



COVE
5 East 1st Street
Duluth, MN 55802
For Lease
RATES REDUCED



Space 100 Virtual Tour



Space 101 Virtual Tour

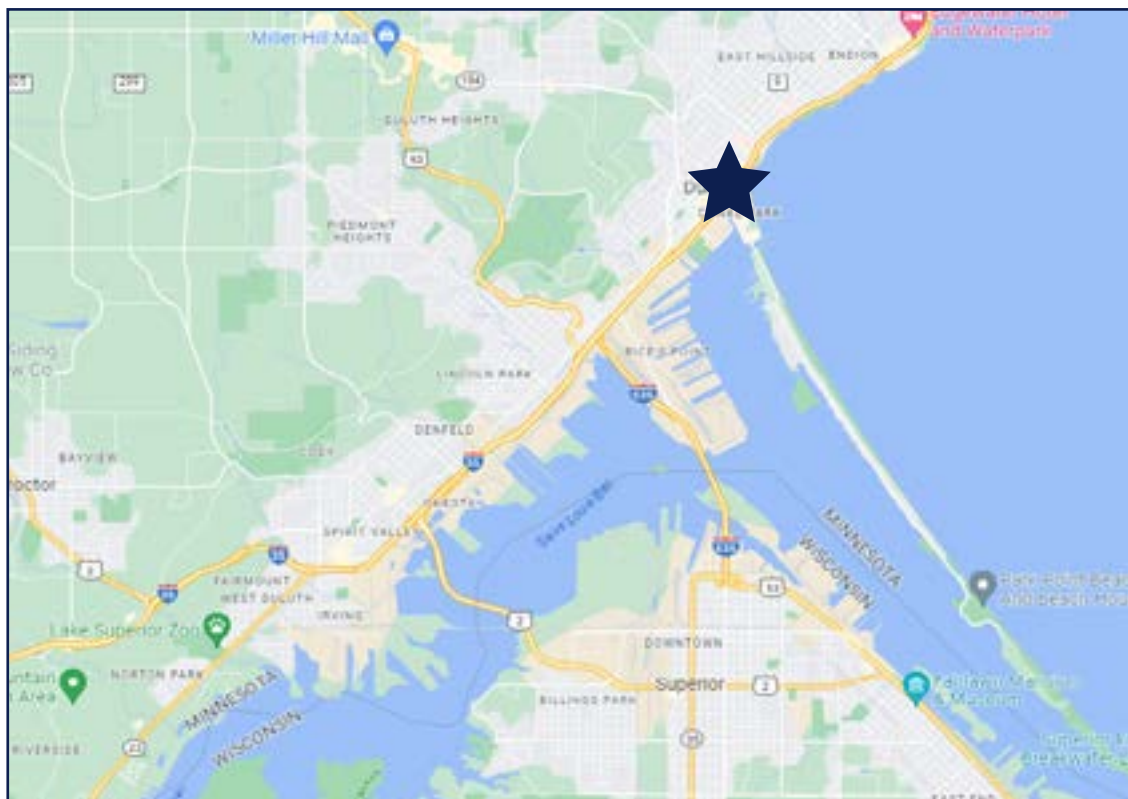
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*Look Upland. Where
Properties & People Unite!*

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ADDRESS	5 East 1st Street
CITY, STATE	Duluth, MN 55802
SUITE 100	5,196 SF
SUITE 101	3,850 SF
LEASE RATE	\$12 Modified Gross in 2026 & Free Rent until 2027 based on appropriate lease terms
YEAR BUILT	1922
APARTMENT UNITS	86 Units (48 @ Cove I 38 at Cove II)
COUNTY	St. Louis
PARKING	Street, Surface Lots, and Ramps*



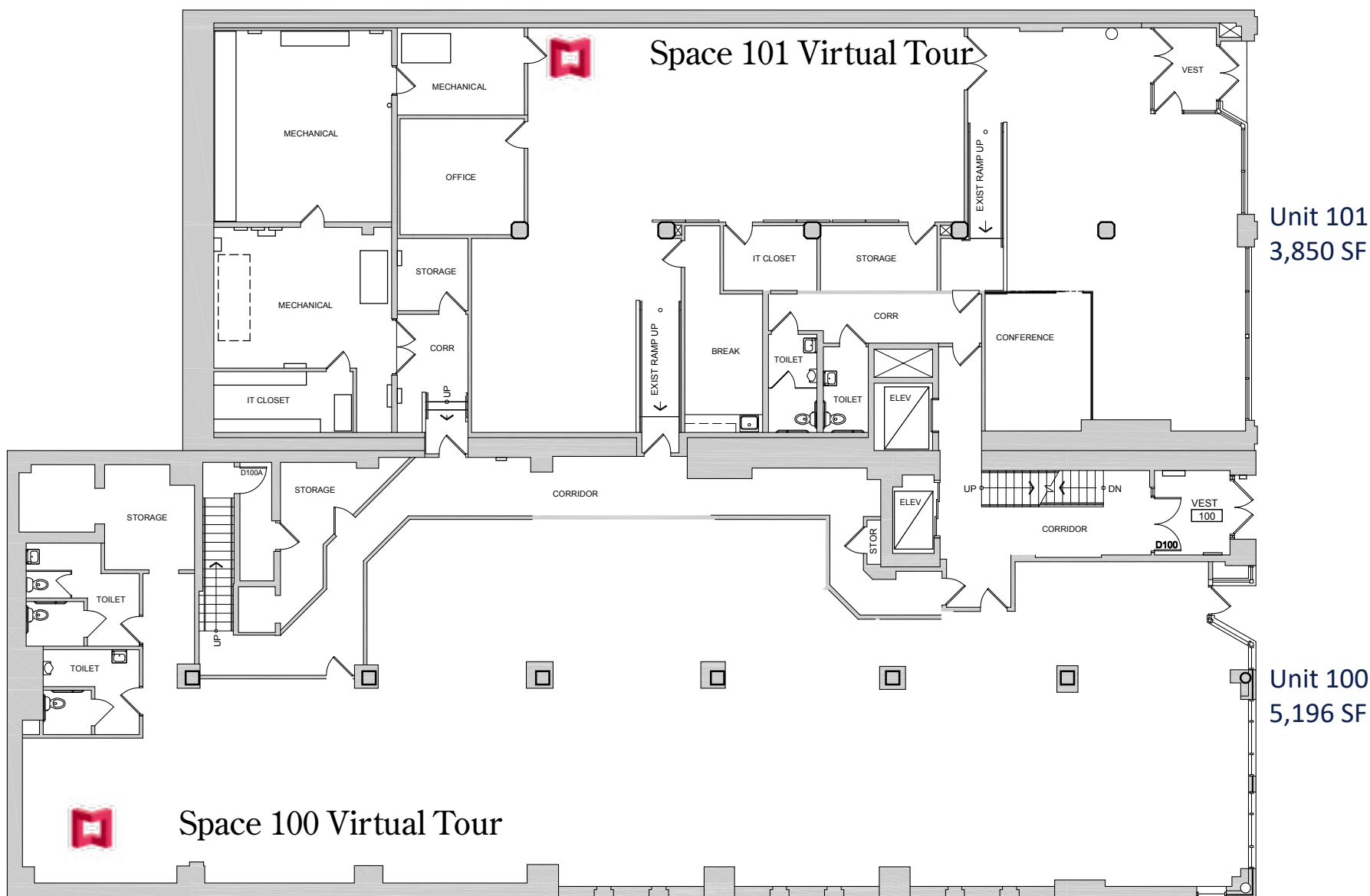
HIGHLIGHTS

- Near new Essentia Health/St. Mary’s Medical Center and St. Luke’s Hospital
- Heavy retail and restaurant node
- Easy access to popular Canal Park, Duluth Entertainment Convention Center, Sheraton, Holiday Inn & Suites and more
- Near Pizza Luce, US Bank, Domino’s, Duluth Trading, Starbucks and more
- Consistent residential apartment occupancy of 90-95%
- Existing office space ready to go or retail/office build-to-suit

*Parking ramp across the street has new fencing, garage doors, and license plate readers with skywalk connection

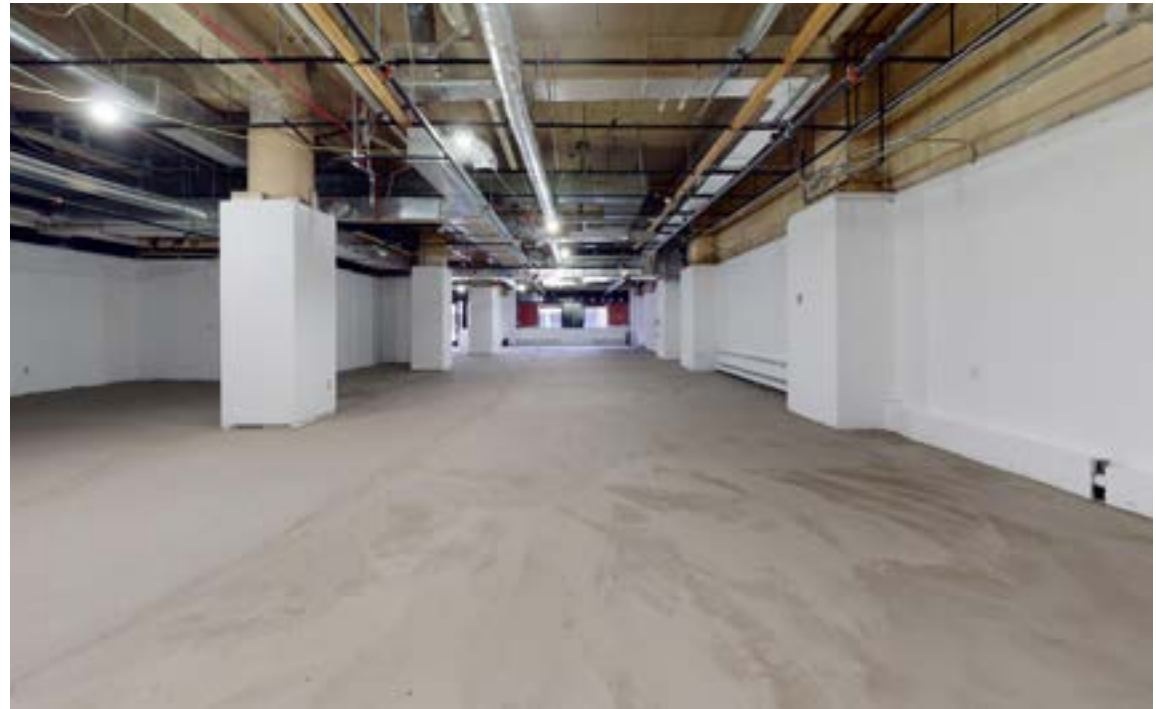
2023 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	10,141	47,475	83,691
MEDIAN AGE	34.5	32.9	36.3
MEDIAN HH INCOME	\$32,362	\$51,100	\$56,475
AVERAGE HH INCOME	\$53,332	\$78,552	\$85,078





1ST FLOOR









UPLAND

REAL ESTATE GROUP, INC.

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