

**Affordable climate controlled office space with optional secure heated indoor parking.**

<http://www.pioneerduluth.com>

Downtown Duluth's Pioneer Building, 315 West First Street, currently has available office suites ranging in size from 680 sq ft to 1,645 sq ft. Any combination of the space can be conformed to meet your needs.

Just steps from the court house, government services center and YMCA, our modern office space and parking facility is an affordable efficient small business opportunity.

Cost is \$9/sq ft to \$12/sq ft depending upon which space, including maximum use of column-free floor space, central air, high speed internet, all utilities, and weekly cleaning.

Call Bob at 218-722-8731 ext. 202

<http://maps.google.com/?q=loc%3A+%33%31%35+West+First+Street+Duluth+MN+US>

