

FOR LEASE

1514 Englewood Ave

1514 Englewood Ave, St Paul, MN 55104

Lower-level classroom space ready for licensed preschool, nonprofit, or wellness providers



Building Size
2892-9000 SF

Space Available
2892-9000 SF

Rent Rate
Negotiable

Three large classrooms with
optional fourth room

Dedicated office

Private childrens restrooms

Access to indoor motor room,
gathering spaces with a stage,
and commercial kitchen

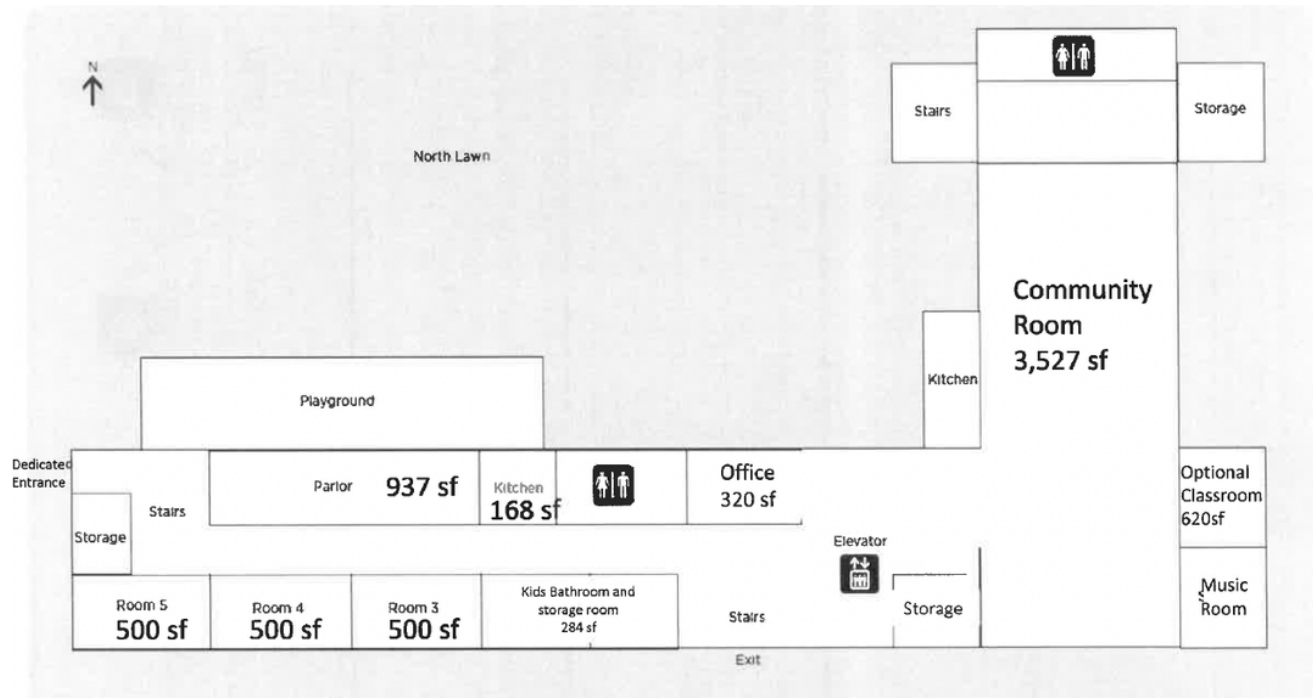
Fenced-in playground

Location

This rarely-available lower level space within Hamline Church United Methodist offers ample space and storage for a preschool, elementary school, specialty therapy clinic or nonprofit.



Site Plan



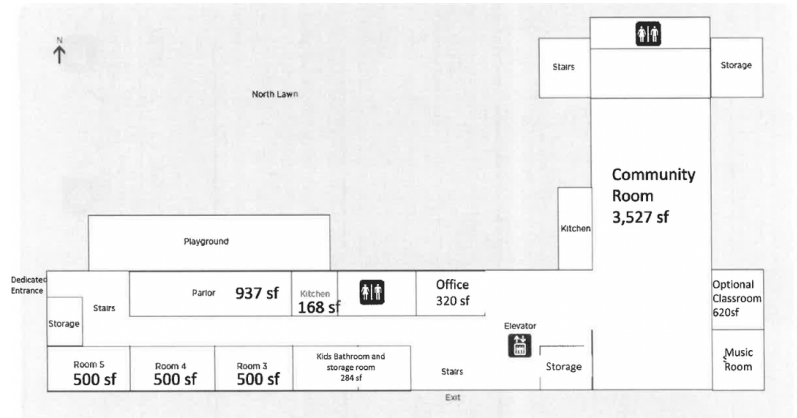
1514 Englewood Ave

Classroom and Office Suites

Rentable Area: **2,892-9,000**

Availability: **Immediately**

Lease Rate: **Negotiable**



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Private childrens restrooms

Access to indoor motor room, gathering room with a stage, and commercial kitchen

Fenced-in playground

Off-street parking



The Neighborhood

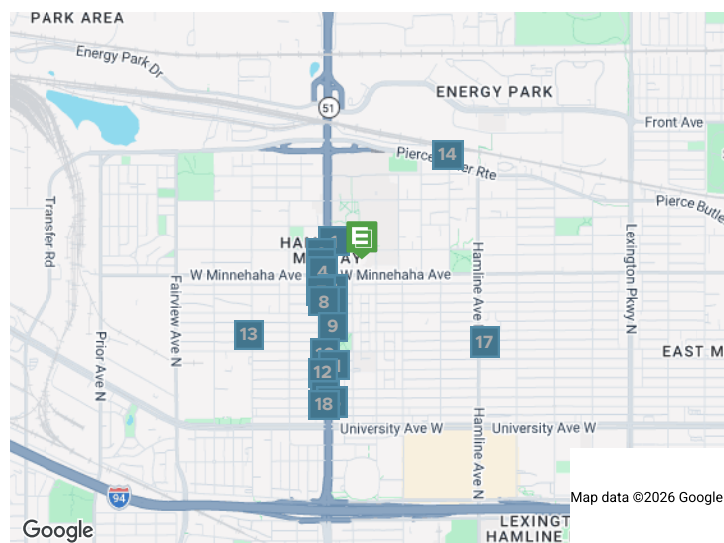
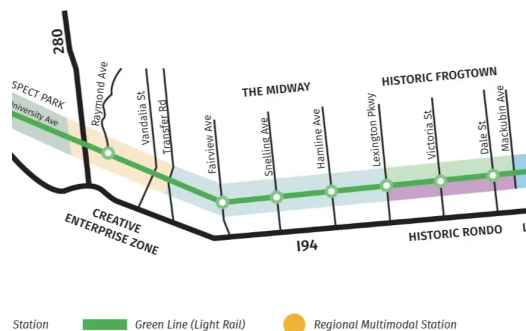
Hamline Midway

The Midway area of Saint Paul is bounded by Pierce Butler Route on the north, North Lexington Parkway on the east, University Avenue on the south and Cleveland Avenue on the west. This district gets its name from its location: midway between the downtown metros of Minneapolis and Saint Paul.

 **83**
WALK SCORE

 **—**
TRANSIT SCORE

 **86**
BIKE SCORE



- | | |
|-------------------------------|-----------------------------|
| 1 Starbucks Coffee Company | 9 Snelling Cafe |
| 2 Black Sea | 10 Fluid Ink Tattoos |
| 3 한국관 | 11 Holiday Stationstores |
| 3 Mirror of Korea | 12 Taco Bell |
| 4 Ginkgo Coffeehouse | 13 Doge Pizza and Grill |
| 5 Pho Pasteur | 14 Kern Landscape Resources |
| 6 Sole Cafe Korean Restaurant | 15 Dey Distributing |
| 6 Mamas Market & Deli | 16 Sabrina's Cafe & Deli |
| 7 Big L's Soul Food | 17 Wild Fish & Chicken |
| 8 Vape Pro's | 18 Checker Board Pizza |

Demographics	1 Mile	3 Miles	5 Miles
Total population	19,539	175,263	455,602
Median age in years	34.4	34.2	34.4
Total households	8,664	71,807	190,269
Median household income	\$67,538	\$79,227	\$75,791
Average household size	2.11	2.32	2.26
Average home value	\$357,416	\$459,521	\$452,762

Data Source: ESRI/ArcGIS (2026)

