



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



Space 100 Virtual Tour



Space 101 Virtual Tour

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where
Properties & People Unite!*

ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

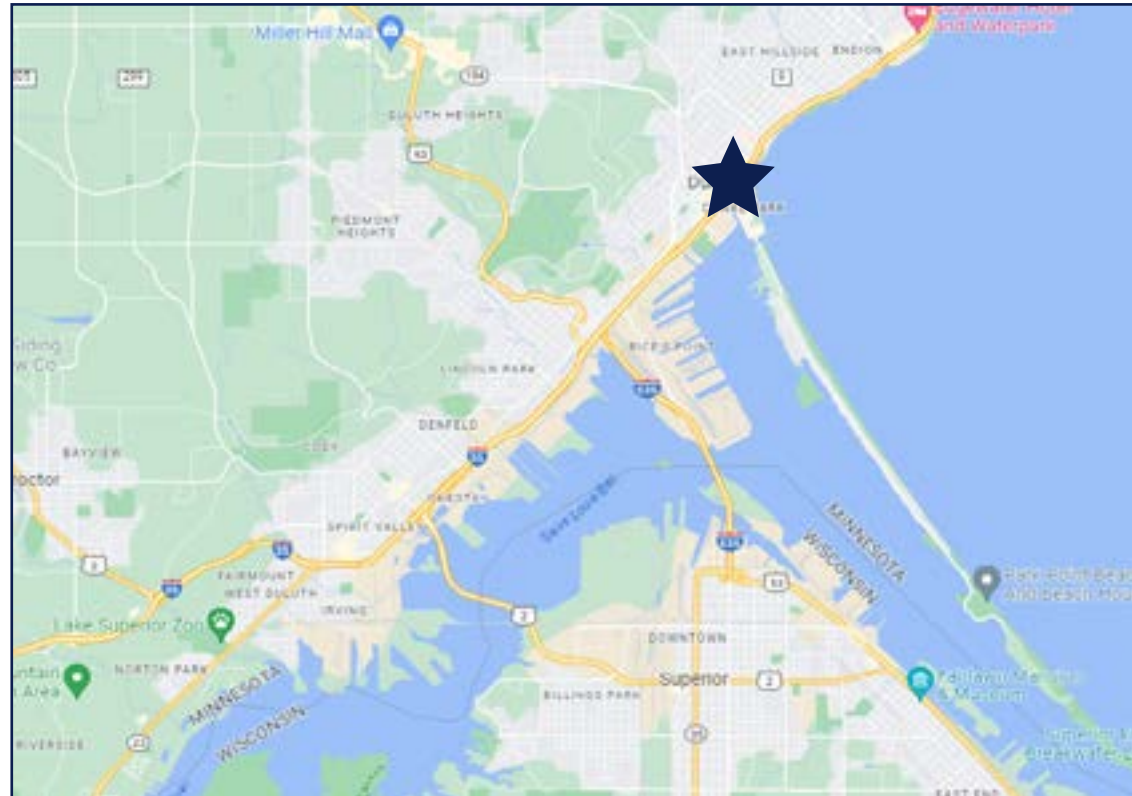
KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

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*

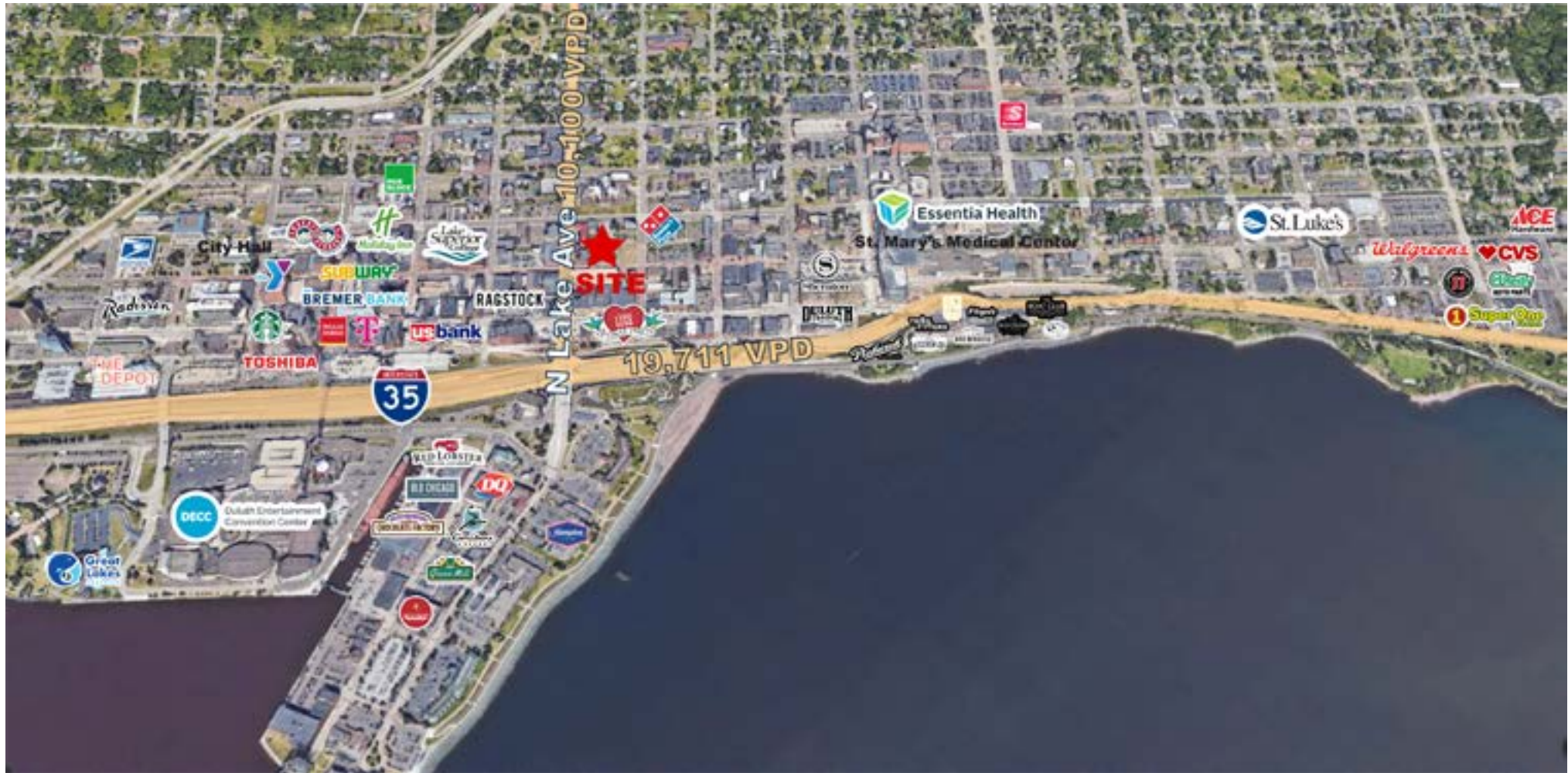
HIGHLIGHTS

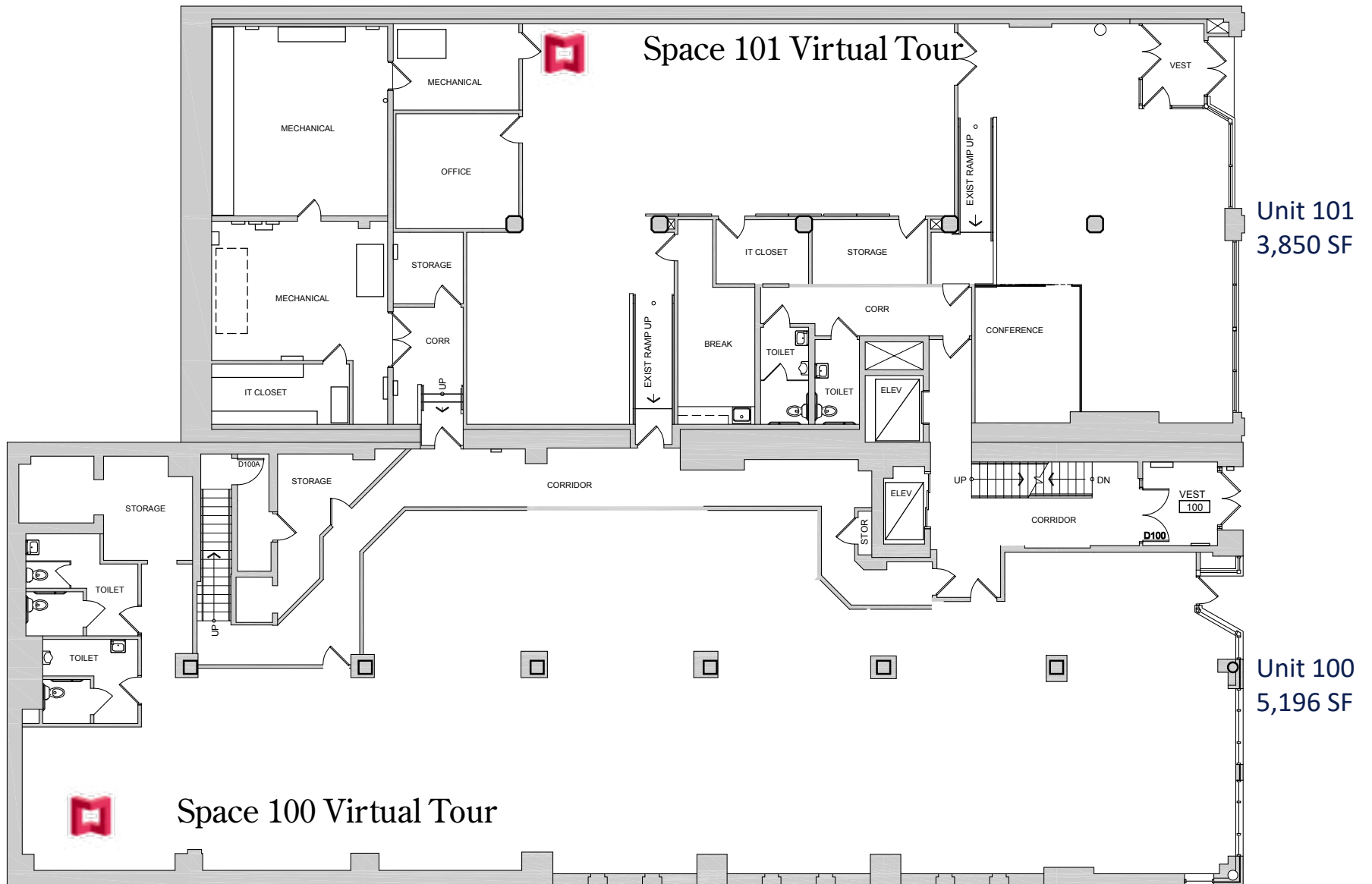
- Near new Essentia Health/St. Mary's Medical Center and St. Luke's Hospital
- Heavy retail and restaurant node
- Easy access to popular Canal Park, Duluth Entertainment Convention Center, Sheraton, Holiday Inn & Suites and more
- Near Pizza Luce, US Bank, Domino's, Duluth Trading, Starbucks and more
- 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



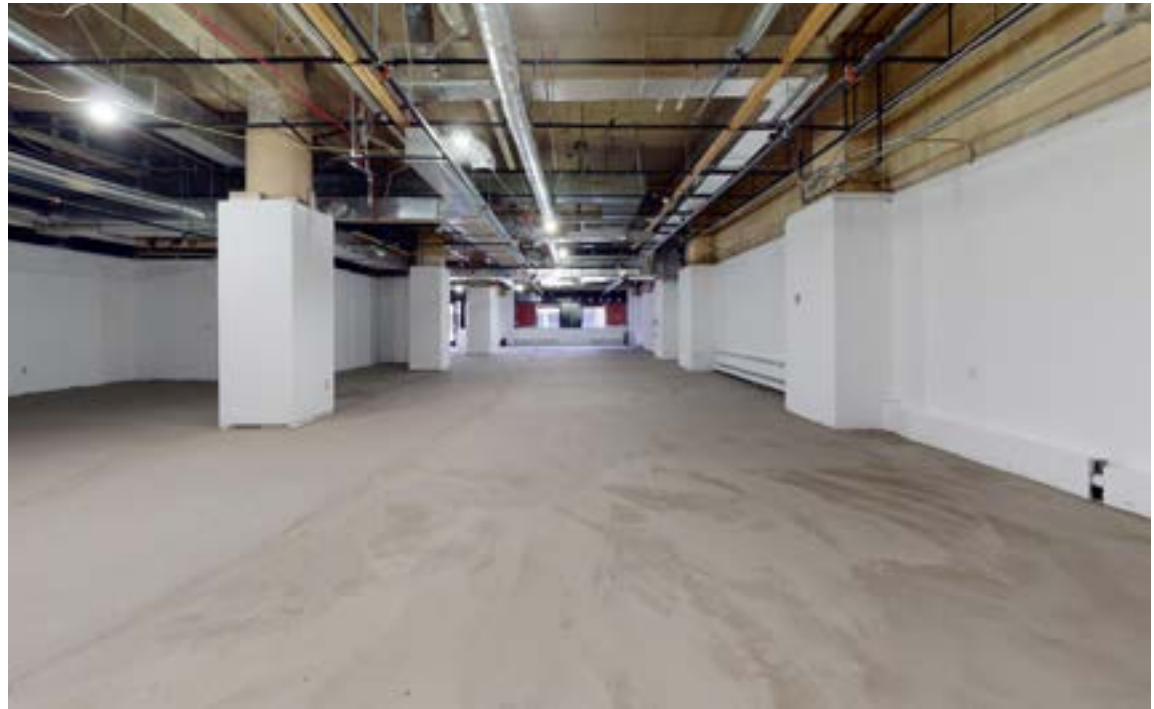
2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	10,430	48,396	84,391
MEDIAN AGE	34.5	32.3	35.9
MEDIAN HH INCOME	\$36,919	\$56,186	\$64,109
AVERAGE HH INCOME	\$56,739	\$82,514	\$91,281





1ST FLOOR









UPLAND

REAL ESTATE GROUP, INC.

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600

ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.