GETTING THE MOST OUT OF THE GUIDE

**Start with the Housing Facts section.** This section should help you determine the type of apartment you’d like to live in and how much you should expect to pay in rent.

**Read about different neighborhoods** and narrow down your search to parts of the city that you like most.

**Use the Apartment Ratings section** to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.

**Visit VeryApt.com** to read reviews, get pricing, and set up appointments for the apartments you like most.

ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Minneapolis. We asked students to rate their apartments on a scale of 1-10 across six categories:

- Overall
- Value
- Management
- Amenities
- Location
- Safety

Based on their feedback, we compiled a list of the best apartment buildings for St. Thomas Law students. If you are interested in additional data that is not in the guide or have a housing question, you can reach the law school admissions office at lawschool@stthomas.edu.

DISCLAIMER: The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers’ or users’ interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt as to the quality, safety, or other features of a property. We encourage you to check all available sources of information about properties prior to renting.
Where St. Thomas Law students live
- 35% Central
- 30% Loring Park
- 15% Calhoun Isles
- 10% St. Louis Park
- 10% Other (<5% each)

Who St. Thomas Law students live with
- 30% Alone
- 35% Spouse/partner
- 35% Roommate (excluding spouse/partner)

33% of St. Thomas Law students live with pets

What type of properties St. Thomas Law students live in
- 60% Large property (50+ units)
- 10% Mid-size property (20-49 units)
- 30% Small property (2-9 units)

What size residences St. Thomas Law students live in
- 10% Studios or efficiencies
- 50% One bedrooms
- 25% Two bedrooms
- 15% Three or more bedrooms

Distribution of property ratings
- 25% 0 - 6.9
- 10% 7 - 7.9
- 35% 8 - 8.9
- 30% 9+

Average rent by apartment size
- Studio: $935
- 1BR: $1,370
- 2BR: $1,600
- 3BR: $2,400

Rent versus own
- 85% Rent
- 15% Own

Commute methods
- 40% Walking
- 40% Driving
- 15% Public Transit
- 5% Biking
Rent with Confidence

Time Savers
All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

Concierge Service
On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.

Intelligent Search
Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

Trusted Reviews
Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

WHY WE STARTED VERYAPT

VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn’t have to be. We know what makes an apartment truly feel like home is unique for each person and that’s why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We’ll be there every step of the way to help you find your perfect apartment.

Julia Rizio
VP Operations
juliar@veryapt.com
NEIGHBORHOODS EXPLAINED
An overview of the most popular neighborhoods for St. Thomas Law students

1. Central Minneapolis
   - 35% of St. Thomas Law students
   - The Central neighborhood of Minneapolis’s name is fitting because it is the commercial center of the city. Not only is it in the heart of the action, but it is also home to St. Thomas Law, meaning a short commute to class. It has great eateries scattered all throughout town as well.

2. Loring Park
   - 30% of St. Thomas Law students
   - Loring Park is a charismatic residential neighborhood right next to Downtown. The area gets its name from the park located within that has large green spaces, a lake, and extensive walking and cycling paths.

3. Calhoun Isles
   - 15% of St. Thomas Law students
   - The Calhoun Isles community contains several neighborhoods, such as Uptown, known for its lively nightlife and trendy shops and boutiques. Additionally, there are lakeside parks and the Minneapolis Sculpture Garden.

4. St. Louis Park
   - 10% of St. Thomas Law students
   - St. Louis Park is a city minutes away from Minneapolis that gives its residence a more charming small town feel. There are also some great locally owned shops and restaurants in St. Louis Park.

Other Neighborhoods
- less than 10% each
  5. Northeast Minneapolis
  6. Saint Paul
Central Minneapolis
The Heart of the City

ABOUT CENTRAL MINNEAPOLIS

Central is the place to live for any St. Thomas Law student who wants to be at the heart of all that Minneapolis has to offer. As you can imagine, the area is bustling with people and there’s never a dull moment here. That said, expect somewhat higher rent costs and heavy foot traffic in the area.

Active  Skyscrapers  Theater
Bars & Restaurants

MEDIAN RENTS IN CENTRAL MINNEAPOLIS

<table>
<thead>
<tr>
<th>Type</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$1,200</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>$1,500</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$2,000</td>
</tr>
</tbody>
</table>

WHAT RESIDENTS THINK ABOUT CENTRAL MINNEAPOLIS

★★★★★
Review by St. Thomas Law Student

In the warmer months, you can bike to the the lakes on the other side of the Walker. At night during the warmer months you have to be careful walking alone because we are located downtown. However, I have never had any issues with safety.

★★★★★
Review by St. Thomas Law Student

I am very happy with my decision to live here. I think for me it is the ease of getting to school quickly that draws me to downtown. I walk to school every day either outside (when weather permits) or via the skyway when dark or cold. It is nice to be able to pop back home for a quick lunch in between classes. While it is a little more than I would like to be paying it is pretty standard for downtown.
Loring Park
Quintessential Urban Lifestyle

ABOUT LORING PARK

Located on the southern edge of Downtown Minneapolis, Loring Park offers its residence a blend of nature and urban living. With lively restaurants and bars, well-known cultural and educational institutions, and the beautiful Loring Park, the Loring Park District has it all. St. Thomas students love the area because of the proximity to the school.

Close to Campus
Stores
Restaurants and Bars
Green Space

MEDIAN RENTS IN LORING PARK

<table>
<thead>
<tr>
<th>Type</th>
<th>Median Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$980</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>$1,350</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$1,750</td>
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</tbody>
</table>

WHAT RESIDENTS THINK ABOUT LORING PARK

Review by St. Thomas Law Student

I love living in Loring Park. It’s close to the law school (which I like, only a 3 min walk), close to transit, and has really great parks and outdoor areas.

Review by St. Thomas Law Student

Part of the neighborhood feels safe, but like any downtown, there are areas you need to be more conscious of walking in. However, the parking garage feels very safe as does going out in the greenway. Loring Park itself feels safe and has a very nice dog park. It is one block over to the south end of Nicollet Mall, which is also convenient in non-pandemic times.
Calhoun Isles
Combines Convenience with Style

ABOUT CALHOUN ISLES

Calhoun-Isles is a lakeside community made up of several neighborhoods. It’s named after the two prominent lakes in the area: Lake Bde Maka Ska and Lake of the Isles. You can find in Calhoun-Isles trendy Uptown business district, restaurants, as well as lakeside recreational opportunities like running paths and parks. The area gives residents easy access to downtown Minneapolis amenities and services.

MEDIAN RENTS IN CALHOUN ISLES

<table>
<thead>
<tr>
<th>Type</th>
<th>Median Rent</th>
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</thead>
<tbody>
<tr>
<td>Studio</td>
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<tr>
<td>1 Bedroom</td>
<td>$1,350</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$1,800</td>
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</tbody>
</table>

WHAT RESIDENTS THINK ABOUT CALHOUN ISLES

★★★★★
Review by St. Thomas Law Student

You can walk to literally anywhere, downtown is a 5 minute drive/uber. There are tons of bars and restaurants in the area, as well as gyms, nail salons, hair salons, grocery stores, etc. The area is also super pet friendly with all the lakes being so close.

★★★★★
Review by St. Thomas Law Student

This neighborhood has the best of everything. The lakes are close by, there are a plethora of coffee shops and restaurants, and convenient to get to school as well as around the city in general.
St. Louis Park
Small Town Feel Without the Hassle of Being Far Away from Amenities

ABOUT ST. LOUIS PARK

St. Louis Park is the ideal location for those wishing to live near downtown, but not directly in the city. There are lots of fun and diverse options for dining, entertainment, and leisure activities. The outdoor activities include biking and walking paths, park access, and lake activities. Public spaces within St. Louis Park are kept up very nicely, adding to the area’s charm.

Biking Trails  Close to Downtown
Longer Commute

MEDIAN RENTS IN ST. LOUIS PARK

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
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<tr>
<td></td>
<td>$1,000</td>
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<td></td>
</tr>
<tr>
<td>2 Bedroom</td>
<td></td>
<td></td>
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</tbody>
</table>

WHAT RESIDENTS THINK ABOUT ST. LOUIS PARK

⭐⭐⭐⭐⭐
Review by St. Thomas Law Student  EXCELSIOR GRA.

I love it here! I feel very safe. There are so many things to do. Very close to downtown. Takes me 10 minutes to get to the parking ramp at school. More of an intimate feel than downtown Minneapolis without feeling too much like a small town. Also, there are dogs everywhere!

⭐⭐⭐⭐⭐
Review by St. Thomas Law Student  SIENA APART.

Saint Louis Park is a SUPER central location. It takes me less than 15 minutes to get almost anywhere I need to go - most importantly to school and work. There’s lots of good restaurants nearby and great parks to walk around in.
# APARTMENT RATINGS

## KEY

- Four dots: Excellent for a category
- Three dots: Great
- Two dots: Average
- One dot: Below average

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Rating</th>
<th>Price Range</th>
<th>Most Popular</th>
<th>Best for Pets</th>
<th>Management</th>
<th>Amenities</th>
<th>Value</th>
<th>Social</th>
<th>Safety</th>
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<tr>
<td>301 University</td>
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<td>$$</td>
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<tr>
<td>7 West</td>
<td>Apt</td>
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<td>$$</td>
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<tr>
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<td>$$</td>
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<tr>
<td>City Club Apartments</td>
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<tr>
<td>Excelsior &amp; Grand</td>
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<tr>
<td>OX-OP</td>
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<tr>
<td>One Ten Grant</td>
<td>Apt</td>
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</table>

* Prices subject to change and may vary significantly by room type.

*** Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.
## APARTMENT RATINGS

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Rating</th>
<th>Price Range</th>
<th>Most Popular</th>
<th>Best for Pets</th>
<th>Management</th>
<th>Amenities</th>
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<td>✔</td>
<td>✔</td>
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<td>Stevens Community</td>
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<td>$</td>
<td>✔</td>
<td>✔</td>
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<td>✔</td>
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<td>Talo Apartments</td>
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<td>The Park Apartments</td>
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<td>Uptown at City Walk</td>
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<td>$</td>
<td>✔</td>
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<td>Victoria Place</td>
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<td>✔</td>
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<td>✔</td>
</tr>
</tbody>
</table>

## ABOUT OUR CATEGORIES

### Property Type
- **Apartment (Apt)**: Properties with one building manager. Often have consistent pricing/features.
- **Condo**: Properties with multiple owners. Lease terms and features can vary significantly by unit.

### Key Building Factor Ratings
- **Overall Rating**: Overall feedback on building quality.
- **Popularity**: Estimated # of students in the building.

### Living Situation Ratings
- **Families**: How students with partners and/or children rated the building.
- **Pet Owners**: How students with pets rated the building.

### Building Quality Ratings
- **Management**: Maintenance and service quality.
- **Amenities**: In-room and building features beyond the basics.
- **Value**: Building quality given cost of rent.
- **Social**: Building community and social scene.
- **Safety**: Building neighborhood safety.
MOST POPULAR
Buildings with the most St. Thomas Law students

READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:

- Excellent location
- Reasonably-priced apartments
- Solid amenities

TOP 5

<table>
<thead>
<tr>
<th>Rank</th>
<th>Building</th>
<th>People</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st</td>
<td>LAUREL VILLAGE</td>
<td>15+</td>
</tr>
<tr>
<td>2nd</td>
<td>ONE TEN GRANT</td>
<td>10+</td>
</tr>
<tr>
<td>2nd</td>
<td>CALHOUN BEACH CLUB APARTMENTS</td>
<td>10+</td>
</tr>
<tr>
<td>4th</td>
<td>CITY CLUB APARTMENTS</td>
<td>5+</td>
</tr>
<tr>
<td>4th</td>
<td>LORING PARK</td>
<td>5+</td>
</tr>
</tbody>
</table>

LAUREL VILLAGE
Loring Park

Review by St. Thomas Law Student
“l love where I live. I have a balcony (which rocked during Covid shutdowns). I am very close to the law school which was critical when we had classes in session. I loved it. I feel safe in my building and there is security 24/7. Easy living. Great access to downtown. Easy maintenance and management team.”

ONE TEN GRANT
Loring Park

Review by St. Thomas Law Student
“I really like living at One Ten Grant. The management is responsive and kind. A lot of things are included in rent, which helps a lot. It is expensive to live here, but it is cheaper than other apartments in the area. I would not live anywhere else in downtown Minneapolis.”

CALHOUN BEACH CLUB APARTMENTS
Calhoun Isles

Review by St. Thomas Law Student
“I love living here! It is a great place for people who enjoy getting outside on the many local trails and lakes, and who have pets. Residents are friendly and it is reassuring to have a residents-only, large gym space during this time!”

Studio $935
1 BR $1,370
2 BR $1,600
3 BR $2,400

Studio $935
1 BR $1,370
2 BR $1,600
3 BR $2,400
HIGHEST RATED
Buildings with the best overall ratings

READ MORE REVIEWS AT VERYAPT.COM

What the highest-rated properties typically offer:

- High-end amenities
- Close proximity to work/school
- Nearby stores/grocery
- Excellent management

Studio $1,135
1 BR $1,570
2 BR $1,800
3 BR $2,600

TOP 5

1st SHELARD VILLAGE APARTMENTS
Minneapolis

Review by St. Thomas Law Student
“Great apartment for law school! Right next to 394 makes an easy commute to school. There is (plentiful) free parking in outdoor lots, or you can pay for a stall in the heated garage. Each apartment has a balcony. There is a courtyard with a pool and two grills for tenant use. There is also a gym and sauna for tenant use. Packages are delivered to a locked package room that you access with your key fob.”

2nd SIENA APARTMENT HOMES
Saint Louis Park

Review by St. Thomas Law Student
“My husband and I have loved living in the Siena Apartments! You are only 1 mile away from West End, and get so much more space for your money than downtown apartments or apartments in the center of West End. They are pet friendly, everyone who lives there is really nice, and they have a gym to use too! They have a lot of different floor plans too, so you can get whichever works best for you!”

3rd THE AVERDEEN BOUTIQUE APARTMENTS
Central, 500 E 14th St

Review by St. Thomas Law Student
“I lived here for my 2L and 3L years and loved it. It’s about a 12-15 minute walk to school. It’s both clean and safe. It is a pet friendly building as well.”

4th TALO APARTMENTS

5th THE PAXON
BEST FOR
AMENITIES

Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:

- Great common spaces
- Convenient location
- Excellent management
- Newer construction

Studio $1,335
1 BR $1,770
2 BR $2,000
3 BR $2,800

TOP 5

1st BOLERO FLATS

2nd CITY CLUB APARTMENTS

3rd TALO APARTMENTS

4th LPM APARTMENTS

5th THE PAXON

Review by St. Thomas Law Student
“Great staff! Great amenities! Great gym!!!! And there’s a wonderful outdoor common area on the seventh floor that overlooks the city. Maintenance always promptly responds to maintenance issues. The building is older, but for the most part the company has done a nice job of modernizing it.”

Review by St. Thomas Law Student
“Overall the apartment is great and I will probably live here again next year. It’s a 5 minute walk to the law school, has an amazing rooftop hangout area and pool, and is very spacious, modern, and clean. Management is pretty good about maintenance stuff. They address those issues right away. A major plus is having an in unit washer and dryer so you don’t have to pay extra for it or leave your clothes anywhere.”

Review by St. Thomas Law Student
“I have loved living at Talo. There is free surface parking, or a garage for a fee. The area is very safe and there are a lot of walking trails nearby. The grocery stores are close by and it is less than 10 minutes to the law school. The community is mainly comprised of younger professionals and professional students and is kept very clean. The amenities are very nice, especially the pool and hot tub area in the summer. There is also a park n ride lot for metro transit located across 394.”
BEST FOR VALUE

Highest-rated properties for value

READ MORE REVIEWS AT VERYAPT.COM

What top value properties typically offer:

✔ Great price-to-space trade off
✔ Good location
✔ Solid amenities and basic features

TOP 5

1st
THE CHURCHILL
Downtown West, 111 S Marquette Ave

Review by Carlson HRIR Student
“The Churchill is located on Marquette Avenue South near the heart of downtown Minneapolis. Every apartment has a large, panoramic balcony with spectacular views. The Churchill is conveniently connected to the skyway, which lets you stroll around downtown even on the coldest winter days. The Churchill offers community and apartment amenities including a business center, meeting room, controlled entry access, covered parking, 24-hour fitness center, convenient freeway access, large laundry facility, indoor heated pool with attached sundeck, nearby public transportation and spectacular views of the Minneapolis skyline and The Mississippi River.”

2nd
SHELARD VILLAGE APARTMENTS
Minneapolis

Review by St. Thomas Law Student
“Very close to a grocery store and gas station, and also near to access to the Luce Line trail for biking and running. My one complaint is that I can sometimes hear my upstairs neighbors walking, but I find that to be a very minor issue.”

3rd
STAGE APARTMENTS
Downtown West

Review by St. Thomas Law Student
“There is great property management and maintenance. I think it is a really good value for how close to St. Thomas and downtown it is.”

Studio
$735

1 BR
$1,170

2 BR
$1,400

3 BR
$2,200