



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!*

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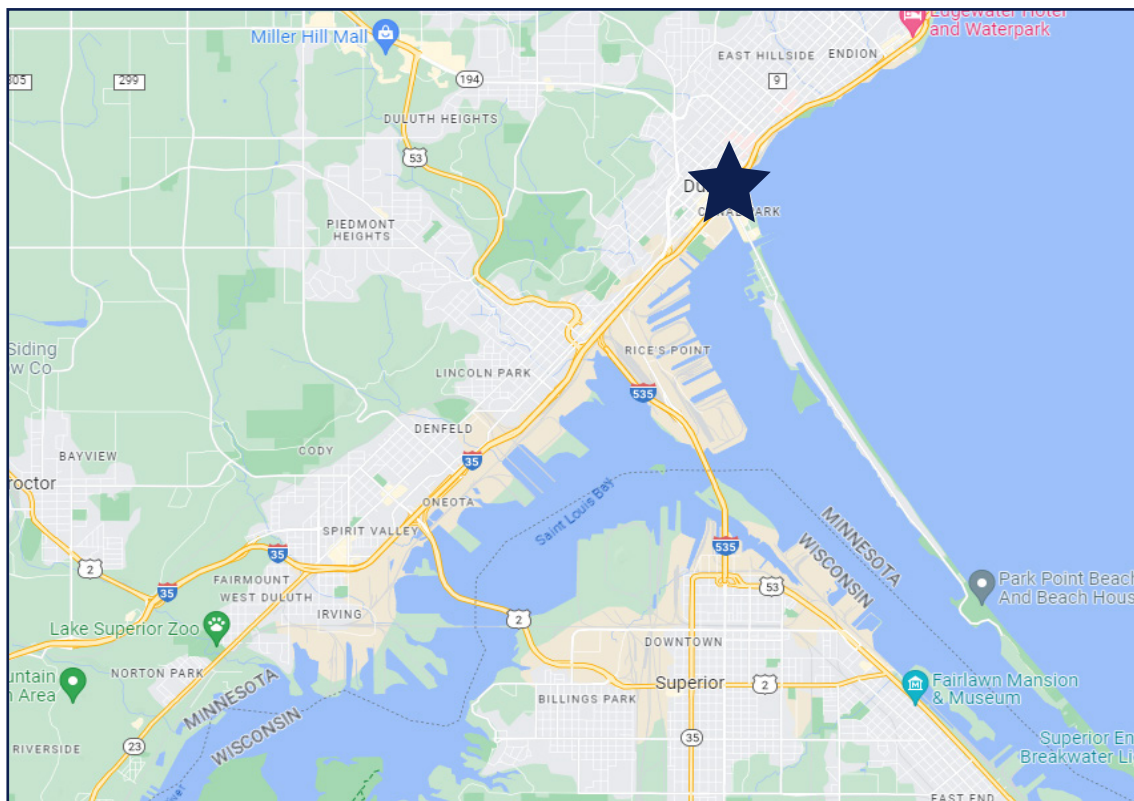
KIRBY PIERI
612.465.8523
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ADDRESS	5 East 1st Street
CITY, STATE	Duluth, MN 55802
SUITE 100	5,196 SF
SUITE 101	3,850 SF
LEASE RATE	\$12 Modified Gross in 2026 & Free Rent until 2027 based on appropriate lease terms
YEAR BUILT	1922
APARTMENT UNITS	86 Units (48 @ Cove I 38 at Cove II)
COUNTY	St. Louis
PARKING	Street, Surface Lots, and Ramps*

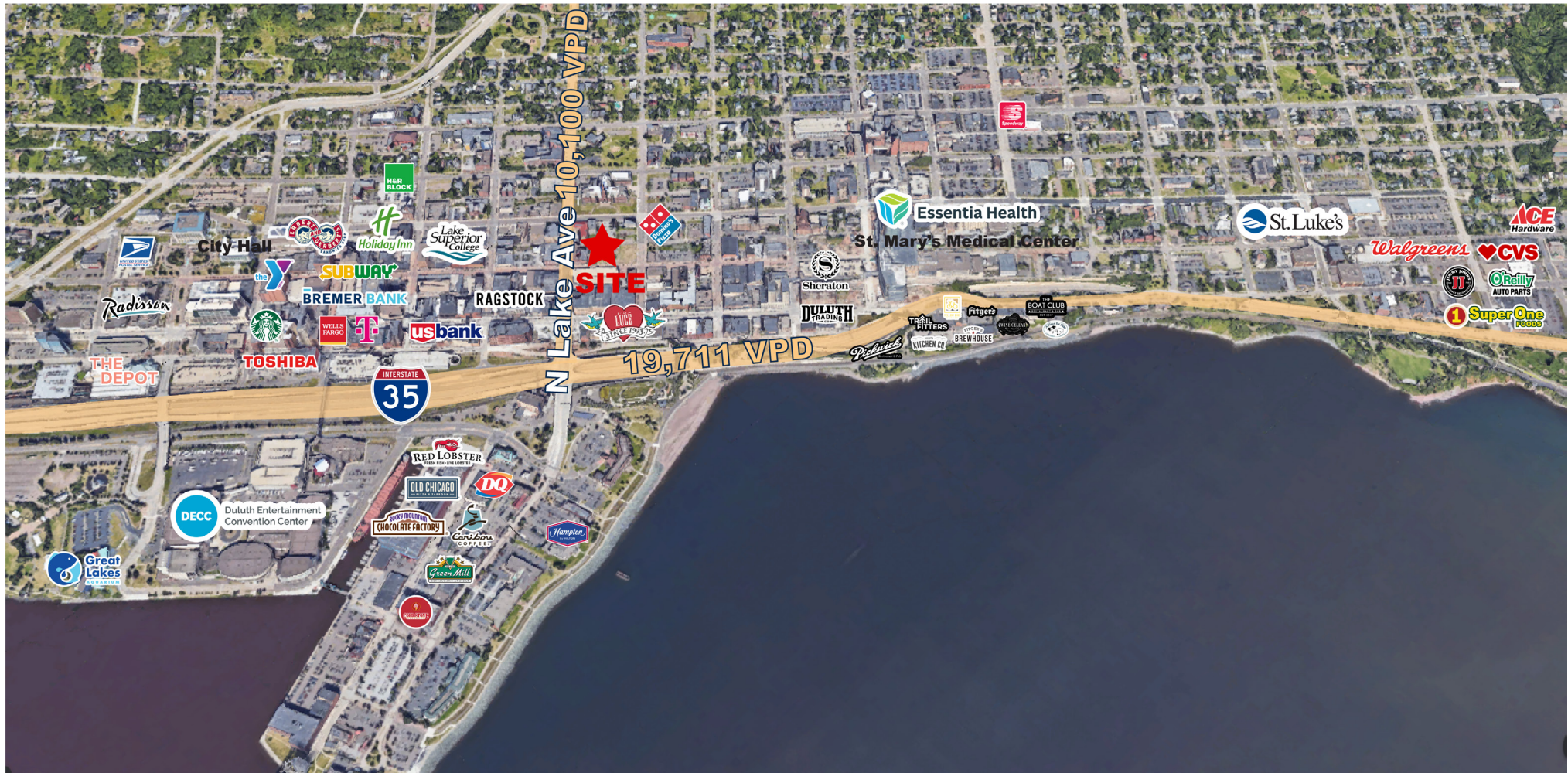
HIGHLIGHTS

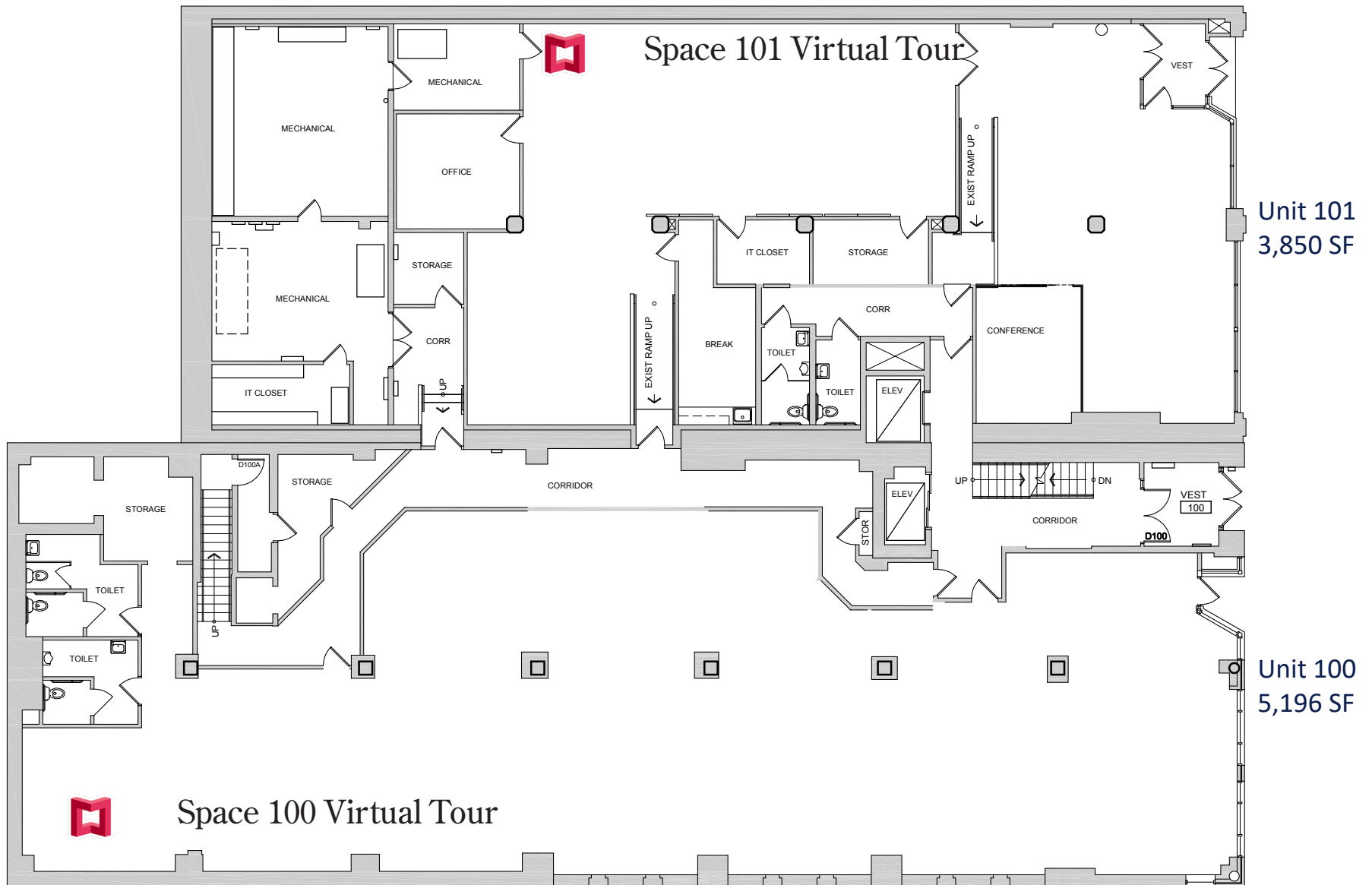
- Near new Essentia Health/St. Mary's Medical Center and St. Luke's Hospital
- Heavy retail and restaurant node
- Easy access to popular Canal Park, Duluth Entertainment Convention Center, Sheraton, Holiday Inn & Suites and more
- Near Pizza Luce, US Bank, Domino's, Duluth Trading, Starbucks and more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



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.

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