

For Lease

Space Available

- Suite 211: 424 SF
- Suite 219: 337 SF to 483 SF contiguous to 820 SF
- Suite 220: 564 SF
- Suite 227: 1,800 SF to 3,500 SF

- 2026 CAM: $6.58 PSF and Tax: $5.15 PSF
- Lease Rate: $22.00 PSF Net

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Highland Shopping Center

790 Cleveland Avenue S |St. Paul, MN

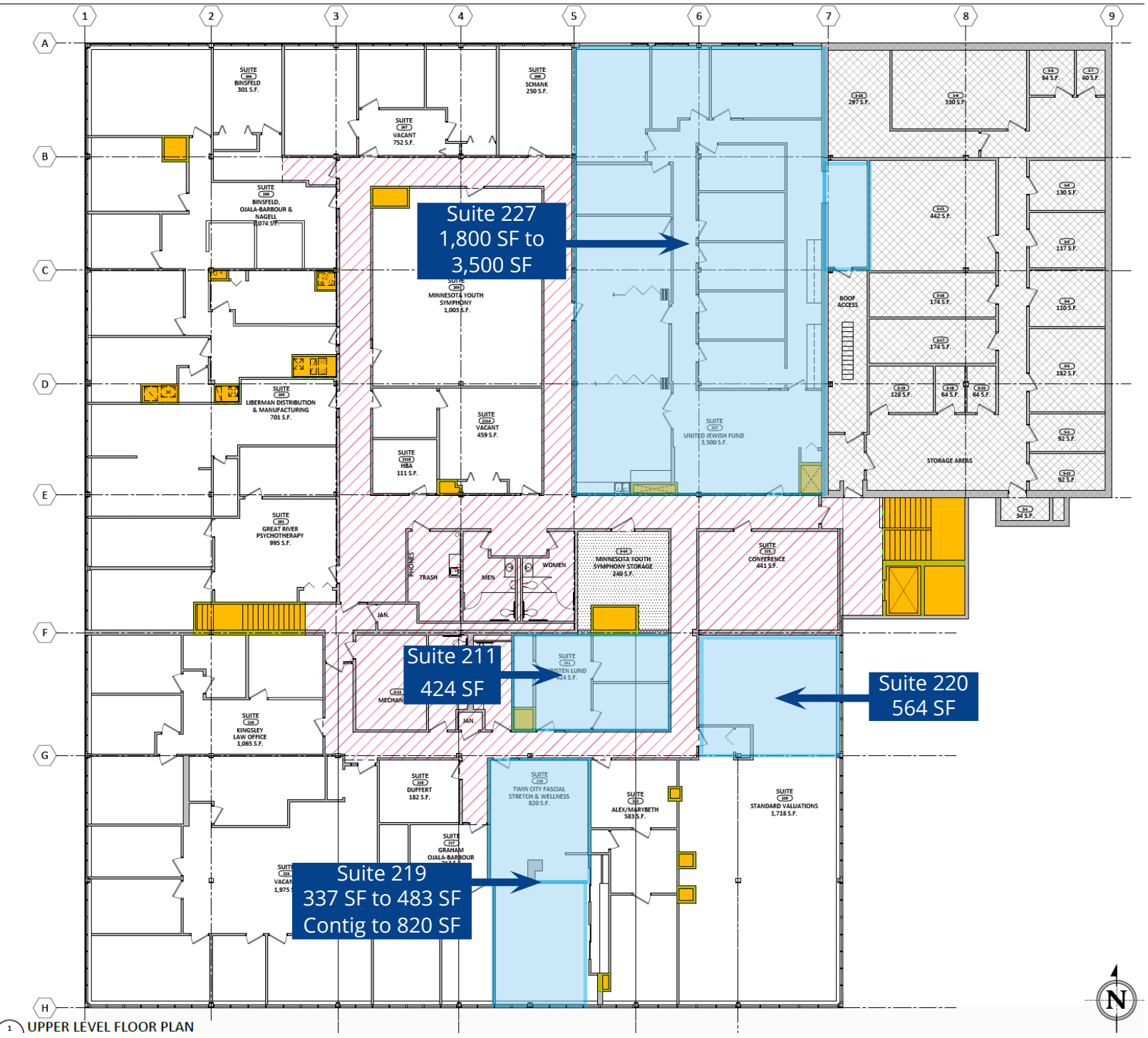
2nd Floor Office Space

Property Highlights

- Second-floor office opportunity with flexible layout options
- Prominent visibility at a signalized, high-traffic intersection
- Established tenant mix
- Prime location less than 0.5 miles from the Highland Bridge development
- Ample on-site parking with approximately 250 spaces available
- Built-in customer base supported by 9,000+ local full- and part-time students
- Thriving business environment anchored by Fortune 500 companies
- Surrounded by popular retailers and services, including: Agra Culture, Alchemy 365, Banfield Pet Clinic, Bank of America, Chipotle, CorePower Yoga, Highland Bank, Life Time, Lunds & Byerlys, Noodles & Company, Panera Bread, Juut Salonspa, Patina, Punch Pizza, R.F. Moeller, Starbucks, Talbots, Target, U.S. Bank, Walgreens, Herself Health, and more

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Upper Level Floor Plan



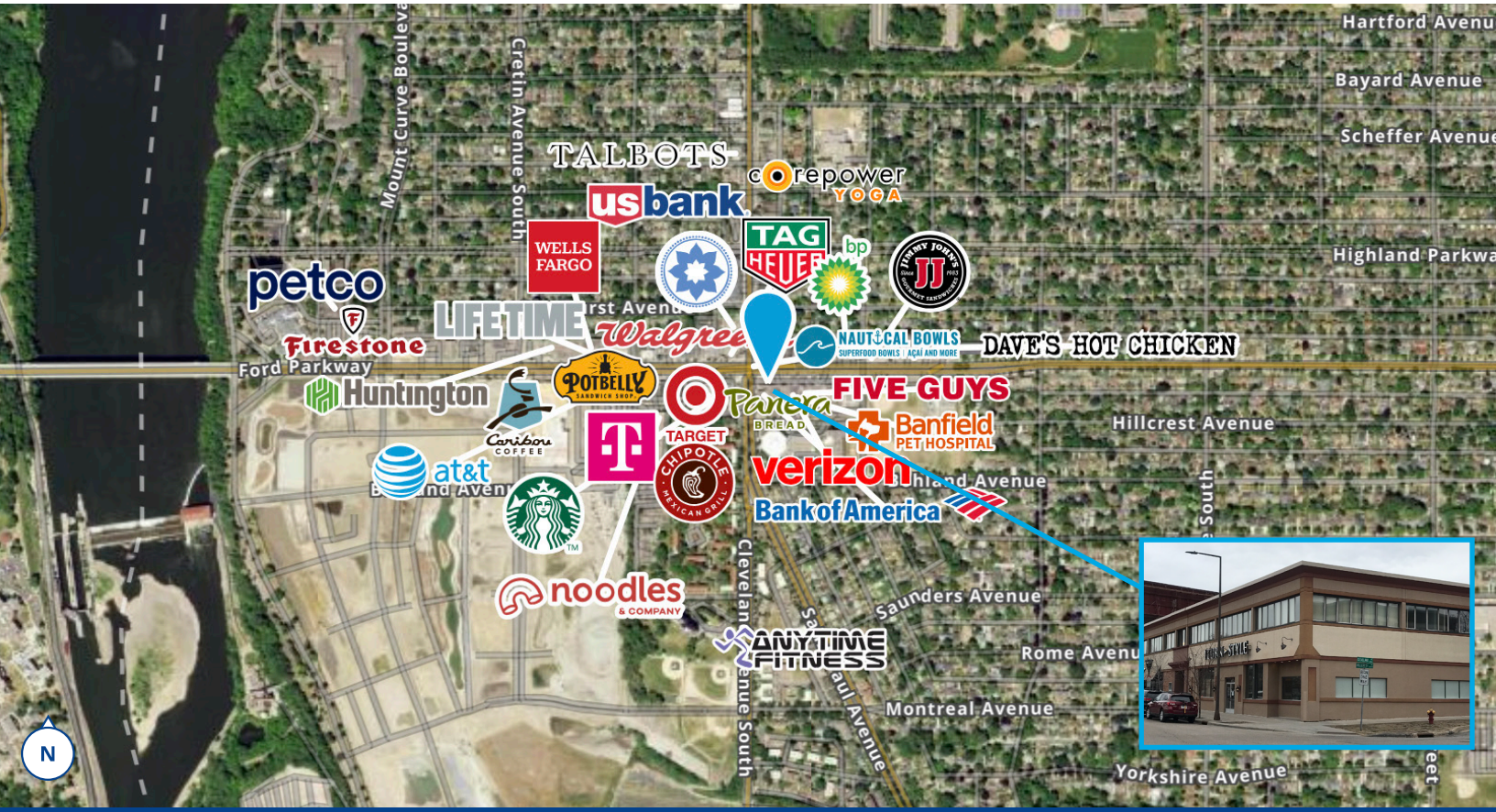
Location Overview

Avg HH Population
1 mile: 16,212
3 miles: 67,593
5 miles: 127,808

Avg HH Income
1 mile: $154,836
3 miles: $143,077
5 miles: $140,198

Traffic Count

Ford Parkway: 19,600 VPD
Cleveland Avenue: 12,100 VPD



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