

Duluth Board of Trade Building

Duluth | MN
For Lease

UPLAND
REAL ESTATE GROUP, INC.

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THE OPPORTUNITY

Address	301-307 West 1st St
City, State	Duluth, MN
Building Size	74,000 SF
Available Space	15,000 SF (Suite Sizes Below)
Lease Rate (Modified Gross)	\$16-\$18 PSF 1st & 2nd Floors \$22-\$24 PSF 8th & 9th Floors
Total CAM & Tax 2020	\$6.00 PSF
Year Built	1895
Year Renovated	200 & 2020
Suite 10	1,430 SF
Suite 20	2,526 SF (Former Restaurant)
Suite 22	563 SF
Suite 30	578 SF
Suite 115	TBD
Suite 131	487 SF - Residential Storage
Suite 132	838 SF - Residential Storage
Suite 200	905 SF
Suite 202	1,152 SF
Suite 203	1,150 SF
Suite 204	TBD
8th Floor	5,256 SF
9th Floor	1,704 SF





Mesaba Ave

Great Accessibility



Amsoil Arena

Canal Park

- DTC - Downtown Transit Center:
- Connects routes from all over Duluth
 - Station connects to every bus route in the city
 - 2 blocks from SITE
 - Sky-Walk connected to SITE, Marcus Cinema, DECC Arena, and Amsoil Arena

Minutes for Canal Park
and Iconic Lifting Bridge

DECC walking distance
from building across I-35

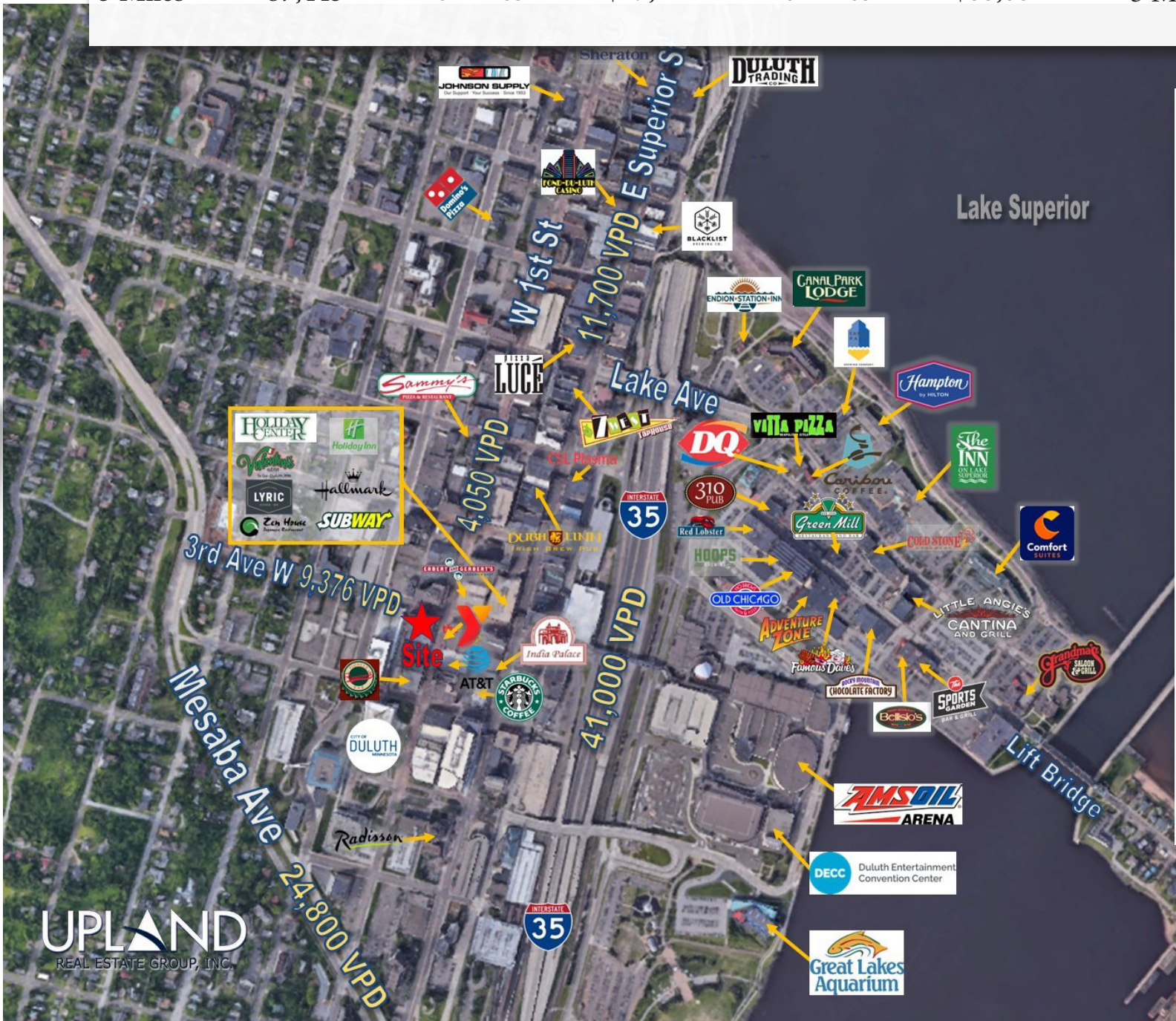
9th Floor
Penthouse Suite

8th Floor
Trading Floor Suite

8th Floor Trading
Floor Suite Interior



Population		Median HH Income		Average HH Income		Median Age	
1 Mile	8,381	1 Mile	\$22,603	1 Mile	\$40,128	1 Mile	35.2
3 Miles	47,576	3 Miles	\$40,513	3 Miles	\$60,954	3 Miles	31.2
5 Miles	87,445	5 Miles	\$47,242	5 Miles	\$68,084	5 Miles	34.6



- Nearby Tenants:**
- » Subway
 - » YMCA
 - » Erbert's & Gerbert's
 - » Starbucks
 - » Hallmark
 - » Holiday Inn
 - » Dubh Linn Pub
 - » India Palace
 - » DTC - Downtown Transit Center
 - » Roscoe's Pioneer Bar
 - » Security Jewelers
 - » AT&T

Traffic Counts

I-35	41,000 VPD
3rd Ave W	9,376 VPD
1st St	4,050 VPD

Mixed-Use Setting

Near St. Louis County Courthouse

Sky-Walk Access



1st Floor Retail Floor Plans



Front Entrance

LEASE AREAS 1ST FLOOR

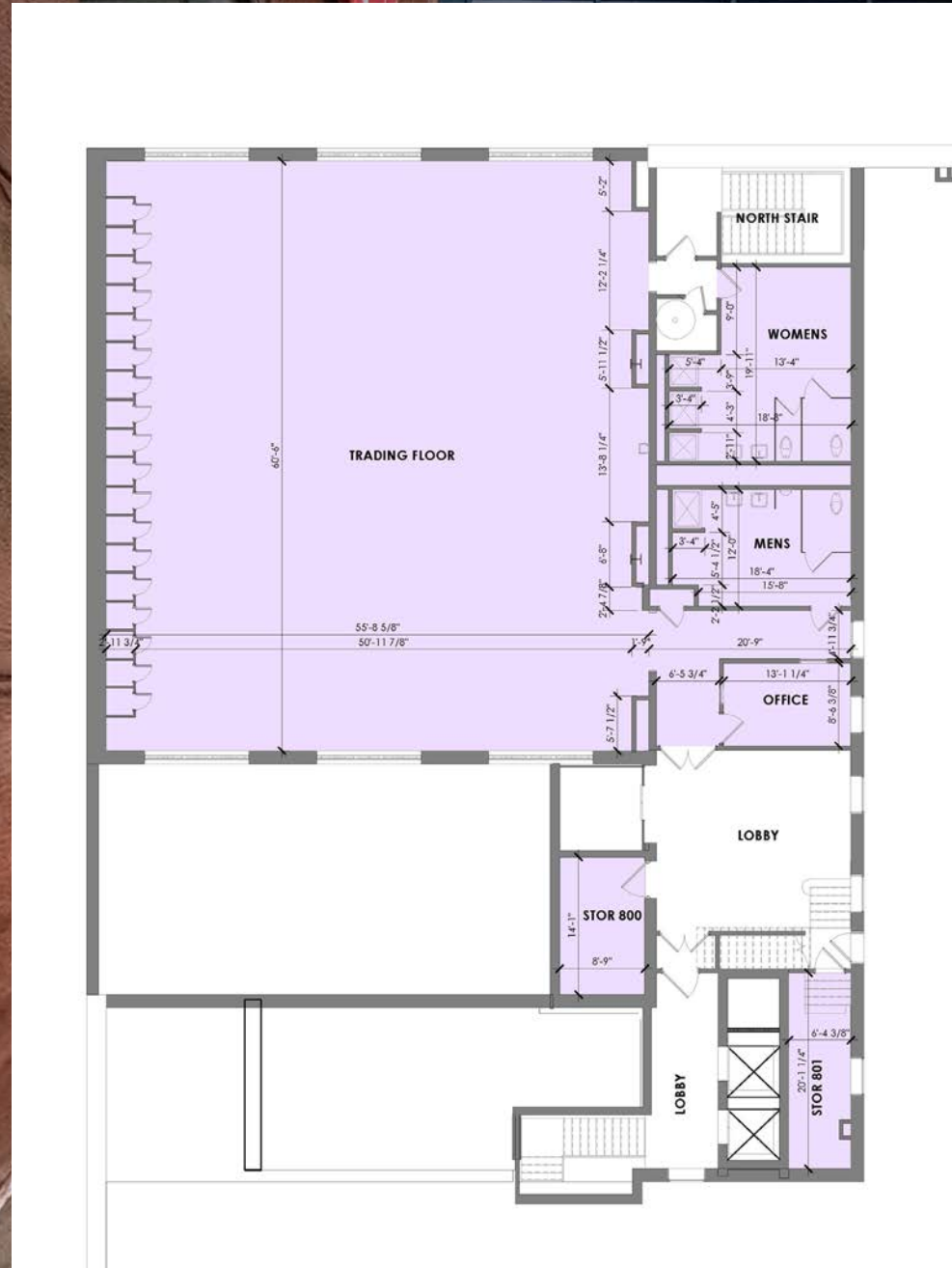
2nd Floor Retail Floor Plans



Front of Building

LEASE AREAS 2ND FLOOR

8th Floor Showroom Floor Plans



9th Floor Showroom Floor Plans

