

**Office Building  
2715 Piedmont Ave.  
Duluth, MN 55811**



## **For Sale or Lease**

- **Piedmont Area Office Building**
  - **Attractively Designed Office Space**
  - **Ample off-street parking**
  - **Fully air conditioned**
  - **Full basement**
  - **Located near new Piedmont Elementary school**
  - **Easy access to**
    - **Miller Mall retail area**
    - **Central Business District**
    - **I-35**

**Offered for sale at \$445,000  
Offered for lease at \$12.50/sq. ft. NNN**



**1330 East Superior Street Duluth, MN 55805 Phone: 218/722-0357 Fax: 218/722-0476**

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This information is deemed reliable, but not guaranteed.