



For Lease

Space Available

- Suite 211: 424 SF
- Suite 220: 564 SF
- Suite 227: 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

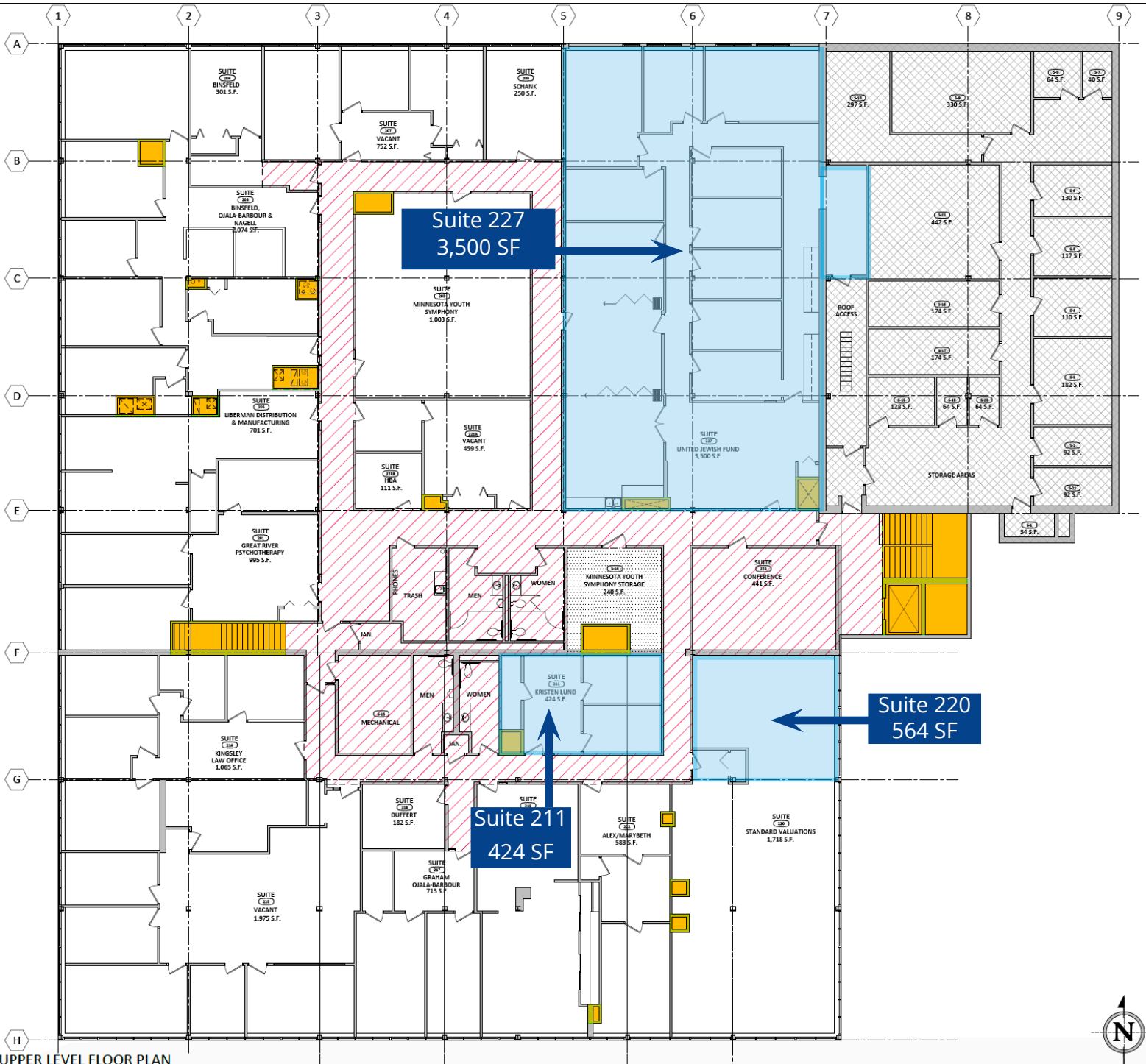
Property Highlights

- 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, Joot Salonspa, Patina, Punch Pizza, R.F. Moeller, Starbucks, Talbots, Target, U.S. Bank, Walgreens, Herself Health, and more

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Accelerating success.

Upper Level Floor Plan



1 UPPER LEVEL FLOOR PLAN



Location Overview



Avg HH Population

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



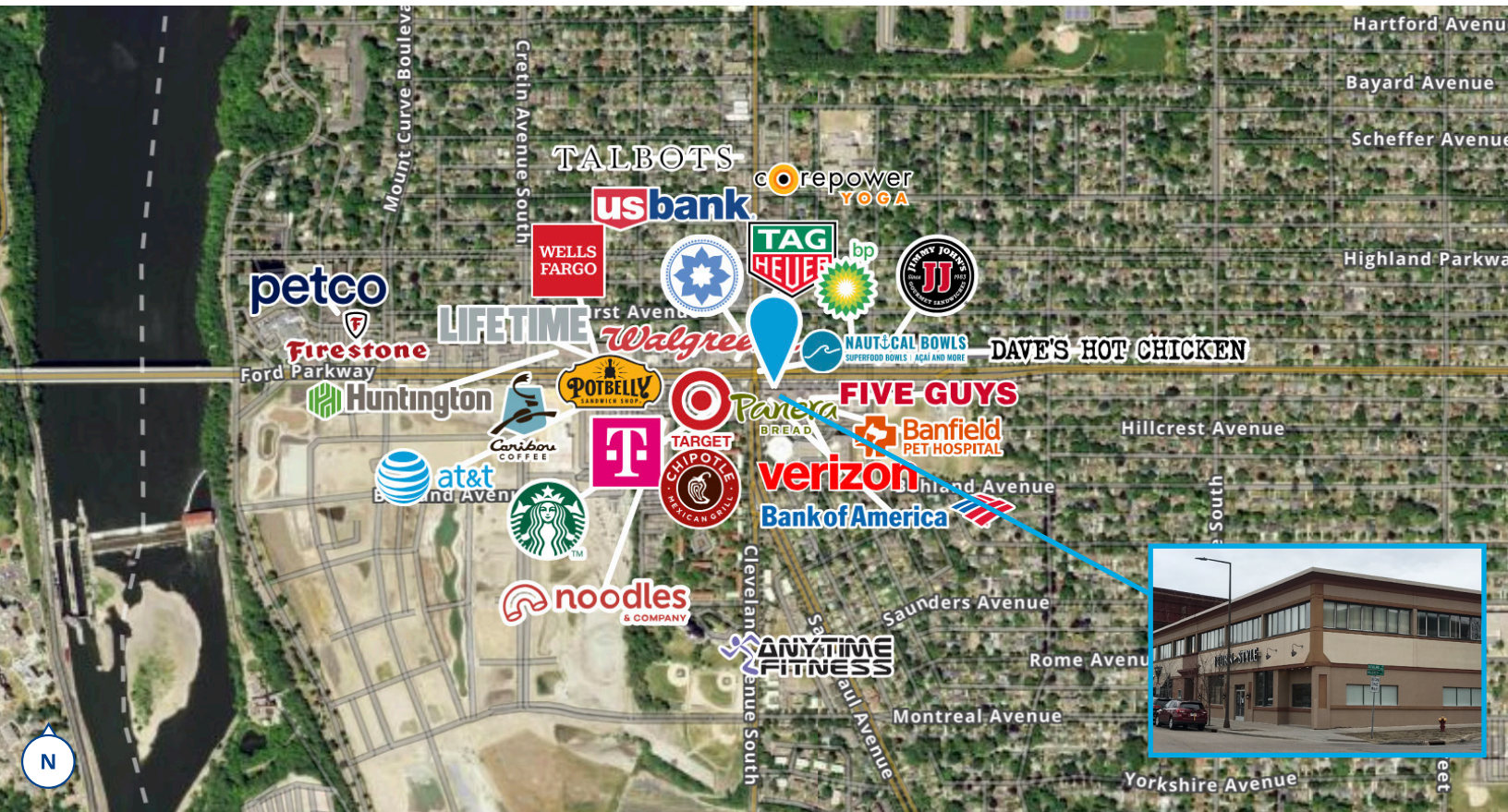
Avg HH Income

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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