

Medical Space For Lease Maplewood Professional Building



Maplewood Professional Building

1655 Beam Avenue | Maplewood, MN 55109

Building Size: 48,281 sq. ft.
Space Available: 11,522 sq. ft.

- Located on HealthEast St. John's Hospital Campus
- Connected to both Hospital and Beam Professional Bldg
- Convenient location on Beam Avenue, adjacent to plentiful retail and restaurants, including Maplewood Mall, Costco, and others
- Easily accessible from I-694 and Highway 61
- Ample parking on surface lot

Net Rental Rate: \$22.50 sq. ft.
Operating Expenses: \$10.86 sq. ft.
Real Estate Taxes: \$4.99 sq. ft.

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BUILDING TENANTS:

HealthEast St. John's Hospital
Metro OBGYN
Twin Cities Oral & Maxillofacial Surgery



TRAFFIC COUNT

15,900 vehicles on Beam Ave A.A.D.T.
(average annual daily traffic)
85,000 vehicles on I-694



2020 ESTIMATED POPULATION

1 mile: 4,791
3 miles: 71,095
5 miles: 224,569



2020 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$63,493
3 miles: \$70,443
5 miles: \$64,440



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1st Floor



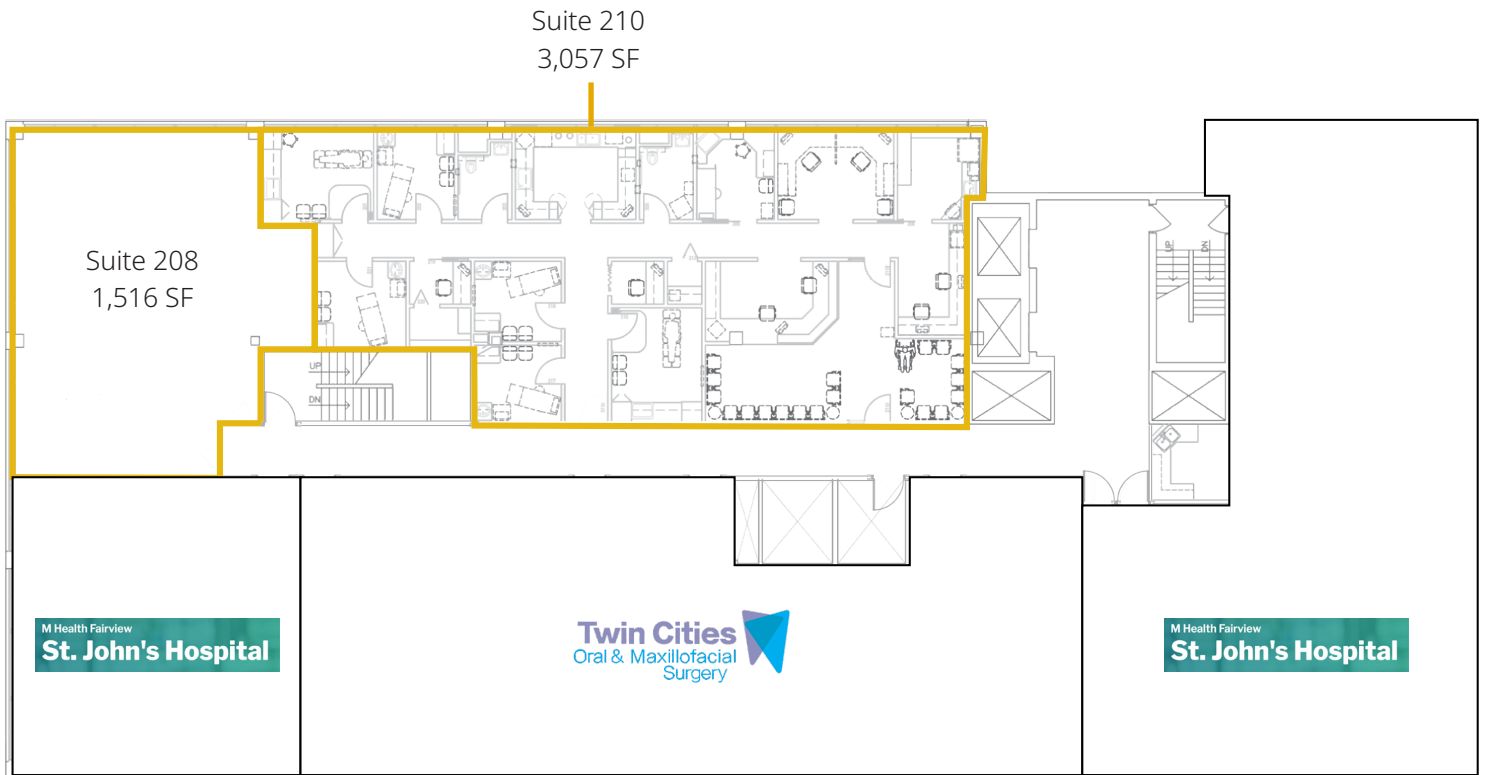
Suite 108
2,265 SF



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2nd Floor

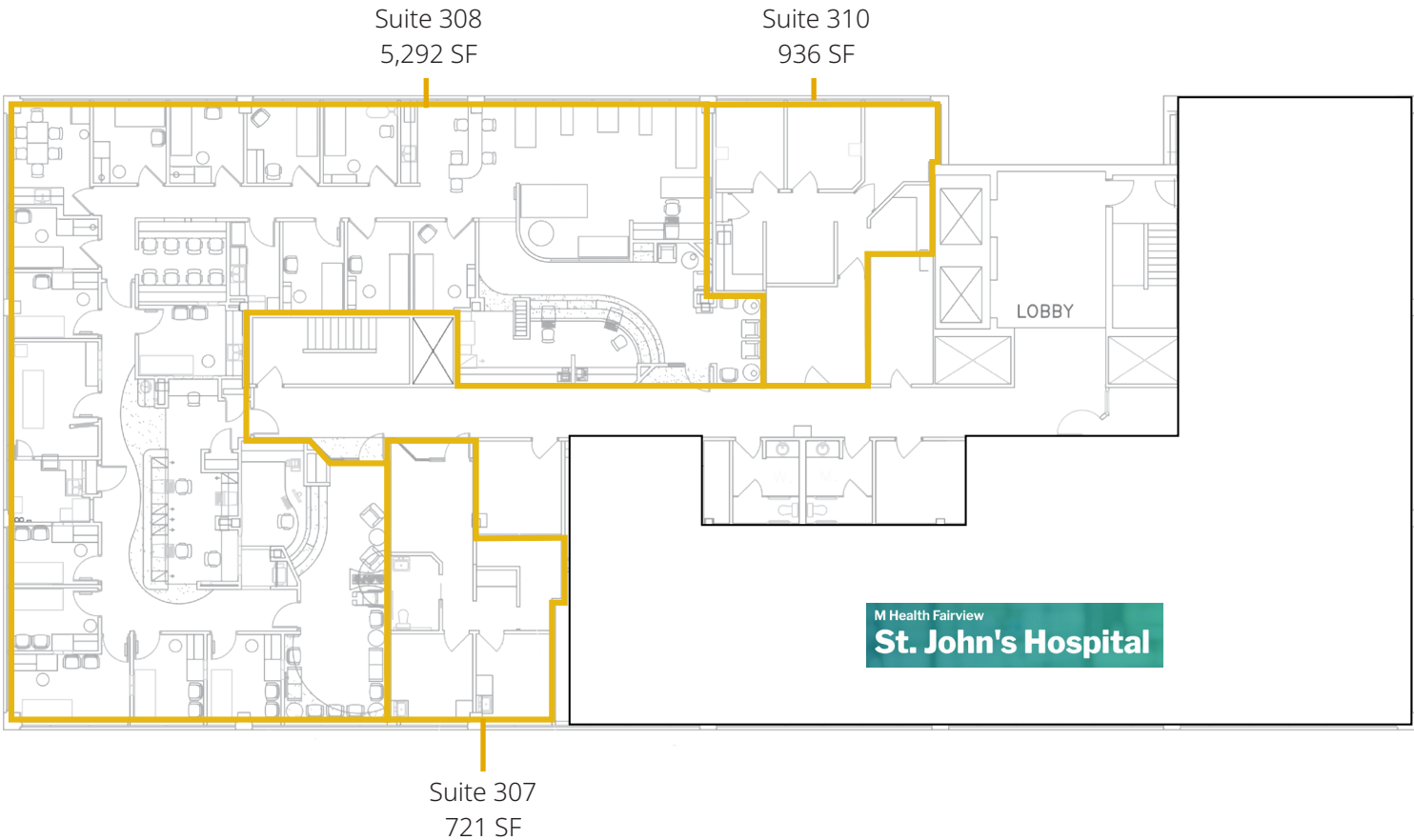




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3rd Floor





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