

FOR LEASE

Ivy League Place

475 N Cleveland Ave, St Paul, MN 55104

Historic building located in the Midway area of St. Paul with visibility and instant access to I-94.



Building Size

48,325 SF

Year Built

1893

Space Available

504 - 4,295 SF

Rent Rate

\$8.00 - 13.00 NNN

CAM & Taxes

\$9.67/SF/yr

- ✓ Historic brick building with charm and character
- ✓ Plentiful windows and natural light
- ✓ Shared building conference room
- ✓ Large surface parking lot
- ✓ Central twin cities location with proximity to I-94

Ivy League Place

About the Property

Ivy League Place is a historic gem in St. Paul, offering immediate occupancy within the building. Under the attentive care of local professional ownership and management, this brick & timber renovated building features numerous move-in ready suites with existing offices and IT wiring. Enjoy amenities like a common conference room, kitchenettes in select suites, expansive exterior views, and free surface parking. With a sprinklered structure and hi-tech building access, Ivy League Place is home to a diverse array of neighboring tenants, from legal and nonprofit organizations to counseling services, clinics, tech firms, and construction companies.

Location

Nestled at the corner of Cleveland Ave and Gilbert Ave, Ivy League Place is at the cross section of St. Anthony Park and Hamline-Midway neighborhoods, part of St. Paul's Creative Enterprise Zone (CEZ). This historic property offers a vibrant neighborhood experience with nearby attractions like Lake Monster Brewing, King Coil Distillery, and SK Coffee. Enjoy the convenience of on-street parking on Cleveland Avenue and excellent visibility from I-94 near the Vandalia/Cretin exit. With easy access to public transportation via the MTC bus stop next to the building, Ivy League Place is centrally located on I-94, bridging Downtown Minneapolis and Downtown St. Paul, and offering historic charm and character throughout.



Site Plan

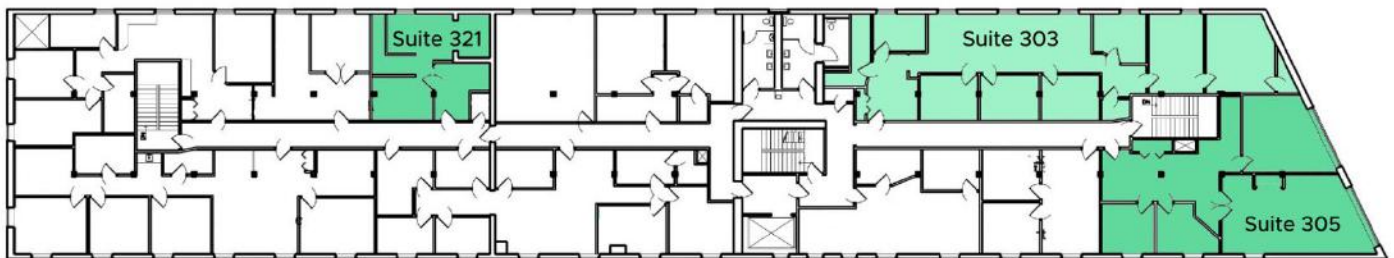
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



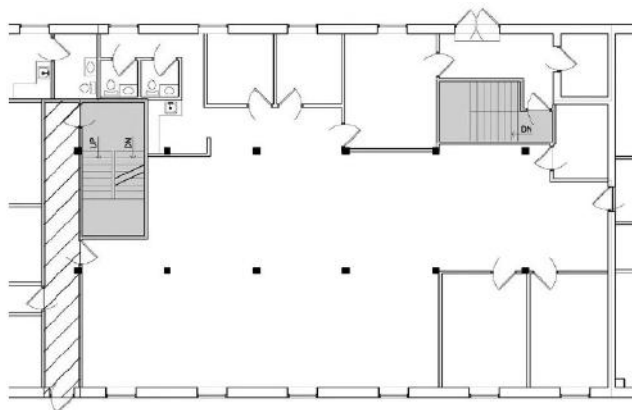
Ivy League Place
Suite 103

Rentable Area: **3,657 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$9.67/SF/yr**



First floor suite with functional floorplan located in St. Paul's Ivy League Place.

- Existing build-out with six private offices
- Exposed brick and high timber ceilings
- North and south facing windows for plentiful natural light
- Kitchenette
- Private restrooms in unit
- Direct access from parking lot with secure entrance



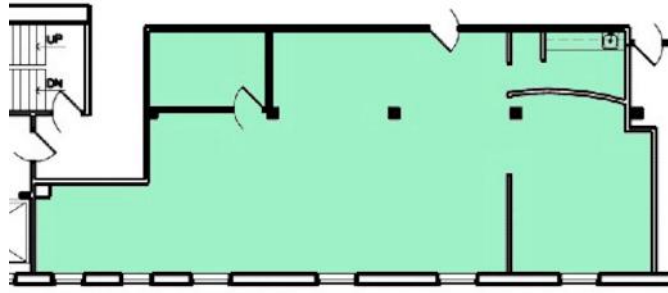
Ivy League Place
Suite 202

Rentable Area: **1,590 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$9.67/SF/yr**



Second floor move-in ready suite located in St. Paul's Ivy League Place.

- Move-in ready
- Reception, conference room, and open work area
- Single private office space
- Small kitchenette with sink
- Full wall of windows
- Exposed brick and timber



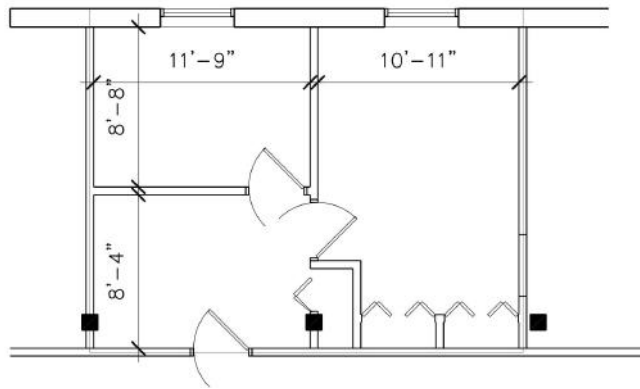
Ivy League Place
Suite 205

Rentable Area: **504 RSF**

Availability: **Q3 2025**

Lease Rate: **Negotiable**

CAM & Taxes: **\$9.67/SF/yr**



Small second level office suite, perfect for therapists or professional users.

- Move-in ready
- Reception with two private windowed offices
- Small kitchenette with sink
- Exposed brick and timber

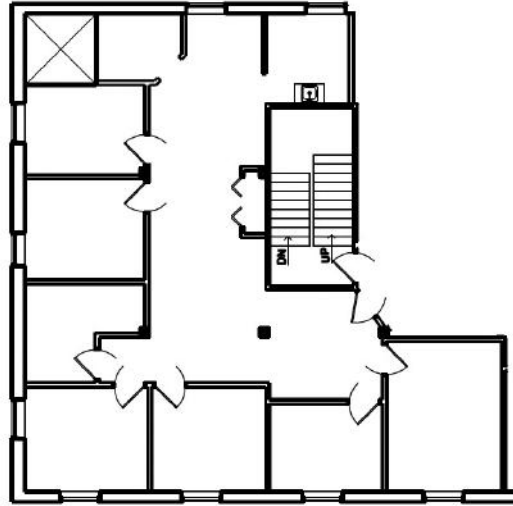
Ivy League Place
Suite 222

Rentable Area: **2,065 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$9.67/SF/yr**



Move-in ready second-floor suite featuring private offices, perfect for therapy or professional services.

- Seven private suites
- Kitchenette
- Corner suite with plentiful windows
- Close proximity to stairs



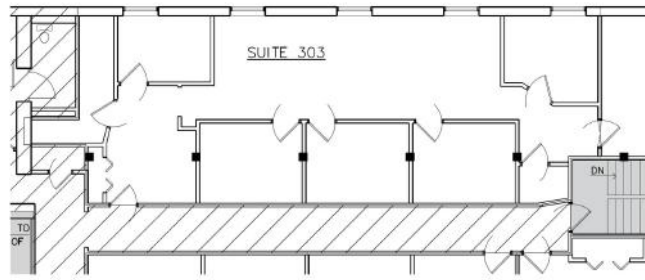
Ivy League Place
Suite 303

Rentable Area: **2,073 RSF**

Availability: **Q3 2025**

Lease Rate: **Negotiable**

CAM & Taxes: **\$9.67/SF/yr**



Third floor move-in ready suite located in St. Paul's Ivy League Place.

- Move-in ready
- Reception area with hardwood flooring
- Five private offices and conference room
- North facing windows providing natural light
- Close proximity to stairs and restrooms
- Can be combined with neighboring suites



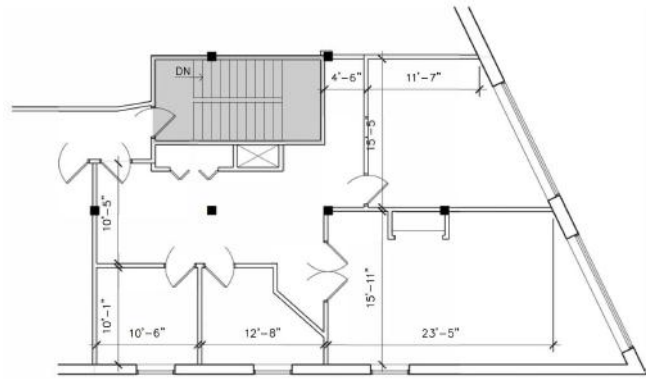
Ivy League Place
Suite 305

Rentable Area: **1,875 RSF**

Availability: **Q3 2025**

Lease Rate: **Negotiable**

CAM & Taxes: **\$9.67/SF/yr**



Third floor move-in ready corner suite located in St. Paul's Ivy League Place.

- Move-in ready
- Two private offices with windows
- Two larger conference / collaborative rooms
- Close proximity to stairs
- Southeast facing corner with large arch windows
- Can be combined with neighboring suites



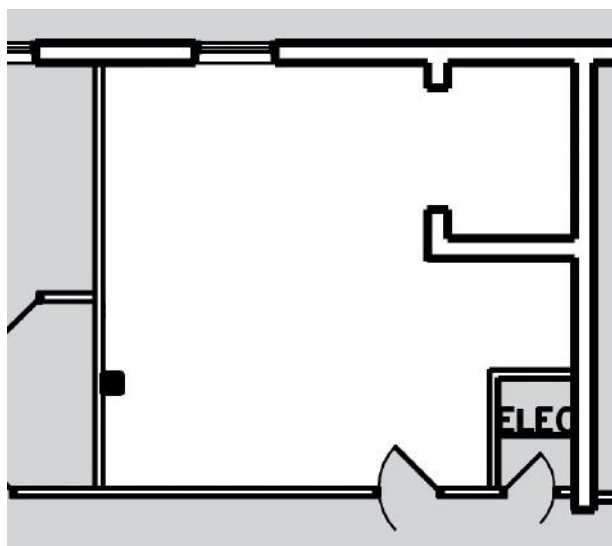
Ivy League Place
Suite 321

Rentable Area: **586 RSF**

Availability: **Q3 2025**

Lease Rate: **Negotiable**

CAM & Taxes: **\$9.67/SF/yr**



Third floor professional office suite located in St. Paul's Ivy League Place.

- Move-in ready
- Reception area with one private office
- Perfect for therapist or professional service users
- Close proximity to stairs

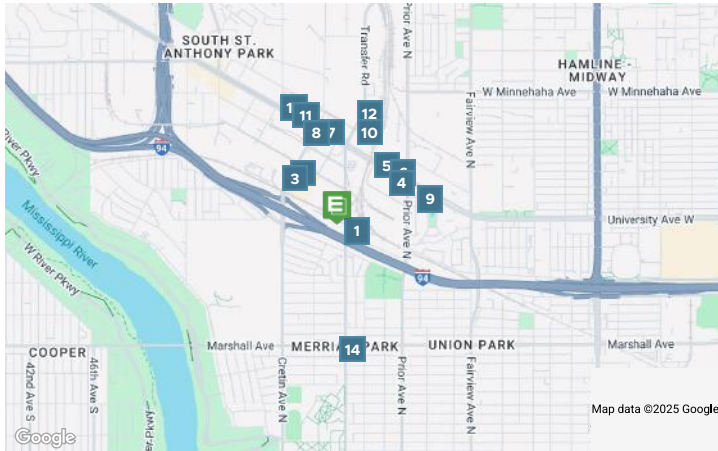
Creative Enterprise Zone

Located mid-city between downtown Saint Paul and Minneapolis, The Creative Enterprise Zone (CEZ) is a city-recognized district and a nonprofit organization dedicated to attracting and supporting creative people and businesses. The CEZ is home to 300+ creative businesses, a transportation hub, and a growing residential community.

 **67**
WALK SCORE

 **85**
TRANSIT SCORE

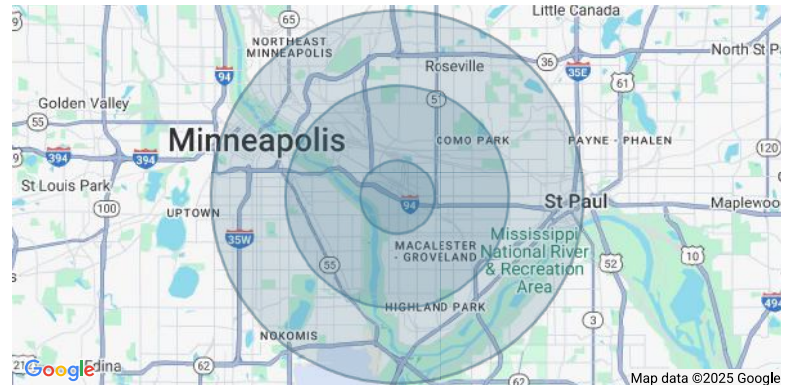
 **74**
BIKE SCORE



- 1 Auto Tech Car Sales and Leasing
- 2 King Coil Spirits
- 3 SK Coffee: Coffee Bar & Roastery
- 3 Quinn Violins-Open by Appointment Only
- 4 Oza's Bar & Grill
- 5 Menards
- 6 TacoMex Food Truck
- 7 Subway
- 8 The Dubliner Pub
- 9 Weber & Troseth Inc
- 10 Chocolat Celeste
- 11 Holiday Stationstores
- 12 Buttercream Wedding Cakes
- 13 Mc Donald's
- 14 Kim's Chow Mein

Demographics	1 Mile	3 Miles	5 Miles
Total population	19,665	180,813	488,988
Median age in years	29.9	32.1	33.9
Total households	8,064	74,452	216,015
Median household income	\$75,110	\$76,806	\$73,634
Average household size	2.14	2.22	2.14
Average home value	\$488,071	\$461,231	\$450,567

Data Source: ESRI/ArcGIS (2024)



Neighborhood Photos

