



1405 Miller Trunk Highway, Suite 600, Duluth MN 55811 (218) 727-0064

www.cmrasells.com

For Lease: 215 N Central Avenue, Suite 6

Your Business Here!



- Spirit Valley Mall
 - 8000 sq ft
- Retail/Store Front
- 7 Private Offices
- 5 Open Offices
- Large Conference Room
- Break Room/ Kitchenette
- Handicap Accessible
- Mall Parking Lot
- Multi-Tenant Building

Centrally located in the heart of the West Duluth commercial corridor and situated directly between the two main thoroughfares of Grand Avenue and Central Avenue, this is a desirable location with easy access to the I-35 north and south entrances.

Great visibility and parking directly out your front door!

'Move-in Ready' for you.

Available Now!

Call Today for a Showing!



Net Lease
 \$15 psf + Electric
 5-10 Year Term



Gayle Ankario
 Agent/REALTOR
 (218) 590-3219

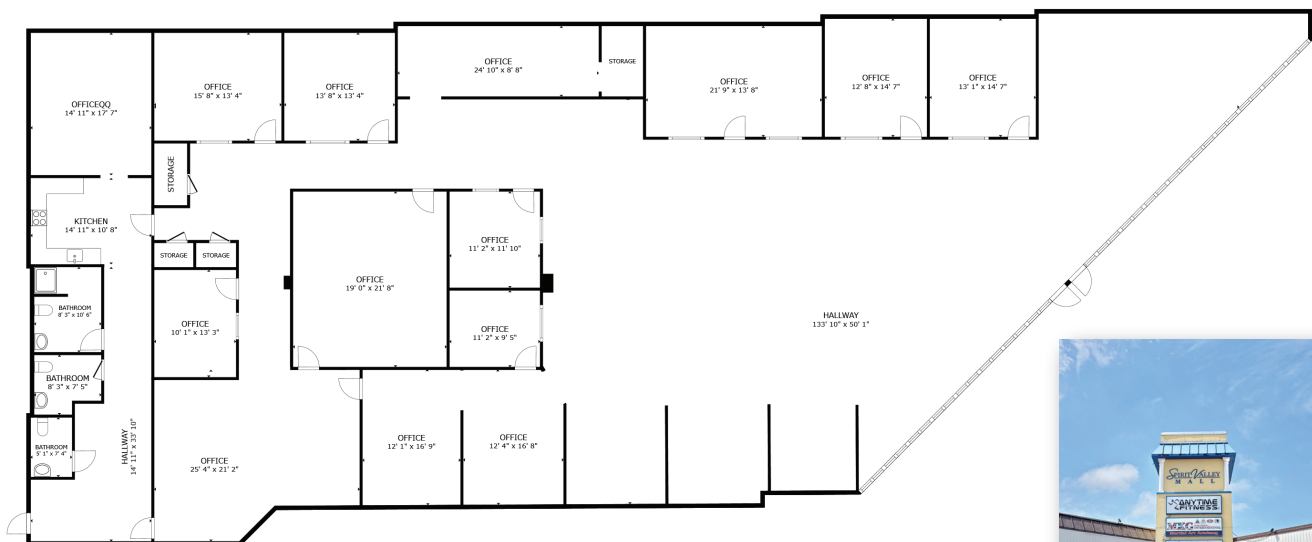


www.cmrasells.com



Spirit Valley Center Tenants

Cost Cutters • Serenity Accounting • Preferred Hearing • Anytime Fitness • Lake Armory
 Topknots for Tails • Haarstad Veterinary • North Point Realty • 218 Dance
 China Buffet • Dollar Tree • US Post Office • Tattoo One Eight • Soul Sisters



FLOOR PLAN

Daily Traffic Counts
 Central Avenue - 13,362
 Grand Avenue - 7219
 I-35 - 33,396



(218) 727-0064