



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

## For Lease - 215 N Central Avenue Suite 7



The Spirit Valley Mall is in the very center of the West Duluth Business District. This highly visible location is next door to many other great retail and office businesses with parking just outside your door.



As business moves west in Duluth, move with it! Spirit Valley is the new 'hot spot'.

### Suite 7 - 1,120 Sq Ft

- Multi-Tenant Building
- Great Store Front Space
  - Foyer Entrance
  - 2 Private Offices
  - Restroom
- 2 Year Minimum Lease Term
  - Large Parking Lot
  - Spirit Valley Mall
- Gross Lease - \$1700/month



## Available in January, 2026

Make this your new business location.





**Office**

### **Neighbors:**

US Post Office	Dollar Store
China Buffet	Anytime Fitness
Serenity Accounting	Cost Cutters
Topknots for Tails	Lake Armory
Super One Grocery	Super One Liquor
Western Bank	Sammy's Pizza
West Theatre	The Tasting Room
Mid-Coast Catering	Wussow's Coffee
Mr D's	



**Office/Conference Room**



**Open Work Space/Retail**



**Kitchenette**



Gayle Ankario  
Agent/REALTOR  
(218) 590-3219



**The Spirit Valley Mall** is located in the center of the West Duluth Business/Retail District, on N. Central Avenue. A main thoroughfare with a 10,900 DTC. One block from I-35 north and south entrances, on the bus line and located in a strip center, steps away from a major grocery store, theatre, restaurants, medical and professional services.

**Call Gayle for a showing today (218) 590-3219**