



790 Cleveland Avenue South | St. Paul, MN 55116

2nd Floor Office Space For Lease

Highlights and Features:

- Second floor office space
- Newly remodeled common areas
- High visibility at a controlled intersection
- Great mix of strong tenants
- Less than .5 mile from Highland Bridge project
- Surface 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

Space Available:

- Suite 209: 250 sf (avail 11/1/24) **Lease Rate:** \$685/month Gross
- Suite 218: 182 sf (avail now) **Lease Rate:** \$335/month Gross
- Suite 226: 111 sf (avail now) **Lease Rate:** \$205/month Gross
- Suite 220: 1,066 sf (avail now) **Lease Rate:** \$22.00 psf Net
 - 2024 CAM: \$5.99 psf and Tax: \$4.97 psf
 - Can be demised as follows:
 - Suite 220A: 564 sf
 - Suite 220B: 502 sf



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COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com



AMY C. BERG

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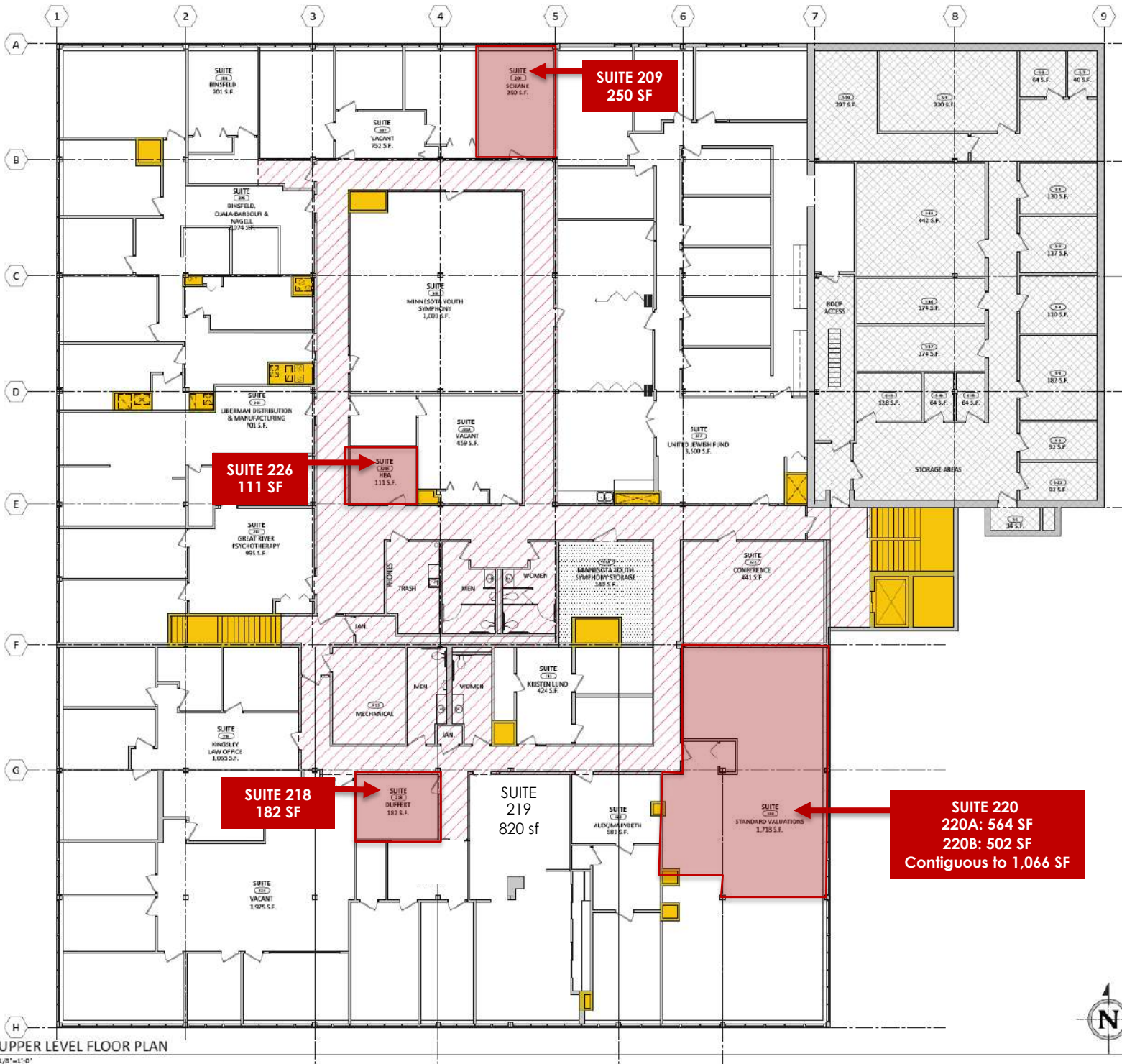
amy@christiansonandco.com

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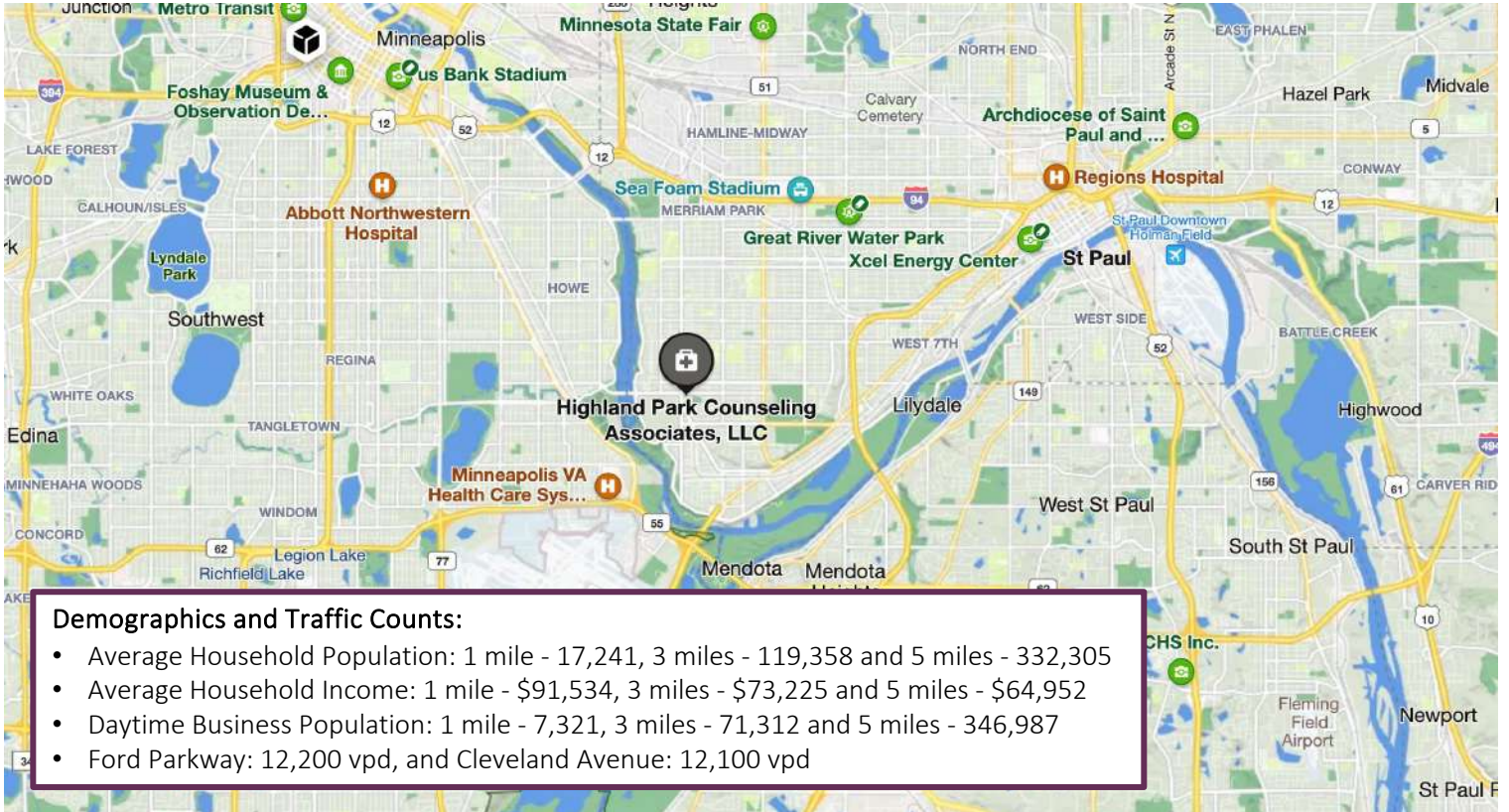
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Floor Plan



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Map



Aerial



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