



BOARD OF TRADE BUILDING
301 - 307 West 1st St
Duluth, MN
For Lease
Retail / Office



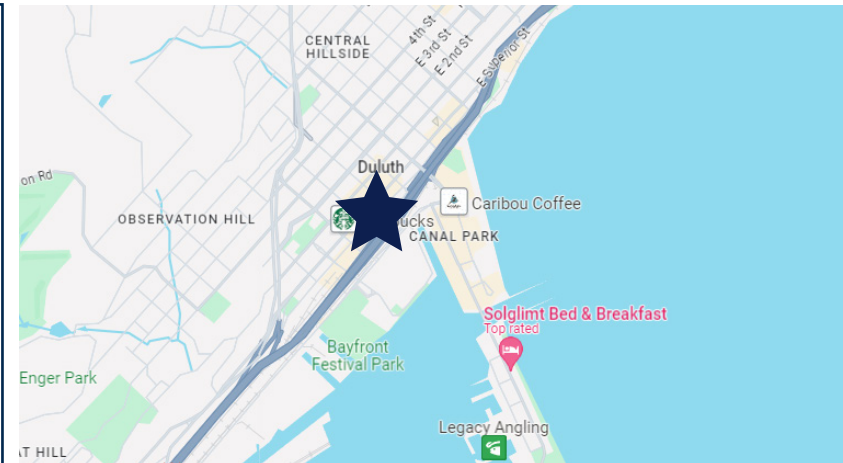
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*Look Upland. Where
Properties & People Unite!*

ROB KOST, CCIM
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ADDRESS	301 - 307 West 1st St
CITY, STATE	Duluth, MN
BUILDING SIZE	74,000 SF
TOTAL COMMERCIAL SPACE	25,625 SF (Suite Sizes Below)
AVAILABLE COMMERCIAL SPACE	22,141 SF
NEW APARTMENTS	84 Units (Consistently Fully Leased)
LEASE RATE	\$16 - \$18 PSF 1st & 2nd Floors
(MODIFIED GROSS)	\$22 - \$24 PSF 8th & 9th Floors
TOTAL CAM & TAX 2023 EST	\$6.50 PSF
YEAR BUILT	1895
SUITE 10	1,324 SF - Leased/Coffee Shop
SUITE 20	2,526 SF (Former Restaurant)
SUITE 22	563 SF (Former Salon)
SUITE 30	578 SF - Leased
SUITE 115	585 SF - Leased
SUITE 131	487 SF - Residential Storage
SUITE 132	838 SF - Residential Storage
SUITE 200	903 SF (Former Office Space)
SUITE 202	1,152 SF (Former Office Space)
SUITE 203	1,150 SF (Potential Availability)
SUITE 204	997 SF - Leased
8TH FLOOR	6,223 SF (Former Grain Trading)
9TH FLOOR	8,299 SF (Former Trading Amenities / Bar)
PARKING	Monthly ramp parking \$80-\$100, plentiful on-street parking, & a building-owned surface lot M-T-M.

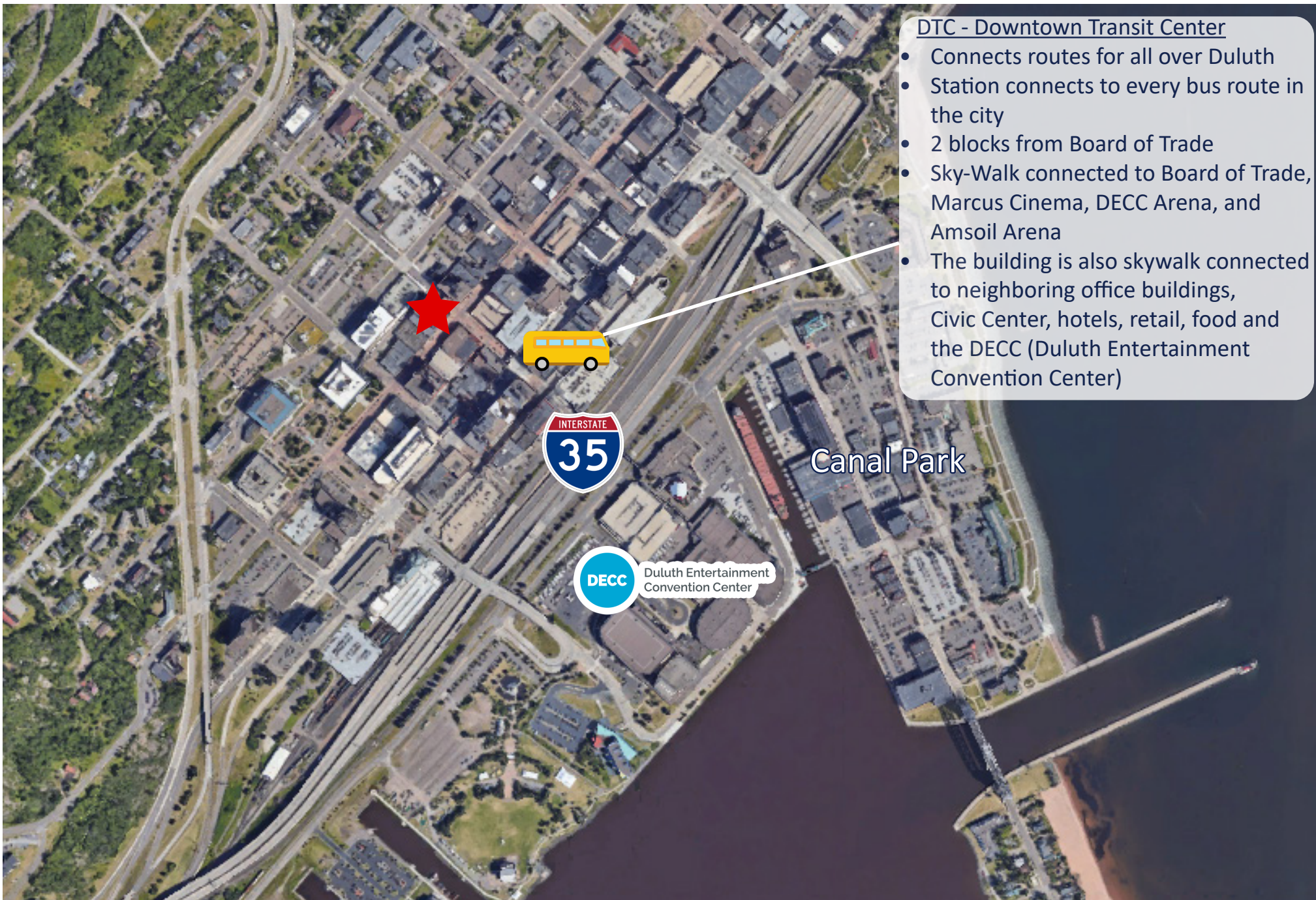
FREE RENT AVAILABLE BY LANDLORD FOR LEASES DONE BEFORE FIRST HALF OF 2025



BEAUTIFICATION PROGRAM

- Polishing of all brass doors and fittings
- Cleaning of all commercial windows
- Caulking of windows for any air penetration
- Adding custom rugs to building entryways
- Removal of remaining window AC units
- New awnings
- Common area furniture
- Touch-up painting
- New access panel for visitors
- Potential tree plantings with city





DTC - Downtown Transit Center

- Connects routes for all over Duluth
- Station connects to every bus route in the city
- 2 blocks from Board of Trade
- Sky-Walk connected to Board of Trade, Marcus Cinema, DECC Arena, and Amsoil Arena
- The building is also skywalk connected to neighboring office buildings, Civic Center, hotels, retail, food and the DECC (Duluth Entertainment Convention Center)

Minutes from Canal Park
& Iconic Lift Bridge

Duluth Entertainment /
Convention Center Walking
Distance from Building Across I-35



8th Floor
Trading Floor Suite

9th Floor
Penthouse
Suite

84 Newly-Constructed
Apartments, Floors 3-7

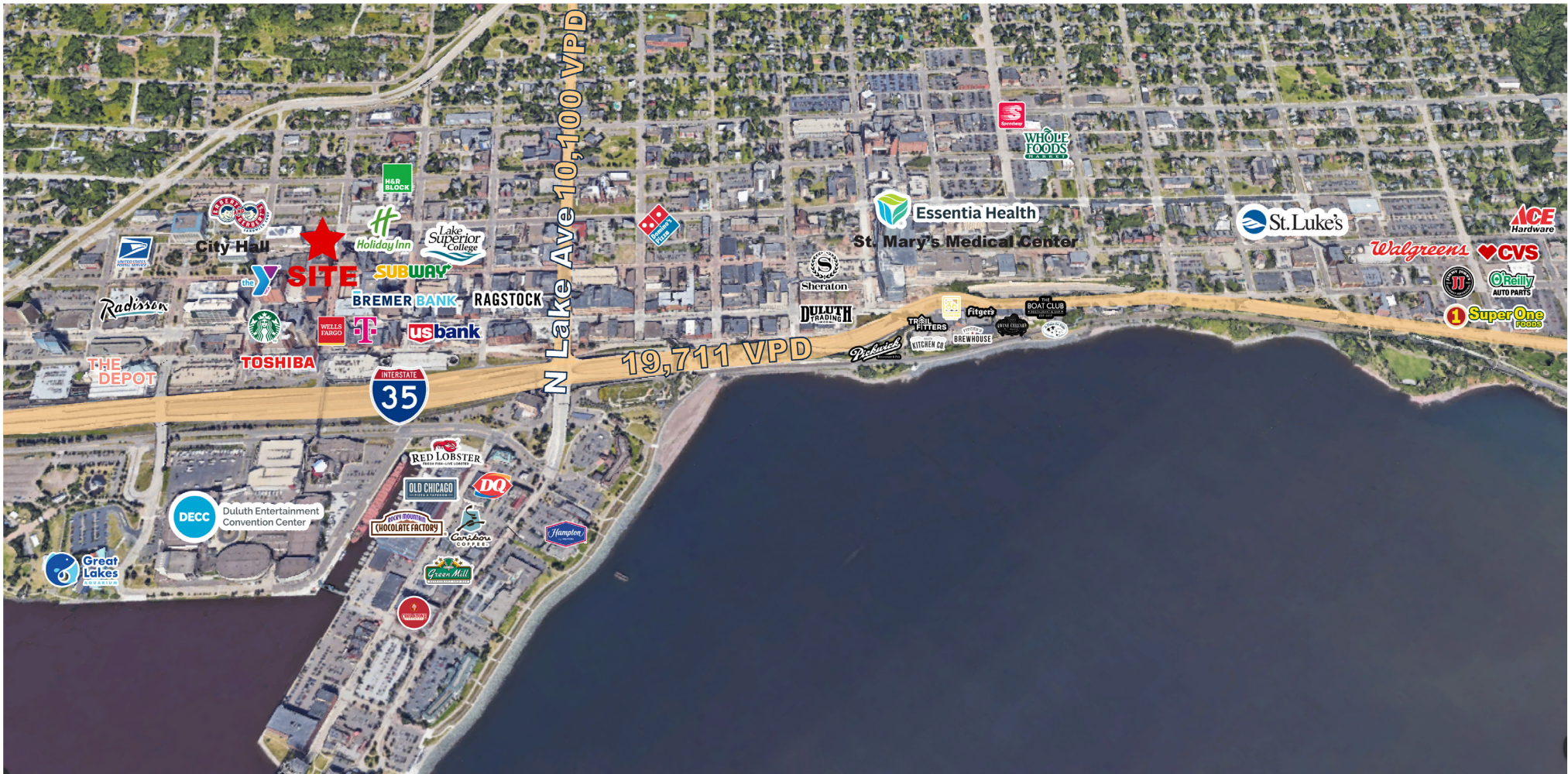
8th Floor Trading
Floor Suite Interior

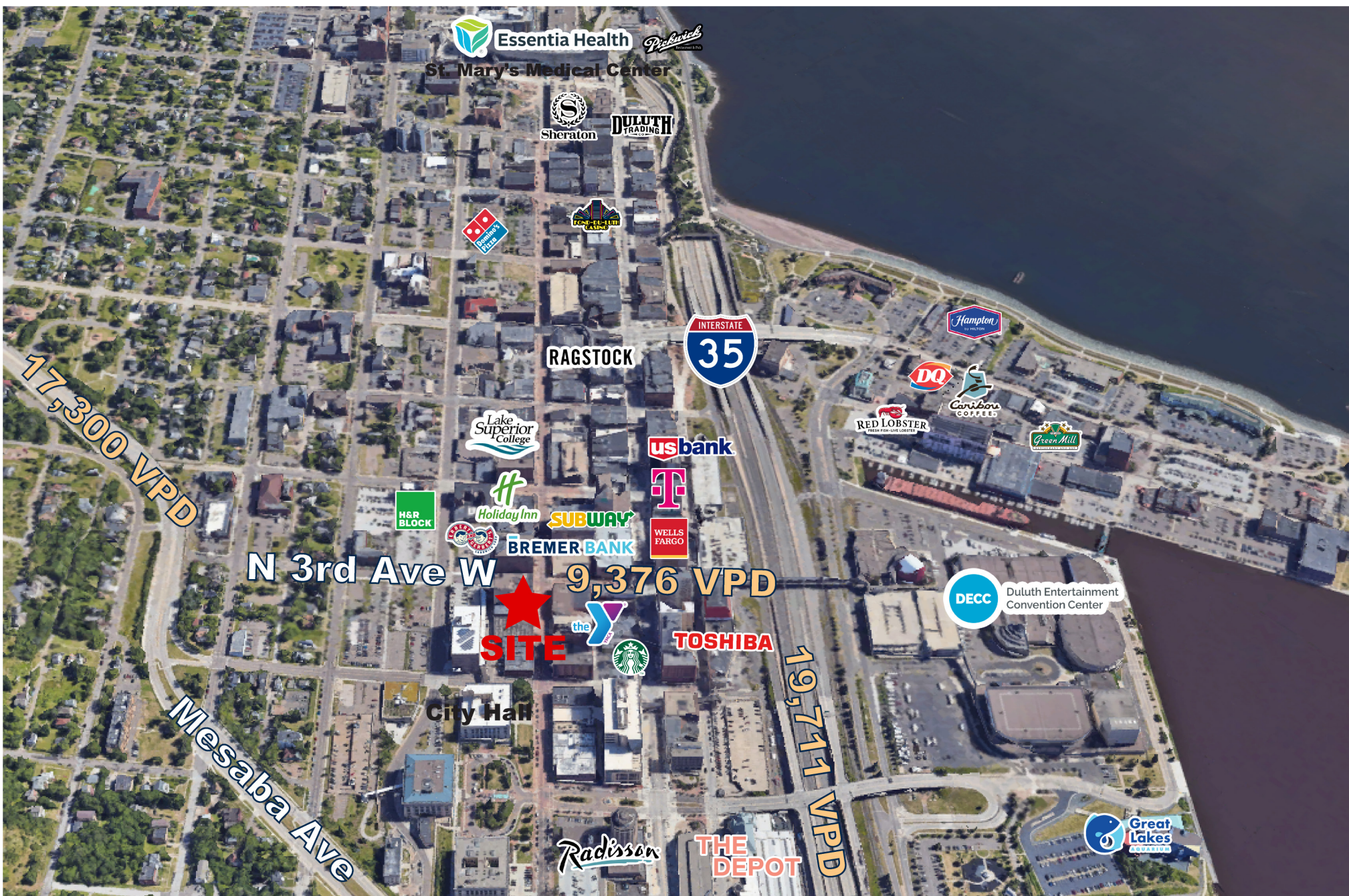
Mixed-Use Setting

Near St. Louis
County Courthouse

Sky-Walk Access









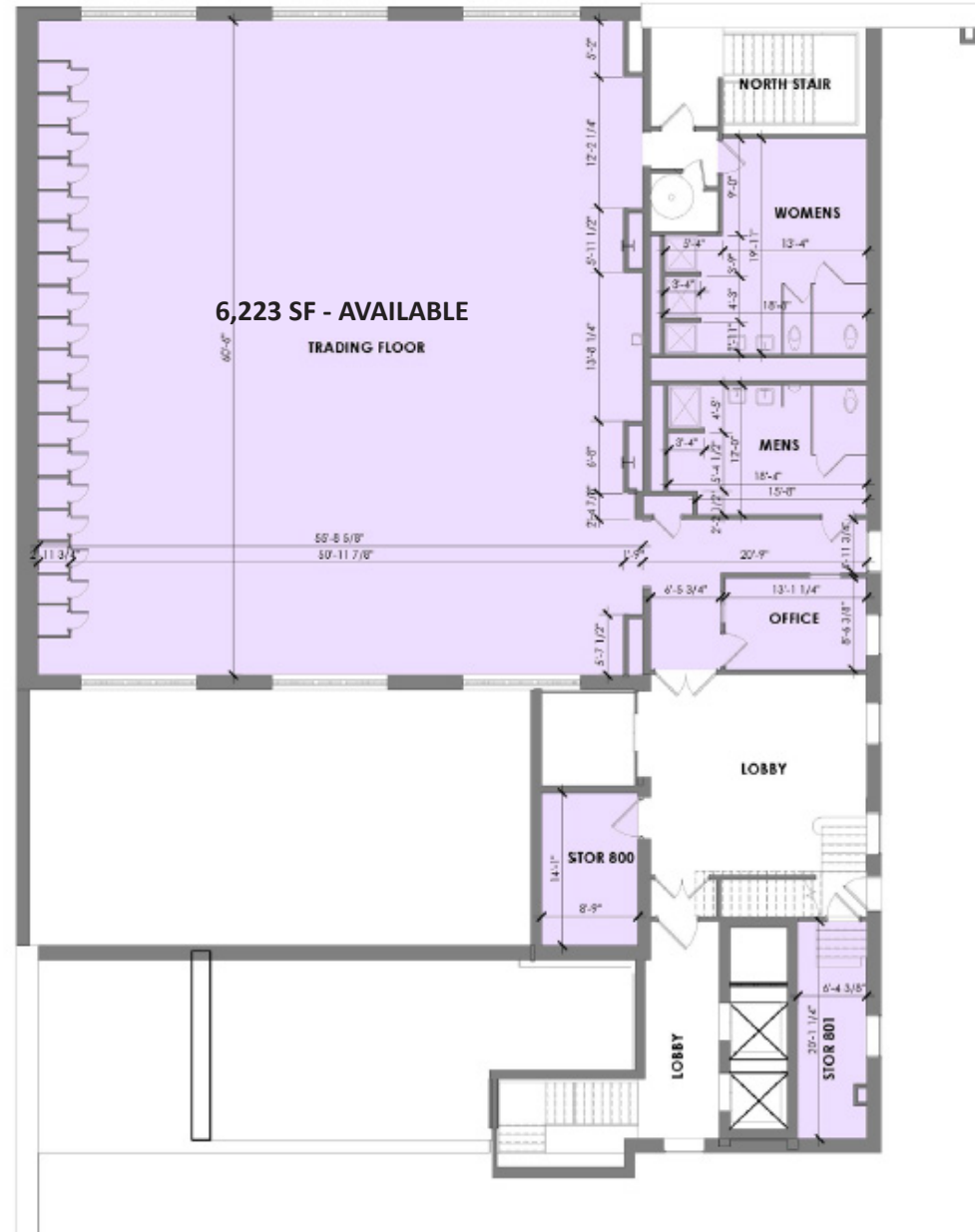
Front Entrance

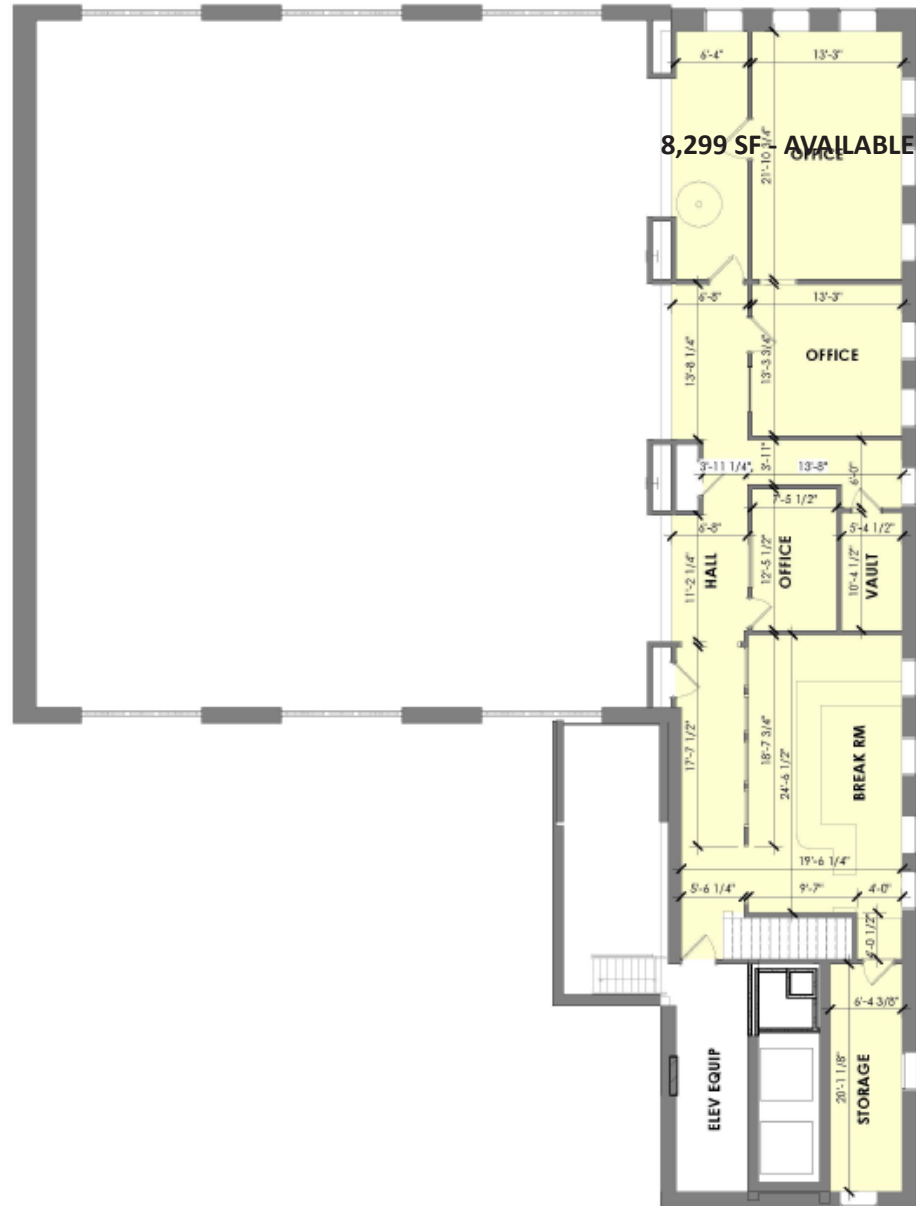
LEASE AREAS 1ST FLOOR

2,526 SF - AVAILABLE

563 SF - AVAILABLE











UPLAND

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