



# HIGHLAND OFFICE CENTER

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 220: 1,066 sf (avail now)
  - Can be demised as follows:
    - Suite 220A: 564 sf
    - Suite 220B: 502 sf
- Suite 222: 583 sf (available 5/1/25)
- 2024 CAM: \$5.99 psf and Tax: \$4.97 psf
- Lease Rate: \$22.00 psf Net



**Christianson & Company**  
COMMERCIAL REAL ESTATE SERVICES

[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

**AMY C. BERG**

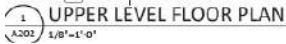
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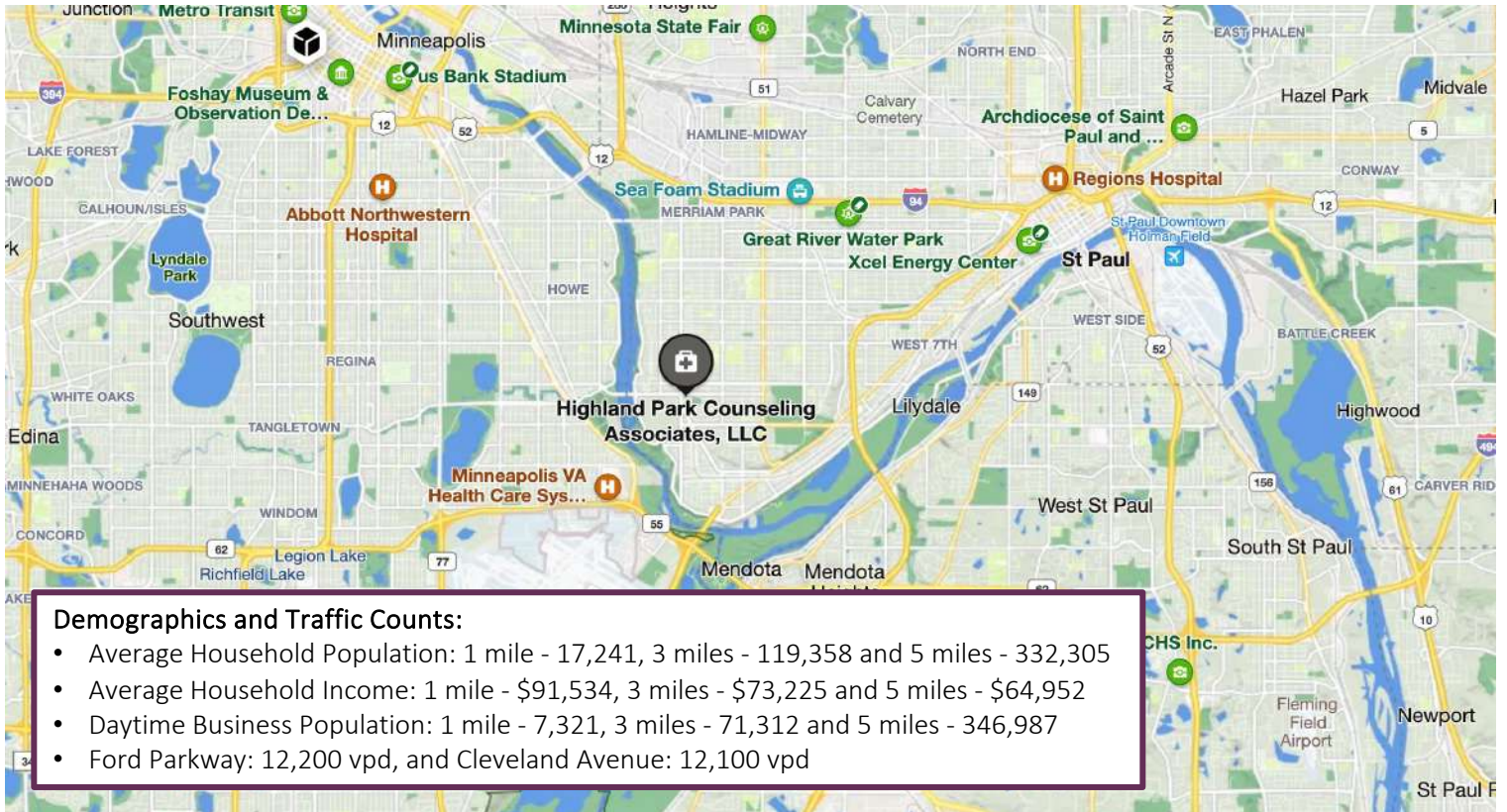
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## Map



## Aerial



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