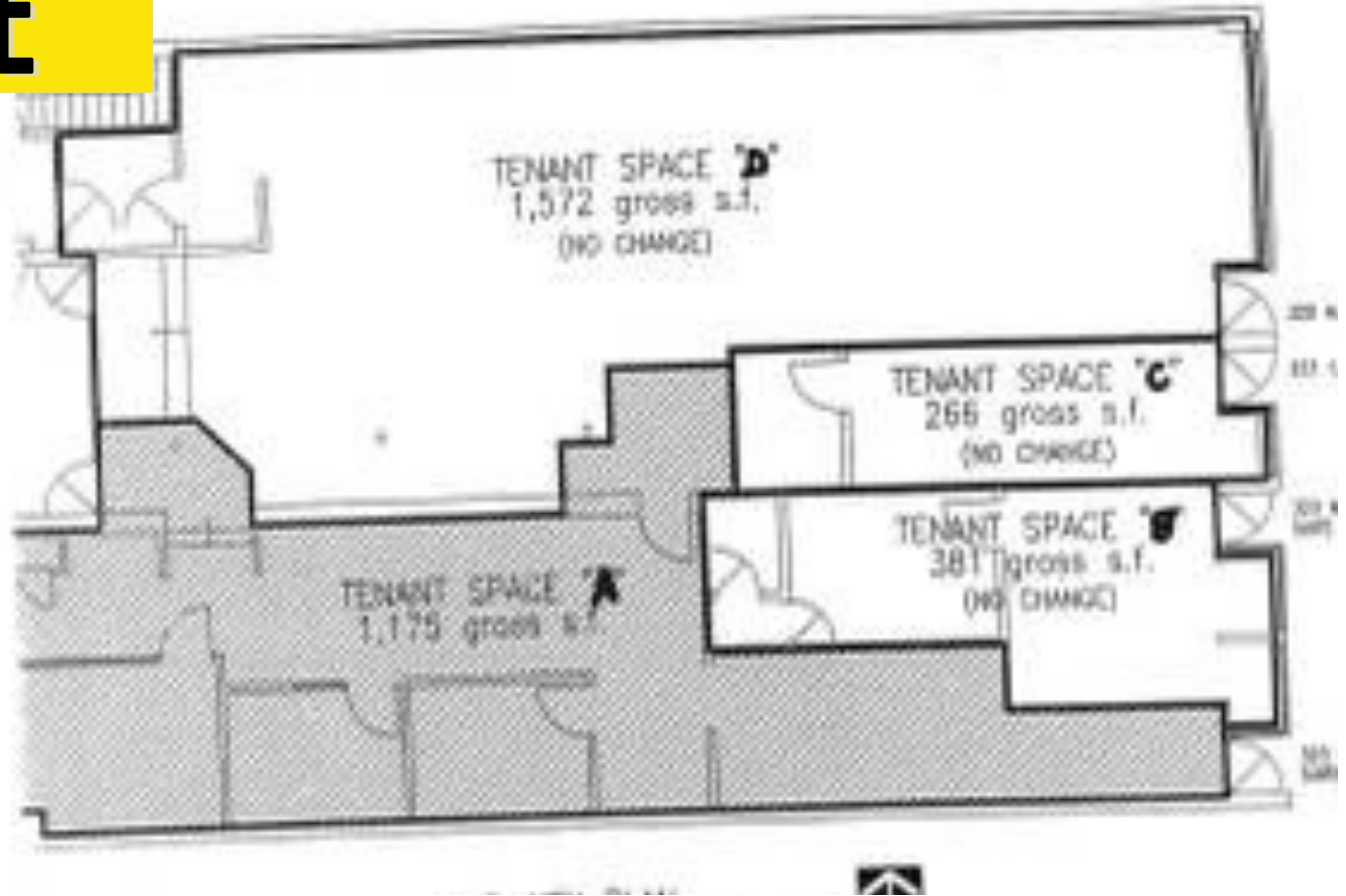
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- 1,175 SF Office—fully built out, 3 private offices, kitchenette, private bathroom
- 1,572 SF Retail—former home to “Dungeons End” - great retail or office location
- 266 SF single office space
- 381 SF office/retail



High Traffic Counts—Easy,
free street parking!

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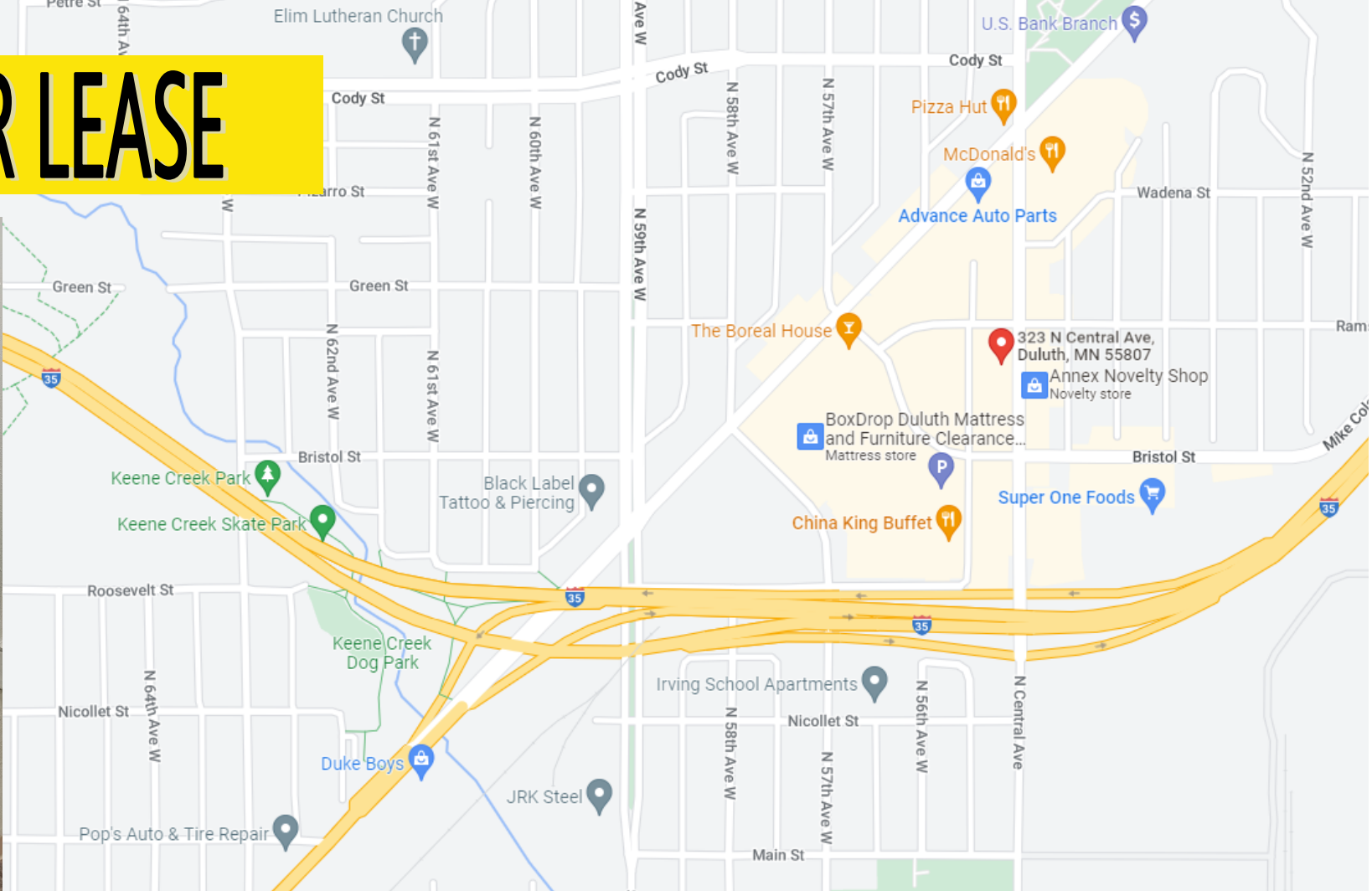
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