
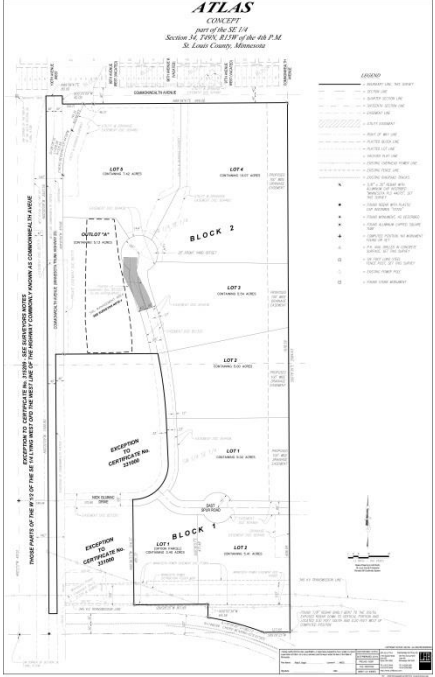




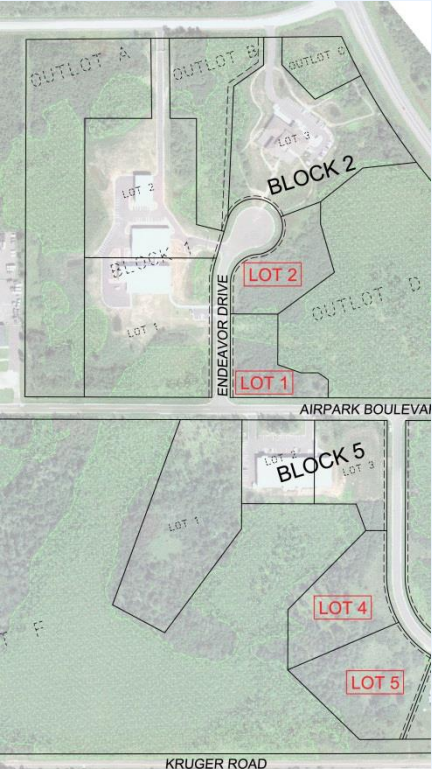

Real Estate Options Duluth

July 2015

SITES

Location	Size	Description
<p>Arrowhead Crossing</p>  <p>Haines Rd/Arrowhead Rd Duluth, MN 55811</p>	<p>54 acres</p>	<p>Commercial land for sale:</p> <ul style="list-style-type: none"> One mile or less to U.S. Hwy 53, Duluth Airpark (business park), Duluth International Airport and Miller Hill Retail Corridor 5.5 miles to Interstate 35 <p>Zoning:</p> <ul style="list-style-type: none"> Commercial in place with final site plan still under consideration <p>Infrastructure:</p> <ul style="list-style-type: none"> Site is shovel ready with municipal utilities stubbed <p>Price: Parcels priced from \$2.50 to \$6.50 per s/f Entire site available for \$2.25MM</p> <p>Contact: Dave Holappa Holappa Commercial Real Estate (218) 722-0357 dave.holappa@holappa.com</p>
<p>Atlas Industrial Park</p>  <p>TBD Commonwealth Ave Duluth, MN 55808</p>	<p>31 acres</p>	<p>Industrial land for sale:</p> <ul style="list-style-type: none"> Six (6) miles direct access (low traffic, non-signalized) to I-35 15 miles to Duluth International Airport <p>Zoning:</p> <ul style="list-style-type: none"> Industrial development; current site occupant is IKONICS Imaging, a publicly-traded imaging technology company <p>Infrastructure:</p> <ul style="list-style-type: none"> Municipal utilities and road completed; connections available to development site; potential for rail spur <p>Utilities:</p> <ul style="list-style-type: none"> Electric utility rates are among the lowest 10% in the nation Ample natural gas supplies Solar energy option using photovoltaic system <p>Price: \$55,000 per acre</p> <ul style="list-style-type: none"> Local Financial Incentives: Financial incentives available for discussion <p>Contact: Heidi Timm-Bijold City of Duluth (218) 730-5324 htimmbijold@duluthmn.gov</p>

SITES

Location	Size	Description
<p>Duluth Airpark Site</p>  <p>TBD Airpark Blvd Duluth, MN 55811</p>	<p>31 acres</p>	<p>Industrial land for sale:</p> <ul style="list-style-type: none"> ▪ Site is part of light manufacturing industrial park ▪ 13 sites available; sites vary from one to five acres per parcel; ability to assemble parcels to form larger sites ▪ Adjacent to Duluth International Airport ▪ Municipal utilities adjacent to site <p>Contact: Kate Ferguson Duluth Seaway Port Authority (218) 740-5422 kferguson@duluthport.com</p>
<p>Garfield C & D Site</p>  <p>900 Garfield Ave Duluth, MN 55802</p>	<p>27 acres</p>	<p>Industrial land for development opportunity:</p> <ul style="list-style-type: none"> ▪ 2.3 miles to Interstate 35 ▪ Site has deep water channel access ▪ Rail spur under construction in 2015 with direct service from BNSF and CP; access to UP and CN at the adjacent Clure Public Marine Terminal <p>Infrastructure:</p> <ul style="list-style-type: none"> ▪ Municipal utilities stubbed ▪ Investment is \$17 MM with Port investing \$4MM <ul style="list-style-type: none"> ○ To improve 900 feet of dock wall so future development will have ability to load ships directly from site <p>Contact: Kate Ferguson Duluth Seaway Port Authority (218) 740-5422 kferguson@duluthport.com</p>




SITES

Location	Size	Description
<p>Garfield Business Park</p>  <p>367 Garfield Ave Duluth, MN 55802</p>	<p>25 acres</p>	<p>Industrial land for development opportunity:</p> <ul style="list-style-type: none"> ▪ Quick access to Interstate 35 ▪ Great visibility ▪ Developer of Phase I building (shown here) would like to construct a similar building (Phase II) on adjacent land ▪ Attracting right tenants will trigger new construction <p>Contact: Kathy Marinac Sherman Associates (218) 625-2211 kmarinac@sherman-associates.com</p>
<p>North Business Development Area</p>  <p>TBD Stebner Rd Duluth, MN 55811</p>	<p>12 acres</p>	<p>Industrial land for sale:</p> <ul style="list-style-type: none"> ▪ 3.465 acres/151,000 are developable around the apron ▪ Size of apron – 119,000 s/f ▪ Taxiway designed to handle Group III aircraft (79'-117' wingspan) <p>Infrastructure:</p> <ul style="list-style-type: none"> ▪ New access road (5.5 miles to Interstate 35) ▪ New taxiway and apron ▪ Parking lot ▪ Utilities stubbed (natural gas available on south and west sides of the site) <p>Contact: John DeCoster Trillion Aviation (763) 234-1725 jdecoster@trillionav.com</p>

SITES

Location	Size	Description
<p>Commercial Development Site</p>  <p>1611-1633 Maple Grove Rd Duluth, MN 55811</p>	<p>4.41 acres</p>	<p>Commercial Land for development opportunity:</p> <ul style="list-style-type: none"> ▪ Miller Hill Shopping District ▪ Several expansions nearby including hotel development and retail/office strip center ▪ Municipal utilities are present <p>Price: \$1,350,000 or \$7.03 per s/f</p> <p>Contact: Beth Wentzlaff CMRA (218) 727-0064 beth@cmrasells.com</p>
<p>Duluth Port Site</p>  <p>Elm St/Garfield Ave Duluth, MN 55802</p>	<p>3.48 acres</p>	<p>Industrial land for development opportunity:</p> <ul style="list-style-type: none"> ▪ Quick access to Interstate 35 (1.4 miles) ▪ Level site; former rail yard ▪ Utilities stubbed ▪ Adjacent private property also available <p>Contact: Kate Ferguson Duluth Seaway Port Authority (218) 740-5422 kferguson@duluthport.com</p>
<p>Commercial Development Site</p>  <p>E Central Entrance/Clearwood Dr Duluth, MN 55811</p>	<p>2.2 acres</p>	<p>Commercial Land for development opportunity:</p> <ul style="list-style-type: none"> ▪ Excellent visibility ▪ Gateway to Miller Hill Shopping District ▪ Minutes from downtown Duluth or Superior ▪ Municipal utilities are present <p>Price: \$1,200,000</p> <p>Contact: Beth Wentzlaff CMRA (218) 727-0064 beth@cmrasells.com</p>




SITES

Location	Size	Description
<p>Commercial Development Site</p>  <p>515 W Central Entrance Duluth, MN 55811</p>	<p>.99 acre</p>	<p>Commercial Land for retail/restaurant development opportunity:</p> <ul style="list-style-type: none"> ▪ 4,500 s/f building capacity ▪ Unparalleled visibility ▪ 25,500+ vehicles pass by daily ▪ 47 reserved parking spaces ▪ Adjacent to Residence Inn and controlled intersection ▪ Miller Hill Shopping District ▪ Minutes from downtown Duluth or Superior ▪ Municipal utilities are present <p>Price: \$850,000</p> <p>Contact: Beth Wentzlaff CMRA (218) 727-0064 beth@cmrasells.com</p>
<p>Redevelopment Site</p>  <p>601-619 E 4th St Duluth, MN 55805</p>	<p>.85 acre</p>	<p>Redevelopment site for sale:</p> <ul style="list-style-type: none"> ▪ Prime location for retail or high end office ▪ In the heart of the Medical District ▪ F-6 form zoning ▪ 250 foot front along 4th St <p>Price: \$1,050,000</p> <p>Contact: Dave Holappa Holappa Commercial Real Estate (218) 722-0357 dave.holappa@holappa.com</p>
<p>Mixed-Use Development Site</p>  <p>1801 London Rd Duluth, MN 55812</p>	<p>.6 acre</p>	<p>Commercial land for sale or build-to-suit:</p> <ul style="list-style-type: none"> ▪ Design-build to your specific needs ▪ Owners will build-to-suit or consider Joint Venture ▪ Attractive location in center of London Road Commercial Corridor ▪ Approximately 26,000 s/f lot with 183 plus feet of frontage ▪ Easy access to I-35, St. Luke’s and Essentia Health, UMD and St. Scholastica, downtown, Canal Park, the Lakewalk, east Duluth residential area and the North Shore <p>Contact: Dave Holappa Holappa Commercial Real Estate (218) 722-0357 dave.holappa@holappa.com</p>

BUILDINGS

Location	Size	Description
<p>Duluth Technology Village</p>  <p>11 E Superior St Duluth, MN 55802</p>	<p>226,349 s/f</p>	<p>Office building for sale:</p> <ul style="list-style-type: none"> ▪ Marquee Class A property in Duluth ▪ Immaculately maintained and managed ▪ Top quality tenant base ▪ Heart of downtown Duluth at Lake Ave and Superior St ▪ Connected to adjacent 600+ municipal parking lot ▪ Connected to skywalk <p>NOI (in place): \$2,227,277</p> <p>Contact: Greg Follmer Greg Follmer Commercial Real Estate (218) 310-0013 gregfollmer@gmail.com</p>
<p>Armory Building</p>  <p>1301 London Rd Duluth, MN 55805</p>	<p>100,000 s/f</p>	<p>Historic building available for housing development opportunity:</p> <ul style="list-style-type: none"> ▪ Convenient access to downtown Duluth via Interstate 35 ▪ Adjacent to city bus route ▪ Within walking distance to local restaurants, grocery, pharmacy, and medical district ▪ Unobstructed views of Lake Superior ▪ Across from the famous Rose Garden ▪ Heated underground parking ▪ Build out costs may be eligible for 40% tax credits ▪ Contiguous to Armory Arts and Music Center <p>Lease: Negotiated</p> <p>Contact: Boisclair Corporation (952) 922-3881 jengefrey@boisclaircorporation.com</p>
<p>Wieland Block</p>  <p>16 E Superior St Duluth, MN 55802</p>	<p>89,078 s/f</p>	<p>Office building for sale:</p> <ul style="list-style-type: none"> ▪ Beautiful Class A building in downtown Duluth ▪ Immaculately maintained and managed ▪ Excellent credit tenancy with Enbridge Energy as anchor tenant ▪ Skywalk connected (to Duluth Technology Village) <p>NOI (in place): \$1,130,555</p> <p>Contact: Greg Follmer Greg Follmer Commercial Real Estate (218) 310-0013 gregfollmer@gmail.com</p>


BUILDINGS

Location	Size	Description
<p>Industrial Building</p>  <p>500 S 59th Ave W Duluth, MN 55807</p>	<p>61,788 s/f</p>	<p>Industrial Building for sale or lease:</p> <ul style="list-style-type: none"> ▪ Up to 40,000 s/f available; could also lease 10,000 s/f ▪ Multiple loading docks ▪ Garage – 14 feet ▪ 18 foot ceiling height at sidewalls ▪ Ample outdoor parking with direct access to Waseca Ave <p>Land: 2.47 acres</p> <p>Price: \$2,500,000 Net Lease Price: \$4.00</p> <p>Contact: Greg Follmer Greg Follmer Commercial Real Estate (218) 310-0013 gregfollmer@gmail.com</p>
<p>Office Building</p>  <p>205 W 2nd St Duluth, MN 55802</p>	<p>48,000 s/f</p>	<p>Office building for sale:</p> <ul style="list-style-type: none"> ▪ Five-story downtown location with newer windows ▪ Stately brick office building ▪ Building efficiencies, mechanical infrastructure and structural elements maintained ▪ Excellent parking (Over 3 stalls per 1,000 s/f) <p>Land: 1.47 acres</p> <p>Price: \$1,995,000</p> <p>Contact: Greg Follmer Greg Follmer Commercial Real Estate (218) 310-0013 gregfollmer@gmail.com</p>
<p>Hawks Boots Building</p>  <p>1325 N 59th Ave W Duluth, MN 55807</p>	<p>21,947 s/f</p>	<p>Manufacturing/Office building for sale or lease:</p> <ul style="list-style-type: none"> ▪ 1958 building renovated in 2005 (16,996 s/f manufacturing; 4,951 s/f modern open concept office) ▪ Natural lighting ▪ Radiant heat including kitchen; five (5) min-split units (AC) ▪ West wing is Infrared heat with newer EPDM roof and fascia ▪ East wing is Infrared heath with new soffit and fascia ▪ Electrical service 600 amps, 3 phase, 4 wire <p>Land: 4.3 acre site</p> <p>For sale: \$1,495,000 Net Rates for Lease: \$5 shop/manufacturing; \$12 office</p> <p>Contact: Greg Follmer Greg Follmer Commercial Real Estate (218) 310-0013 gregfollmer@gmail.com</p>



BUILDINGS

Location	Size	Description
<p>maurices Headquarters</p>  <p>425 W Superior St Duluth, MN 55802</p>	<p>21,586 s/f</p>	<p>Brand new building for lease:</p> <ul style="list-style-type: none"> ▪ 11-stories; home of maurices ▪ Located in business and financial districts ▪ Build to suit to fit your needs ▪ On-site parking (500 car ramp) ▪ Immediate access to Interstate 35 ▪ On-site security ▪ Building available April 2016 <p>Available suites:</p> <ul style="list-style-type: none"> ▪ 8,726 s/f ▪ 6,098 s/f ▪ 4,882 s/f ▪ 1,880 s/f <p>Land: 1.18 acres</p> <p>Contact: Jeff Holmes maurices (218) 720-2035 jholmes@maurices.com</p>
<p>Wells Fargo Center</p>  <p>230 W Superior St Duluth, MN 55802</p>	<p>19,055 s/f</p>	<p>Office Building for lease:</p> <ul style="list-style-type: none"> ▪ 10-stories; home to several downtown businesses ▪ Located in business and financial districts ▪ Direct access to skywalk ▪ New roof, new elevators with access control ▪ Major mechanical upgrades ▪ New 300 car parking ramp under construction <p>Available suites:</p> <ul style="list-style-type: none"> ▪ 5th floor – 11,024 s/f ▪ 6th floor – 8,010 s/f <p>Contact: Greg Follmer Greg Follmer Commercial Real Estate (218) 310-0013 gregfollmer@gmail.com</p>

BUILDINGS

Location	Size	Description
<p>Duluth News Tribune Building</p>  <p>424 W First St Duluth, MN 55802</p>	<p>18,500 s/f</p>	<p>Office/garage space for lease:</p> <ul style="list-style-type: none"> ▪ Located in western area of downtown Duluth; below Civic Center (city, county and federal buildings) ▪ Block from City Bus Route ▪ Quick access to Interstate 35 and Canal Park <p>Lease: \$10.00 per s/f NNN</p> <p>Contact: Shelley Jones Jones Group of Duluth (612) 875-5464 jonesgroupduluth@outlook.com</p>
<p>Paulucci Building</p>  <p>525 Lake Ave S Duluth, MN 55802</p>	<p>18,000 s/f</p>	<p>Historic office building for lease:</p> <ul style="list-style-type: none"> ▪ Unprecedented views of Lake Superior, Aerial Lift Bridge, Duluth Harbor and Duluth Skyline ▪ Within walking distance to restaurants and shopping in Canal Park ▪ Onsite parking <p>Lease: \$10.00 - \$17.00 per s/f Gross</p> <p>Contact: Terry Netzel Oneida Realty (218) 722-0816 tnetzel@oneidarealty.com</p>
<p>Industrial Property</p>  <p>4415 Venture Ave Duluth, MN 55811</p>	<p>15,320 s/f on 1.77 acres</p>	<p>Industrial building/land for sale:</p> <ul style="list-style-type: none"> ▪ Home of high performance mechanical work for auto racing industry ▪ Steel frame warehouse; professional office space with storage mezzanine ▪ 3 phase power ▪ In floor heat (warehouse); forced air heat and AC in office area ▪ 18' ceiling height; 16' and 14' overhead doors ▪ Floor drains/traps <p>Land:</p> <ul style="list-style-type: none"> ▪ Lot size 220' x 350', approximately 1/3 fenced ▪ Within Duluth Airpark with easy access to U.S. Hwy 53 and Duluth International Airport <p>Price: \$899,000</p> <p>Contact: Greg Follmer Greg Follmer Commercial Real Estate (218) 310-0013 gregfollmer@gmail.com</p>




BUILDINGS

Location	Size	Description
<p>Industrial Property</p>  <p>220 Garfield Ave Duluth, MN 55802</p>	<p>12,960 s/f</p>	<p>Industrial building/land for sale:</p> <ul style="list-style-type: none"> ▪ Shipping building, warehouse shop with office space (50' x 120'); 19' ceilings ▪ Cold storage with explosion room (50' x 80') ▪ Radiant gas heat (50' x 40') ▪ Two-story office addition (12' x 40', 960 s/f) ▪ Building insulated with 6" walls and 12" in the ceiling <p>Flat space:</p> <ul style="list-style-type: none"> ▪ Clean, well-managed site ▪ Industrial material storage sites ▪ Each 40' x 300' (\$500 per month) ▪ Rail and waterfront access ▪ Platform scale 11' x 70' installed 1998, electronics fully updated in 2010 <p>Price: \$1,950,000</p> <p>Contact: Greg Follmer Greg Follmer Commercial Real Estate (218) 310-0013 gregfollmer@gmail.com</p>
<p>Highland Building</p>  <p>1301 Miller Trunk Hwy Duluth, MN 55811</p>	<p>11,500 s/f</p>	<p>Professional building for sale or lease:</p> <ul style="list-style-type: none"> ▪ Great visibility on Miller Trunk Hwy; directly across from Duluth Mall; next to Walgreens ▪ Currently professional offices and credit union ▪ Will remodel existing building or build to suit <p>Land: 1.4 acres</p> <p>Contact: Ryan Boman PLB Properties (218) 249-1954 ryan@plbproperties.com</p>
<p>Commercial Building</p>  <p>118 W Superior St Duluth, MN 55802</p>	<p>11,500 s/f</p>	<p>Commercial building for sale:</p> <ul style="list-style-type: none"> ▪ 5,750 s/f per floor with 4,500 s/f basement ▪ Modern storefront with newer roof and fully sprinkled on both floors ▪ Michigan St dry storage space <p>Land: 50 x 115 lot</p> <p>Price: \$595,000</p> <p>Contact: Greg Follmer Greg Follmer Commercial Real Estate (218) 310-0013 gregfollmer@gmail.com</p>

BUILDINGS

Location	Size	Description
<p>Industrial Property</p>  <p>2515 W Superior St Duluth, MN 55806</p>	<p>11,000 s/f</p>	<p>Industrial building for sale:</p> <ul style="list-style-type: none"> ▪ 2,600 +/- s/f upper level office ▪ Lower level offices ▪ Reception space and numerous professional offices ▪ Loading dock access to street level storage spaces ▪ 14' and 12' overhead doors ▪ Large/fenced side yard (19,320 s/f) ▪ Very easy access to Interstate 35 <p>Price: \$899,000</p> <p>Contact: Dave Holappa Holappa Commercial Real Estate (218) 722-0357 dave.holappa@holappa.com</p>
<p>Commercial Property</p>  <p>1820 Maple Grove Rd Duluth, MN 55811</p>	<p>10,600 s/f</p>	<p>Former furniture building for sale:</p> <ul style="list-style-type: none"> ▪ Great visibility on Miller Trunk Hwy with more than 65,000 daily traffic count ▪ U.S. Hwy 53 frontage across from Target; near Kohl's ▪ Rustic interior with two (2) staircases leading to open mezzanine ▪ Variety of uses possible including office, restaurant, fitness centers, day care, night club, sporting goods shop ▪ New hotel planned across Maple Grove <p>Price: \$570,000</p> <p>Contact: Dave Holappa Holappa Commercial Real Estate (218) 722-0357 dave.holappa@holappa.com</p>
<p>Canal Harbor Warehouse</p>  <p>365 Lake Ave S Duluth, MN 55802</p>	<p>10,000 s/f</p>	<p>Retail/office building available for build to suit:</p> <ul style="list-style-type: none"> ▪ View of Aerial Lift Bridge, Duluth Harbor and Duluth Skyline ▪ Within walking distance to restaurants and shopping in Canal Park ▪ Onsite parking <p>Contact: Terry Netzel Oneida Realty (218) 722-0816 tnetzel@oneidarealty.com</p>



BUILDINGS

Location	Size	Description
<p>Commercial Property</p>  <p>2308-2310 W Superior St Duluth, MN 55806</p>	<p>10,000 s/f</p>	<p>Maintenance/Shop Area for sale:</p> <ul style="list-style-type: none"> ▪ Brick construction on 1922 original construction ▪ Office area forced air with air conditioning ▪ Shop areas heated with gas suspended heaters ▪ Drive-in door in rear <p>Land:</p> <ul style="list-style-type: none"> ▪ 100 foot frontage along W Superior St ▪ 140 foot lot depth ▪ Mixed-Use Business (MU-B) zoning <p>Price: \$490,000</p> <p>Contact: Dave Holappa Holappa Commercial Real Estate (218) 722-0357 dave.holappa@holappa.com</p>
<p>Lake Place Building</p>  <p>118 E Superior St Duluth, MN 55802</p>	<p>7,950 s/f</p>	<p>Office building for sale:</p> <ul style="list-style-type: none"> ▪ 5,750 above grade; 3 finished floors ▪ Currently tax exempt ▪ Center of downtown Duluth ▪ 12 offices, 3 conference rooms ▪ Break area on every floor <p>Land: 25 feet by 115 feet</p> <p>Price: \$425,000</p> <p>Contact: Beth Wentzlaff CMRA (218) 727-0064 beth@cmrasells.com</p>
<p>Denfeld Retail Center</p>  <p>4602 Grand Ave Duluth, MN 55807</p>	<p>7,413 s/f</p>	<p>Retail/office building available for lease:</p> <ul style="list-style-type: none"> ▪ Quick access to Interstate 35 and US Hwy 2 ▪ Strong traffic counts ▪ Quality neighborhood retailers ▪ Pylon signage available; signage on the building <p>Available suites:</p> <ul style="list-style-type: none"> ▪ #300 – 3,768 s/f ▪ #550 – 1,534 s/f ▪ #900 – 2,111 s/f <p>Contact: Shelley Jones Jones Group of Duluth (612) 875-5464 jonesgroupduluth@outlook.com</p>

BUILDINGS

Location	Size	Description
<p>King Property</p>  <p>2711 West Superior St Duluth, MN 55806</p>	<p>5,050 s/f</p>	<p>Retail/office building available for lease:</p> <ul style="list-style-type: none"> ▪ Quick access to Interstate 35 ▪ Strong traffic counts ▪ Quality neighborhood retailers including restaurants, offices, retail, and fast food ▪ Pylon signage available; signage on the building <p>Available suites:</p> <ul style="list-style-type: none"> ▪ #200 – 2,085 s/f ▪ #203 – 1015 s/f ▪ #207 – 950 s/f <p>Contact: Shelley Jones Jones Group Duluth (612) 875-5464 shelley@jonesgroupduluth.com</p>
<p>Commercial Building</p>  <p>4615 Grand Ave Duluth, MN 55807</p>	<p>4,757 s/f</p>	<p>Former furniture building for sale:</p> <ul style="list-style-type: none"> ▪ Great visibility on Grand Avenue with thousands of cars passing a day. ▪ Quality neighboring retailers, strong traffic counts, offers convenient parking ▪ Located on the West side of Duluth; off from 46th and Grand Ave with quick access from Interstate 35 and US Hwy 2. <p>Lease: \$9 per s/f</p> <p>Contact: Shelley Jones Jones Group Duluth (612) 875-5464 shelley@jonesgroupduluth.com</p>
<p>Greysolon Plaza</p>  <p>231 E Superior St Duluth, MN 55802</p>	<p>4,605 s/f</p>	<p>Office/retail building available for lease:</p> <ul style="list-style-type: none"> ▪ Famous historic multi-use Class B building located in arts area of downtown Duluth ▪ Adjacent to future renovation of popular NorShor Theatre ▪ Near medical district <p>Available suites:</p> <ul style="list-style-type: none"> ▪ #103 – 439 s/f (office) ▪ #201 – 1,166 s/f (office) ▪ #300 – 3,000 s/f (office) <p>Contact: Kathy Marinac Sherman Associates (218) 625-2211 kmarinac@sherman-associates.com</p>

BUILDINGS

Location	Size	Description
<p>Restaurant/Development Site</p>  <p>4250 Haines Rd Duluth, MN 55811</p>	<p>3,966 s/f on five acre parcel</p>	<p>Restaurant/Retail facility for sale:</p> <ul style="list-style-type: none"> ▪ Open/flexible floor plan – Bar, Kitchen Seating ▪ Good visibility from US Hwy 53; ample parking ▪ Near Gander Mountain, Duluth Airport, Outback Steakhouse, Country Inn & Suites <p>Land:</p> <ul style="list-style-type: none"> ▪ 2005 Wetland Delineation shows .53+ acres wetland ▪ MU-C zoning (mixed use-commercial) on front portion – RR1 (residential rural) behind ▪ Great potential for any new retail use (hotel, restaurant, department store, etc.) <p>Price: \$549,000</p> <p>Contact: Dave Holappa Holappa Commercial Real Estate (218) 722-0357 dave.holappa@holappa.com</p>
<p>Kemp Building</p>  <p>1025 London Road Duluth, MN 55802</p>	<p>3,800 s/f</p>	<p>Two-story retail building for lease:</p> <ul style="list-style-type: none"> ▪ Ideal retail location on London with heavy traffic flow ▪ Shares a building with the Duluth Running Co. ▪ Surfaced parking lot with up to a dozen spots ▪ Breathtaking view of the wonderful city, Duluth ▪ Access from Superior Street and London Road <p>Lease: \$12 per s/f</p> <p>Contact: Shelley Jones Jones Group Duluth (612) 875-5464 shelley@jonesgroupduluth.com</p>
<p>HFCU Office</p>  <p>2501 London Road Duluth, MN 55812</p>	<p>1,250 s/f</p>	<p>Office building for lease:</p> <ul style="list-style-type: none"> ▪ The space is located in the Hermantown Federal Credit Union Building with easy access off London Road ▪ Parking is included ▪ Conveniently located just off Interstate 35 and 26th Ave E. ▪ Next to Black Woods restaurant and across from Perkins. <p>Lease: \$25 per s/f</p> <p>Contact: Shelley Jones Jones Group Duluth (612) 875-5464 shelley@jonesgroupduluth.com</p>

BUILDINGS

Location	Size	Description
<p>Medical Office</p>  <p>2524 W Maple Grove Rd Duluth, MN 55811</p>	<p>1,193 s/f</p>	<p>Medical office for lease:</p> <ul style="list-style-type: none"> ▪ Reception, waiting, two large treatment rooms, work/prep counters, laundry hook-ups, ADA washroom, break area and file room ▪ Tenant improvements recently completed ▪ Near Miller Hill mall ▪ Ample parking with easy ingress ▪ Lease Terms include 36+ months and set utility charge of \$160 per month <p>Price: \$1,370 per month NNN plus CAM \$6.57</p> <p>Contact: Beth Wentzlaff CMRA (218) 727-0064 beth@cmrasells.com</p>