



## For Lease

### SPACE AVAILABLE

- Suite 211: 424 sf
- Suite 220: 564 sf
- Suite 221: 502 sf
- (Suite 220 and 221 contig to 1,066 sf)
- Suite 227: 3,500 sf
  
- 2025 CAM: \$6.35 psf and Tax: \$5.12 psf
- Lease Rate: \$22.00 psf Net

### Contact us:

#### **Laura Gill**

Associate Vice President  
+1 612 310 5399  
laura.gill@colliers.com

#### **Amy C. Berg**

Senior Associate  
+1 651 402 4916  
amy.berg@colliers.com

### Colliers

1600 Utica Avenue S, Suite 300  
St. Louis Park, MN 55416  
P: +1 952 897 7700  
colliers.com/msp

## Highland Shopping Center

790 Cleveland Avenue S | St. Paul, MN

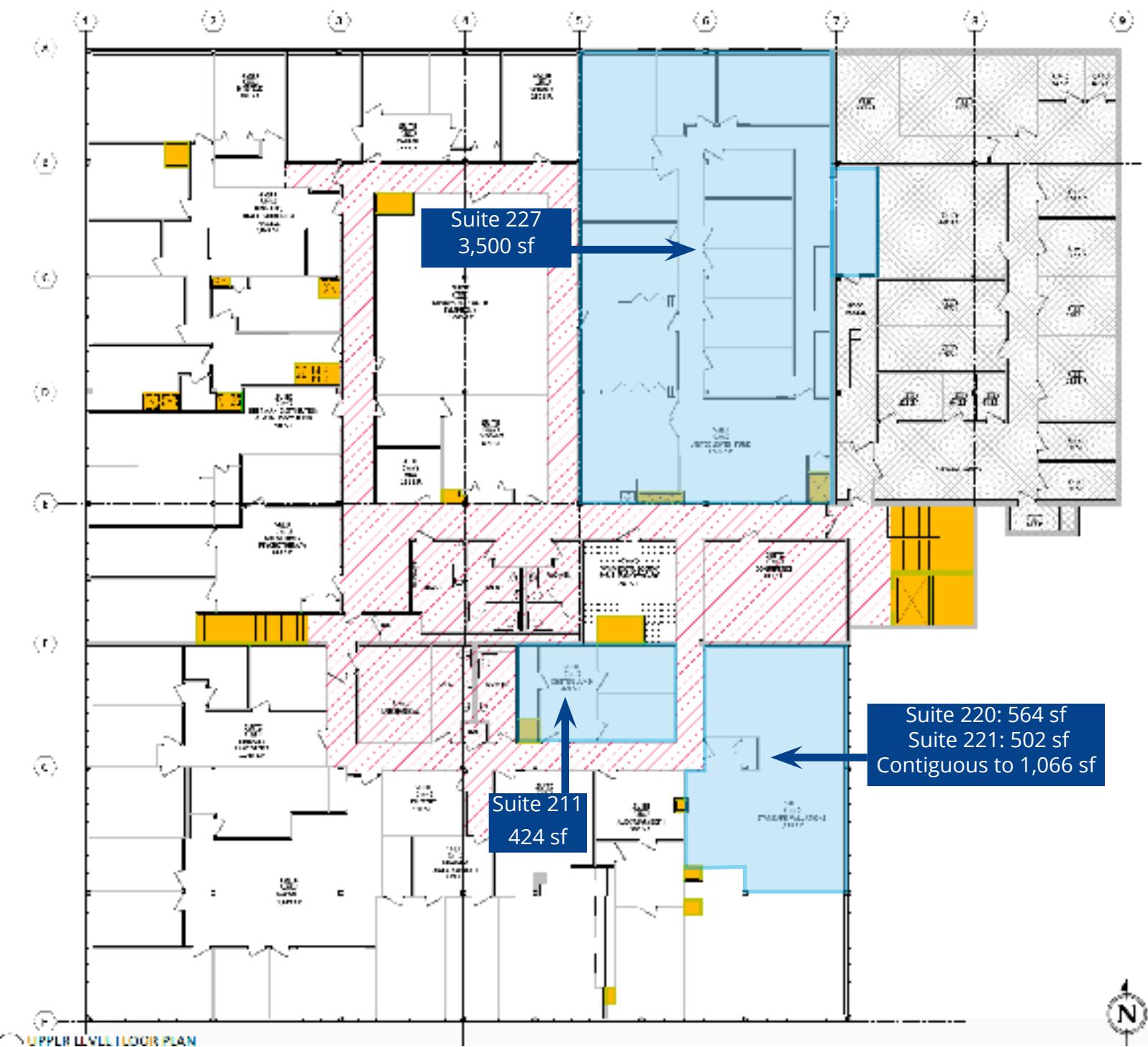
### 2nd Floor Office Space

### 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, Stefanie's, Talbots, Target Express, US Bank, Walgreens, and Herself Health

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# Upper Level Floor Plan



# Location Overview

## DEMOCRAPHICS

### Average Household Population

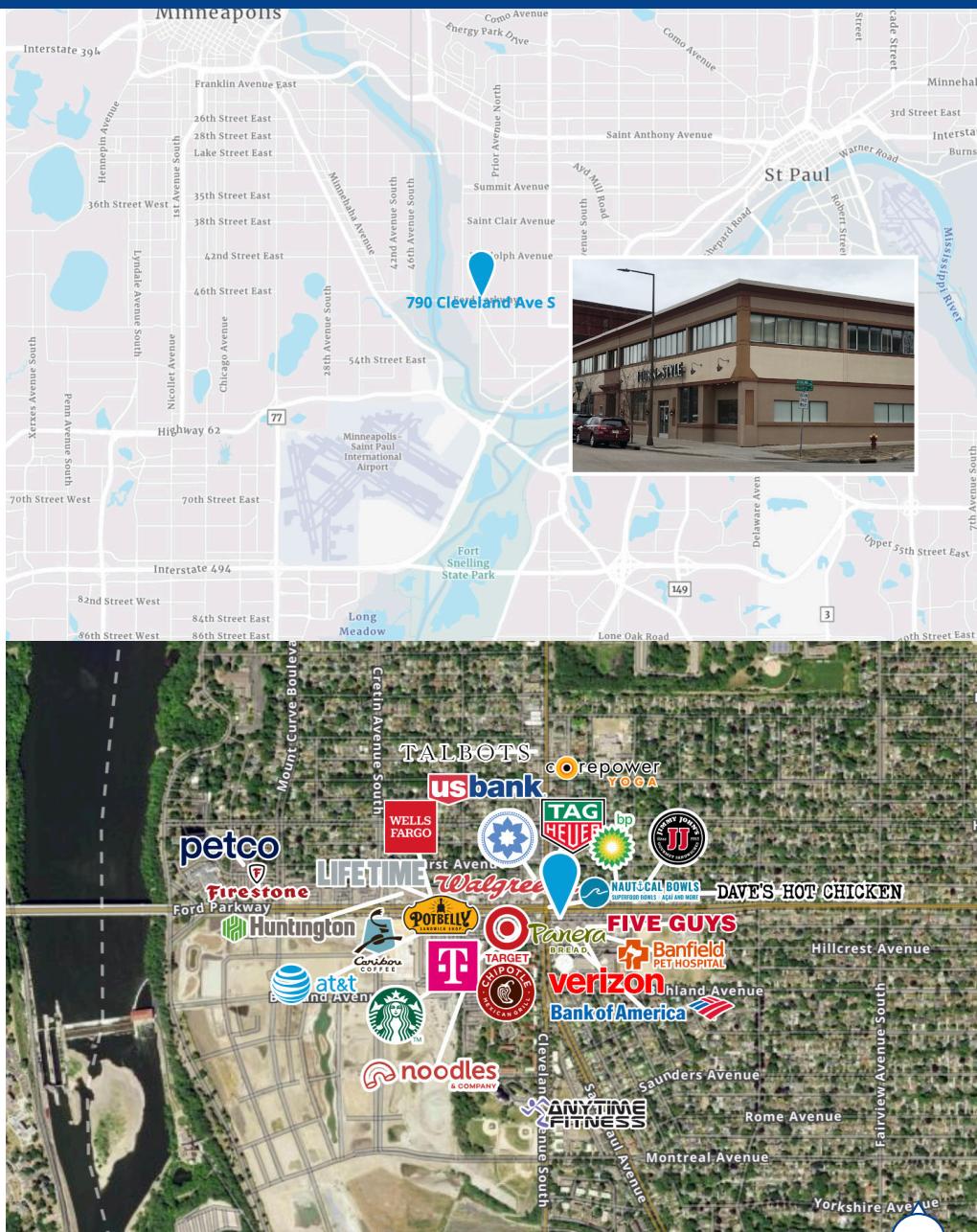
1 Mile	17,241
3 Miles	119,358
5 Miles	332,305

### Average Household Income

1 Mile	\$91,534
3 Miles	\$73,225
5 Miles	\$64,952

## TRAFFIC COUNTS

- Ford Parkway - 12,200 vpd
- Cleveland Avenue - 12,100 vpd



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