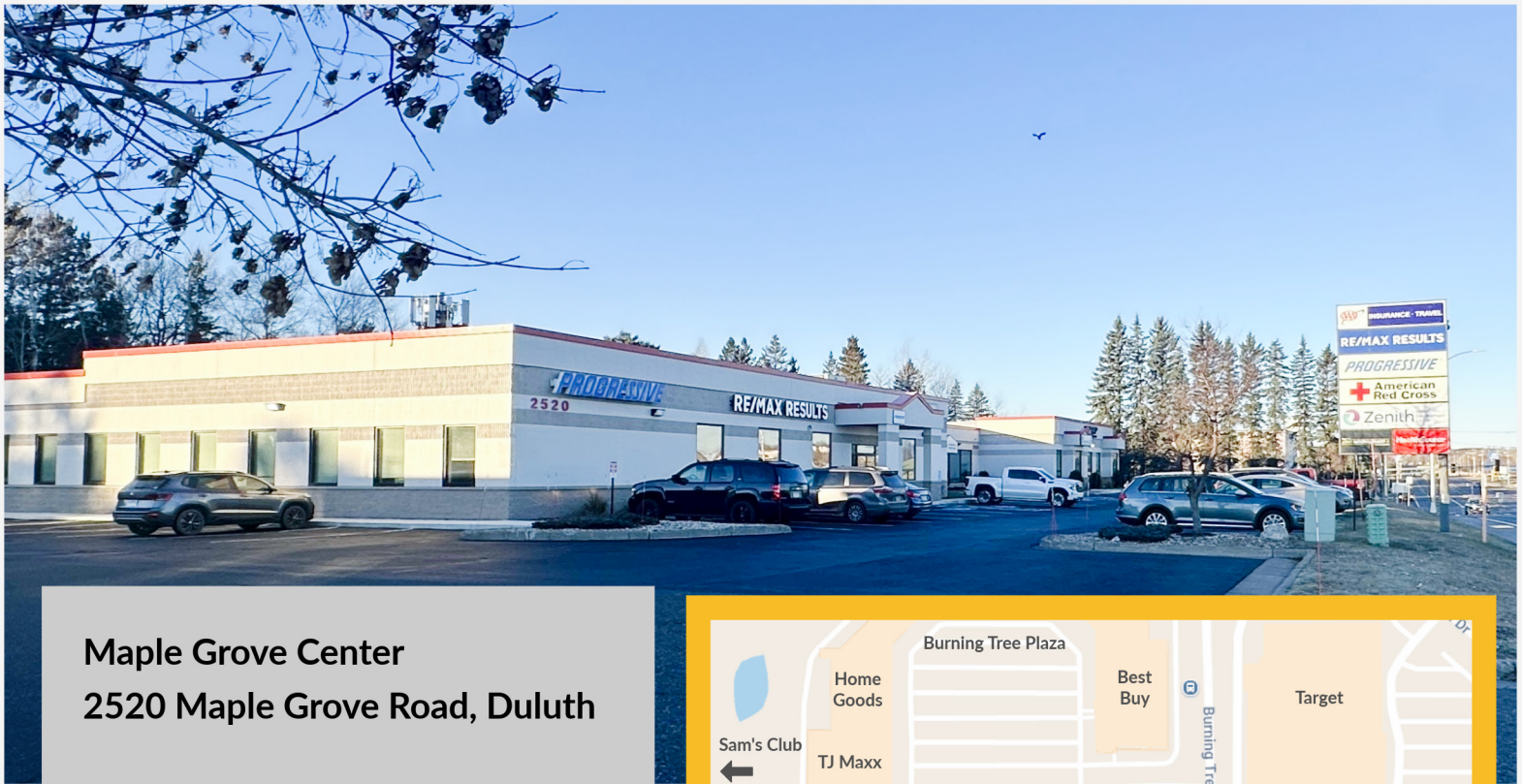




Maple Grove Center
2520 Maple Grove Road, Duluth

SPACE FOR LEASE

Contact:



218.461.4344

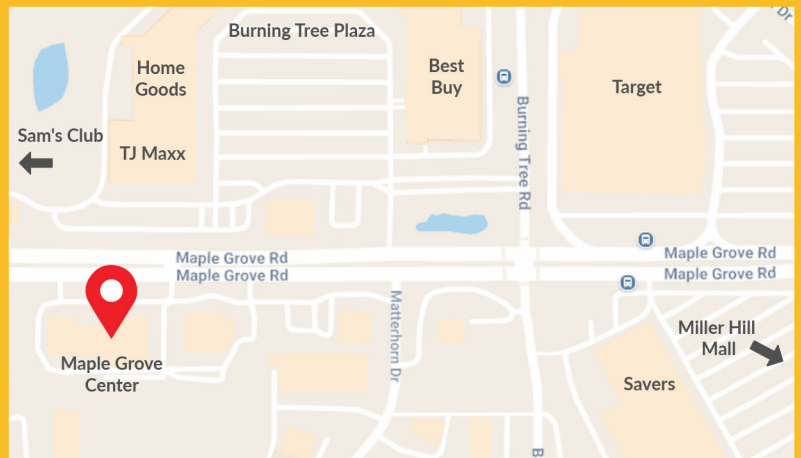


info@titaniumpartners.com



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TITANIUM
PARTNERS

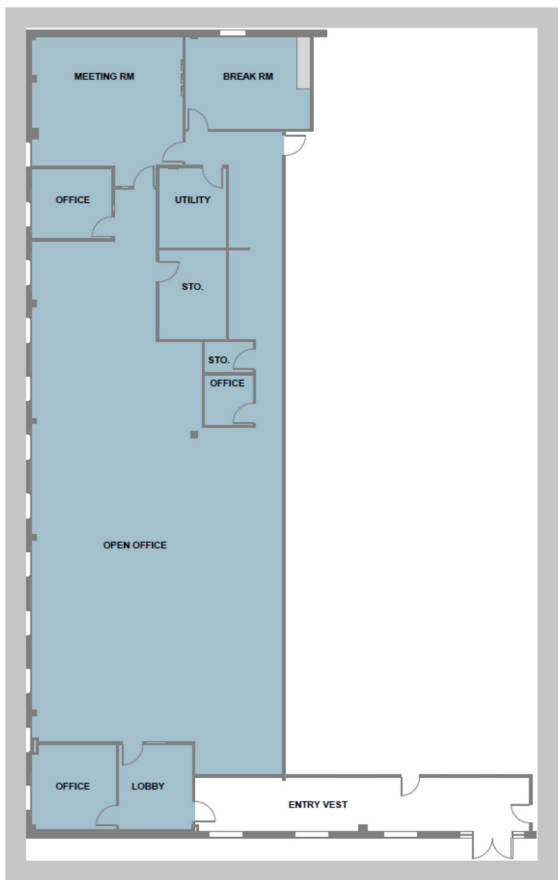


Professional Office Space | Maple Grove Road 4,418 SF | \$20 PSF NNN

Position your business along one of Duluth's most active commercial corridors. This soon-to-be available office suite at Maple Grove Center offers a professional setting, excellent visibility, and convenient access for both clients and staff. Previously occupied by a nationally recognized insurance provider, the space is well-suited for a wide range of professional uses.

This site features a blend of corporate, community, and health services (e.g., RE/MAX, AAA, American Red Cross, HealthSource Chiropractic, Army National Guard and Zenith Vision Development Center), offering a professional atmosphere suitable for both retail and office space.

Maple Grove Center is an excellent option for companies seeking a turnkey professional environment rather than a startup build out. The location is suitable for a variety of business types, including insurance, financial services, consulting, real estate, administrative, retail and more.



Property Features

- Established multi-tenant commercial building.
- Professional, business-focused environment.
- Excellent street visibility along a high-traffic corridor.
- Ample on-site parking for employees and visitors.
- Easy access from major roadways and surrounding neighborhoods.

Location Highlights

- Positioned in a thriving commercial and residential growth area.
- Strong daily traffic (over 11,000 average daily traffic volume) and surrounding consumer activity.
- Convenient for both local clients and regional visitors.
- Close to major shopping and service destinations, including Miller Hill Mall, Target, Best Buy and Sam's Club.

Why This Property?

High Visibility

Prominent Maple Grove Road presence helps support brand exposure and customer convenience.

Convenient Access

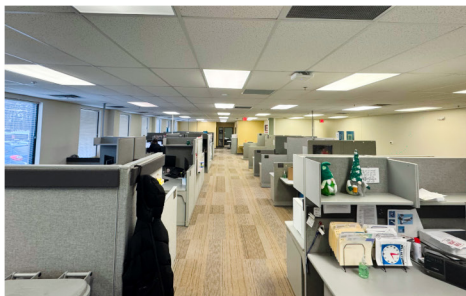
Located near retail, dining, and everyday services — ideal for employees and visiting clients.

Professional Image

Well-maintained building with established tenants creates a credible and welcoming business environment.

Flexible Use Potential

Ideal for insurance, financial services, consulting, real estate, administrative offices and other professional services.



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To learn more or
schedule a tour, contact:

Titanium Partners

218.461.4344

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