



US BANK BUILDING FULL 3RD FLOOR SUBLEASE

130 WEST SUPERIOR ST, DULUTH, MN

SPACE AVAILABLE

- Third Floor - 10,661 SF

BUILDING SIZE

152,481 SF

YEAR BUILT

1982 / renovated in 1991

PROPERTY HIGHLIGHTS

- Skyway connected
- Class A building
- Adjacent to the Lakeside Walk
- Clear views of the Aerial Lift Bridge and Canal Park
- Steps from Downtown amenities including dining, biking and walking trail system, Bayfront Festival Park and the Lake Superior Harbor front



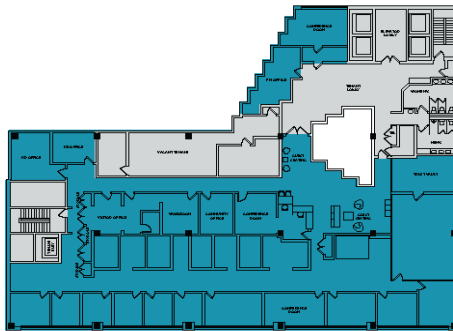
SPACE PLAN

CONCEPTUAL SPACE PLAN

THIRD FLOOR

SPACE PLAN OVERVIEW

- Proposed 3rd floor = Total 10,661 SF
 - Suite 300 = 9,935 SF
 - Suite 301 = 726 SF
 - (16) Office + (7) Workstations



EXISTING PLAN



PROPERTY PHOTOS



DEMOGRAPHICS

NEIGHBORHOOD DEMOGRAPHICS

	 2025 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME EMPLOYMENT
1 Mile	9,265	\$52,035	28,817
3 Miles	44,789	\$75,779	48,993
5 Miles	81,437	\$84,193	72,472

DULUTH OVERVIEW

Duluth is home to **several professional sports teams** and was crowned the best small sports town in America in 2022. In the last six years Duluth hosted the **2019 IIHF Women's World Championship**, the **2022 U.S. Hockey Hall of Fame Induction Celebration**, the **2023 NCAA Men's Division II Frozen Four**, the **2024 U.S. National Pond Hockey Championships**, the **2025 USA Hockey Girls' 16U National Championship**, and is the home of the Duluth Golf Club.



UMD BULLDOGS
(MEN'S HOCKEY)



DULUTH FC
(MEN'S SOCCER)



DULUTH HURRICANES
(WOMEN'S HOCKEY)



DULUTH HARBOR MONSTERS
(BASEBALL)



MINNESOTA DULUTH HC
(MEN'S HOCKEY)



SUPERIOR ROUGHRIDERS
(JUNIOR HOCKEY)



DULUTH FC
(WOMEN'S SOCCER)



DULUTH BLUECREW
(BASEBALL)



DULUTH HOCKEY
(YOUTH HOCKEY)

UPCOMING DULUTH EVENTS



2025
USA HOCKEY GIRLS'
18U NATIONAL
CHAMPIONSHIP



2026
IIHF WORLD JUNIOR
CHAMPIONSHIP



2027
U.S. FIGURE
SKATING CHAMPIONSHIPS



2028
USA HOCKEY ARENA
NATIONAL CHAMPIONSHIPS

Headquartered In Greater Duluth

FORTUNE 500 COMPANIES

GREATER MSP RANK	COMPANY	FORTUNE 500 RANKING	REVENUE (billions)
189	ALLETE	189	\$6.1
232	Essentia Health	232	\$4.7
244	Cirrus Aircraft	244	\$4.2
336	RBC Bearings	336	\$2.3
394	The Hillman Group	394	\$1.5
460	Duluth Trading Company	460	\$1.0

DULUTH-SUPERIOR HARBOR TRAFFIC (2024 SEASON)



TOTAL TONNAGE
37.3 MILLION TONS

of cargo moved through the Port of Duluth-Superior, marking one of the top totals in the port's history.



LARGEST CARGO CATEGORIES
IRON ORE, COAL, GRAIN, LIMESTONE

and other bulk commodities remain the primary cargoes shipped through the harbor.



OCEAN-GOING VESSELS
1,000 VESSELS

entered the harbor, delivering and departing with cargo throughout the season.



NAVIGATION SEASON
MARCH 22 – JANUARY 7

The harbor typically operates from late March through early January, weather permitting.



JOBS & ECONOMIC IMPACT
8,000+ JOBS

supported by port-related activities with more than \$1.3 billion in economic impact to the region.

AMENITIES MAP



LOCATION MAP

