



790 Cleveland Avenue South | St. Paul, MN 55116

2nd Floor Office Space For Lease

Space Available:

- Suite 220: 502 sf to 1,718 sf | Rate: \$20.00 psf
- 2024 CAM: \$5.99 psf and Tax: \$4.97 psf

Highlights and Features:

- Second floor office space
- High visibility at a controlled intersection
- Great mix of strong tenants
- Less than .5 mile from Highland Bridge project
- Parking: 250 spaces
- Area consists of 9,000 full and part-time students
- Home to Fortune 500 companies
- Area tenants: Agra Culture, Alchemy 365, Banfield Pet Clinic, Bank of America, Chipotle, Core Power Yoga, Highland Bank, Lifetime Fitness, Lunds, Noodles & Company, Panera Bread, Para Salon, Patina, Punch Pizza, R. F. Moeller, Starbucks, Stefanies, Talbots, Target Express, US Bank, Walgreens

Demographics and Traffic Counts:

- Average Household Population: 1 mile - 17,241, 3 miles - 119,358 and 5 miles - 332,305
- Average Household Income: 1 mile - \$91,534, 3 miles - \$73,225 and 5 miles - \$64,952
- Daytime Business Population: 1 mile - 7,321, 3 miles - 71,312 and 5 miles - 346,987
- Ford Parkway: 12,200 vpd and Cleveland Avenue: 12,100 vpd



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

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AMY C. BERG

651.402.4916

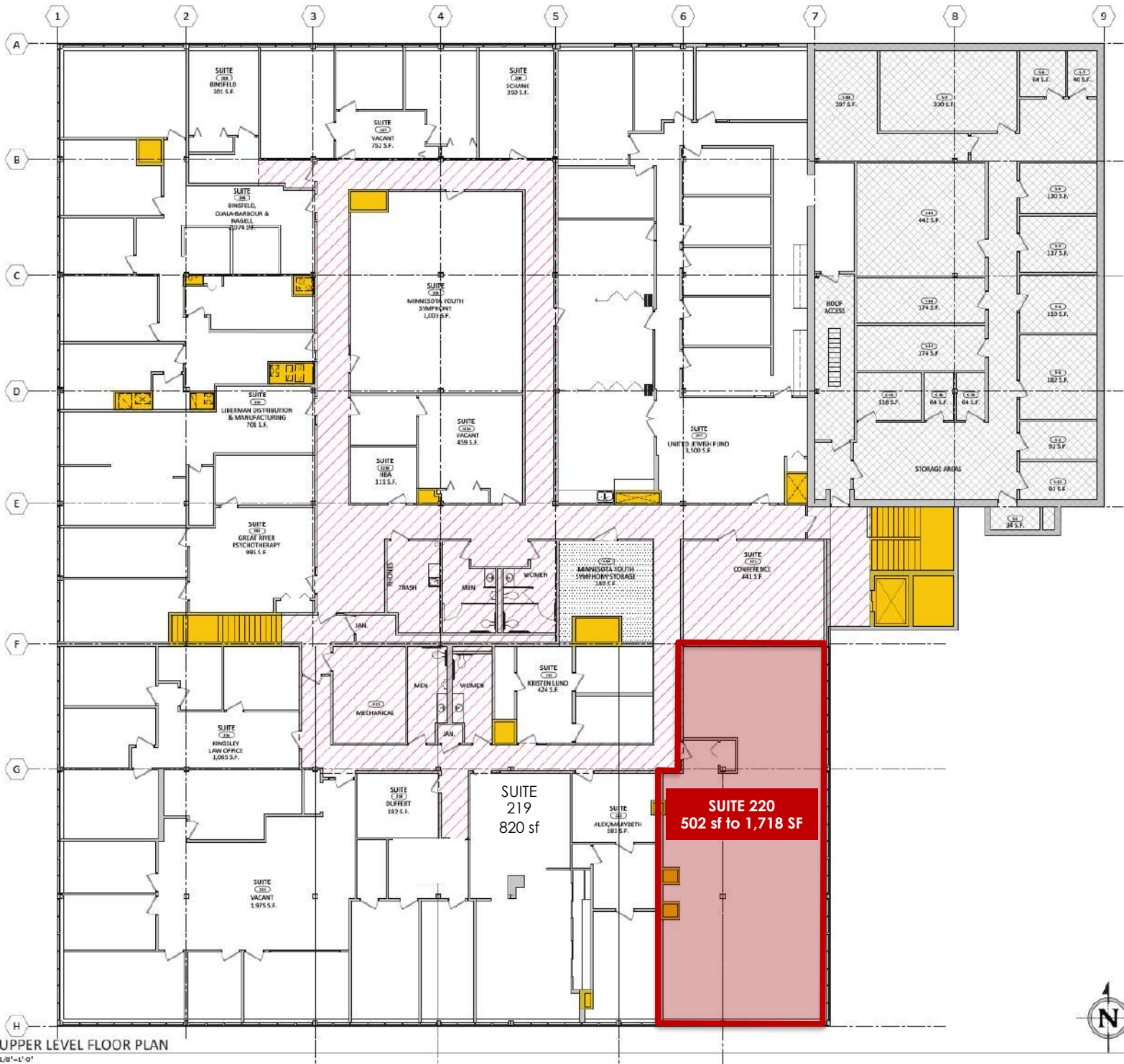
amy@christiansonandco.com

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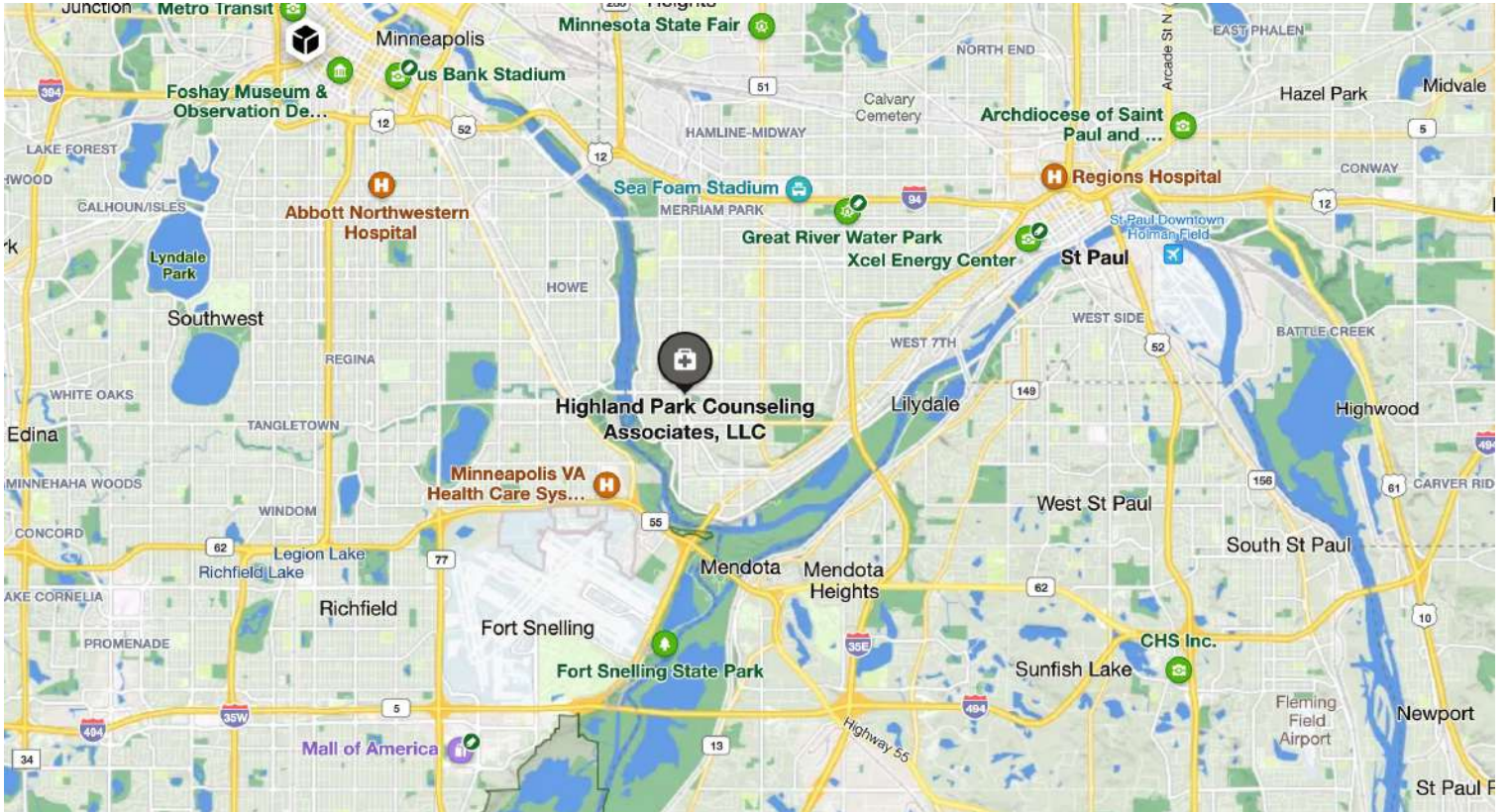
info@SpaceAvailableMN.com | 952.921.5844

Floor Plan



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Map



Aerial



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