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Welcome to the New Look of East Central Entrance!

We have **TWO** opportunities from which to choose.

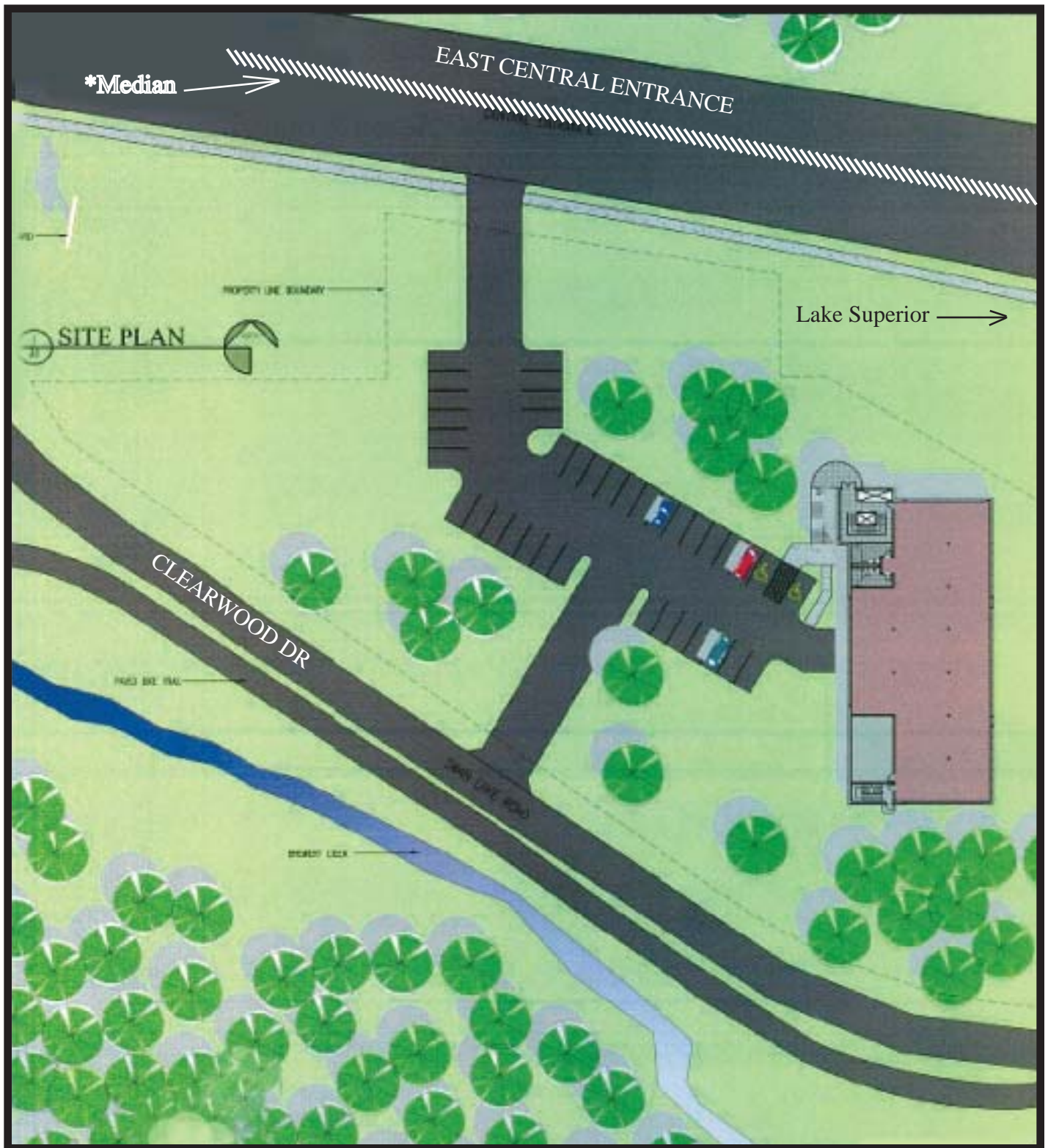
You can purchase the 2.2 acres along with approvals for a C5 Professional Development or you can pre-lease Duluth's premier professional building by the floor or as an entire building.

You will have the opportunity to custom design your suite to your exact specifications. Imagine a pristine building, sidewall of granite and glass. Three story curtain walled lobby, elevator, and spacious offices will be the norm in this state-of-the-art facility.

The added bonus for the Purchaser or Tenants is that there will be plenty of views of Lake Superior, the Harbor and Downtown Duluth. Talk to one of our agents and find out how perfect the location, design and ambiance is for you.



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The Minnesota Department of Transportation has included in the specifications that the developer include the installation of an extension to the concrete center line median for approximately 490 feet to the start of the left turn lane at the Blackman Avenue and Central Entrance intersection.

Swan Lake Road (or Clearwood Drive) is currently a dirt access road to the Charter Communication facility located to the east of the property. In all likelihood a bituminous surface would be required by the Developer for the secondary ingress/egress.

Or you can lease a floor in this “Class A” Professional Building



The lease rates will be based on a Net Lease + CAM (common area maintenance) fee.

Base Rate: \$20.00 psf + Utilities with an estimated CAM fee of \$5.00

“CLASS A” PROFESSIONAL BUILDING SPECIFICATIONS:

- 9,922 Square feet per floor
- Three floors (each floor has lake views)
- ADA accessible throughout
- Central Entrance access
- MN Power - 3 Phase
- Charter Communications fiberoptics
- Qwest Communications fiberoptics
- Elevator
- Right-in, right-out access
- Indoor parking available
- 20,400+ cars per day traffic count
- 90,000 Square foot lot
- 39,088 Square foot total building
- Beautifully landscaped lot
- Plans for ‘Green Technology’
- 4 minutes to downtown Duluth
- 6 minutes to the Miller Hill Mall
- Digital video, high-speed data internet and long distance phone bundle
- Base rate plus CAM leases

Miller Trunk Highway 53 Becomes Central Entrance - MN 194 as you travel toward Lake Superior.



The property is located at 525 East Central Entrance.





(Boundaries shown are approximate only.)

This prime location is 623' above the lake, with nothing to obstruct the visual path to the water.

