



Maple Grove Center  
2520 Maple Grove Road, Duluth

# SPACE FOR LEASE

## Contact:



218.461.4344



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titaniumpartners.com

**TITANIUM**  
PARTNERS

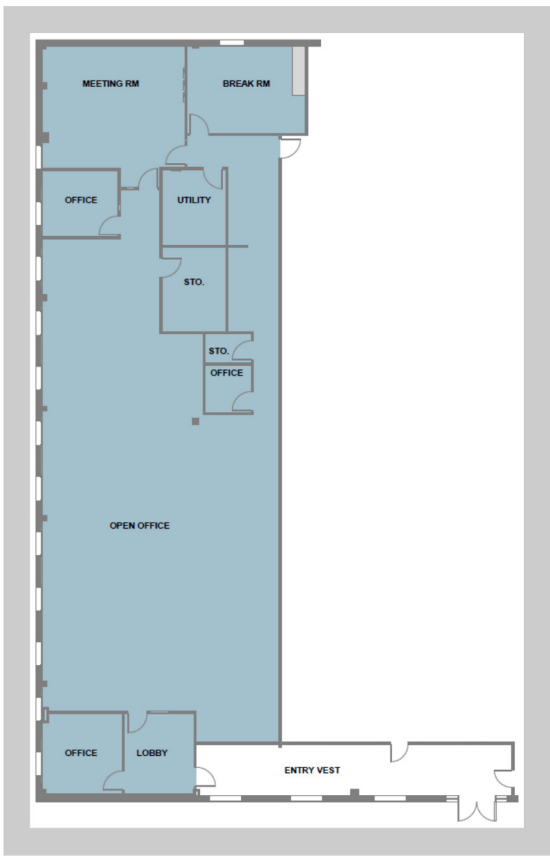


**Professional Office Space**  
Maple Grove Road | Duluth Heights  
4,418 SF | \$20 PSF NNN

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 (10,900 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

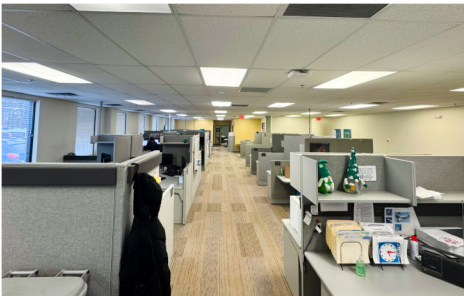
Located near retail, dining, and everyday services – ideal for employees and visiting clients.

### Professional Image

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

### Flexible Use Potential

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



# TITANIUM

## PARTNERS

To learn more or  
schedule a tour, contact:

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