Medical Space For Lease

Maplewood Professional Building

1655 Beam Ave, Maplewood, MN 55109

Anne E. Madyun, CCIM
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Building Information

Address	1655 Beam Ave Maplewood, MN 55109
Building Size	48,281 SF
Total Available	9,214 SF
Stories	3 + LL
Year Built	1982
Class	B
Parking	7.08/1,000 SF
Net Rate	Negotiable
OpEx/RE Tax	$15.40 PSF

Current Tenants

HEALTH FAIRVIEW

TWIN CITIES ORAL & MAXILLOFACIAL SURGERY

Headlands RESEARCH

To schedule a tour, please contact:

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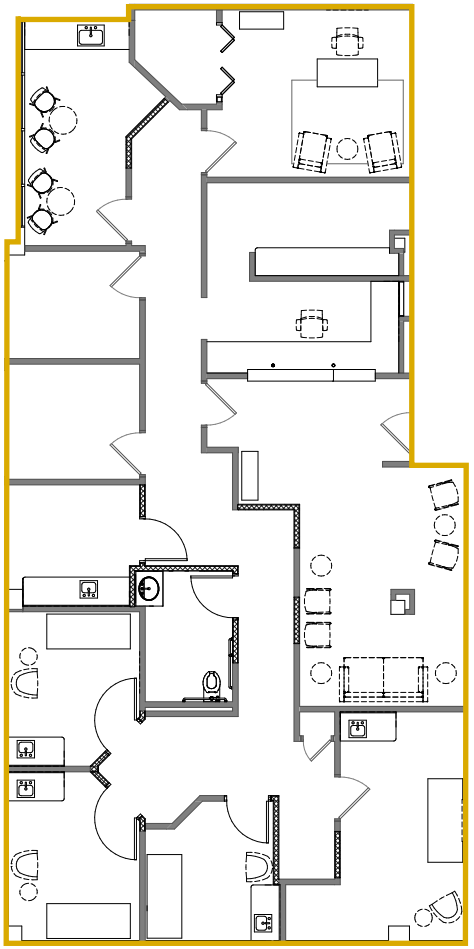
Davis

Floorplan

Suite 108 - 2,265 SF Available



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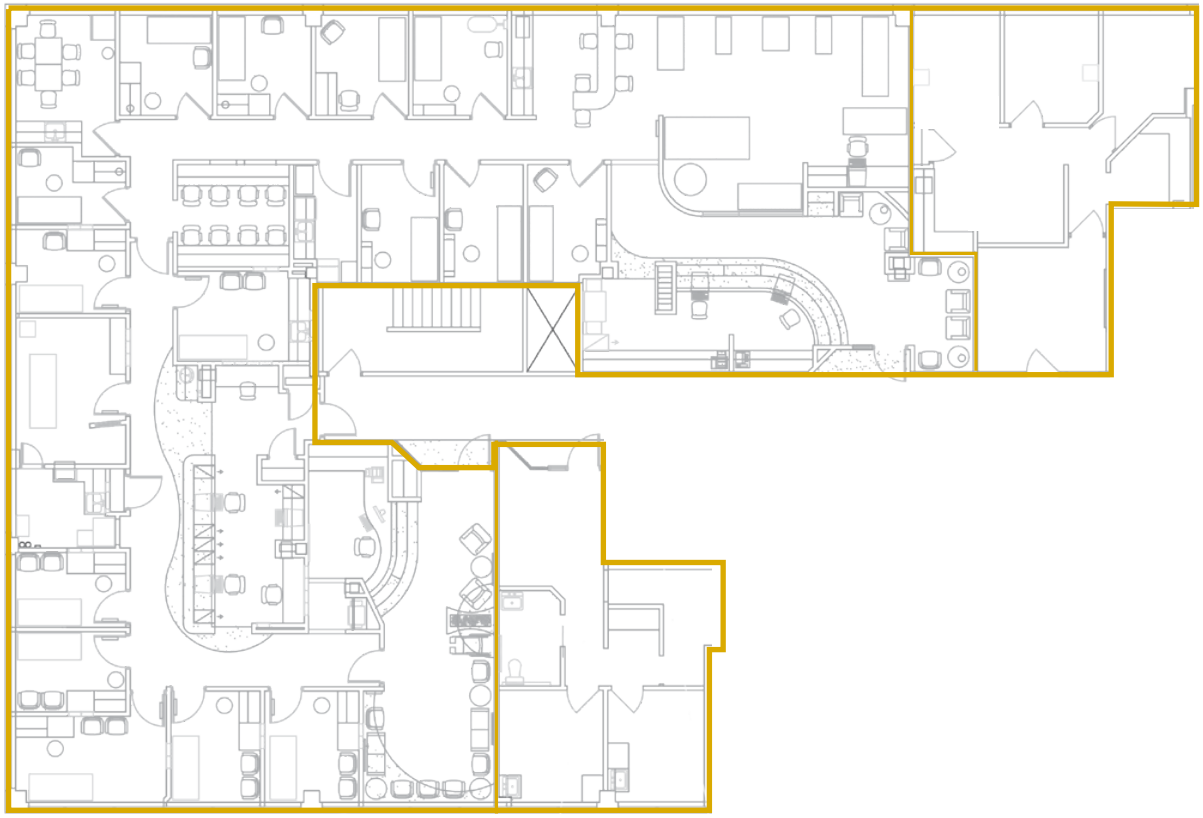
Floorplan

Suite 308 - 6,949 SF Available (Divisible)



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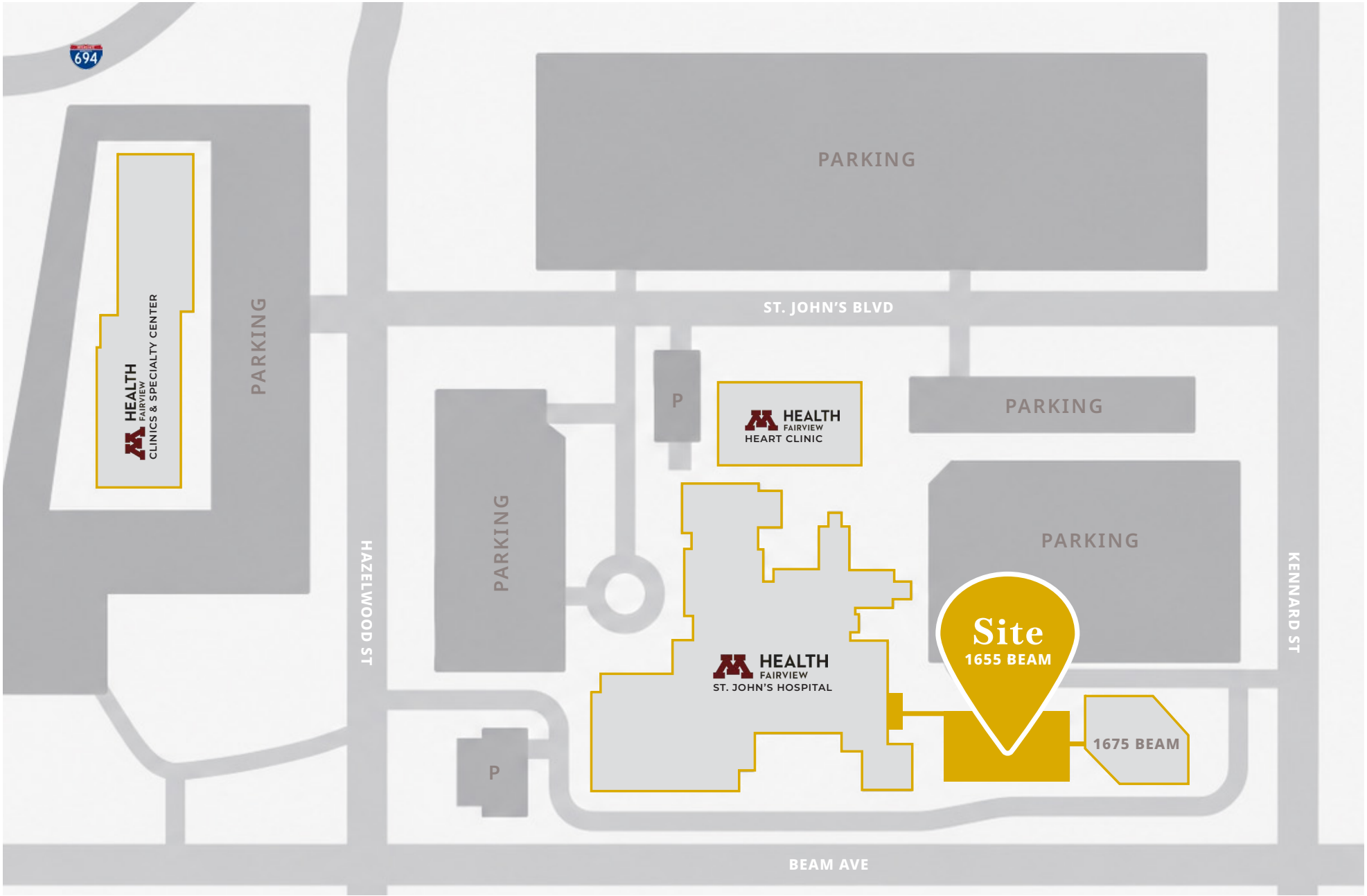
Campus Map

M Health Fairview St. John's Hospital

Maplewood, MN



Retail Map

Maplewood, MN

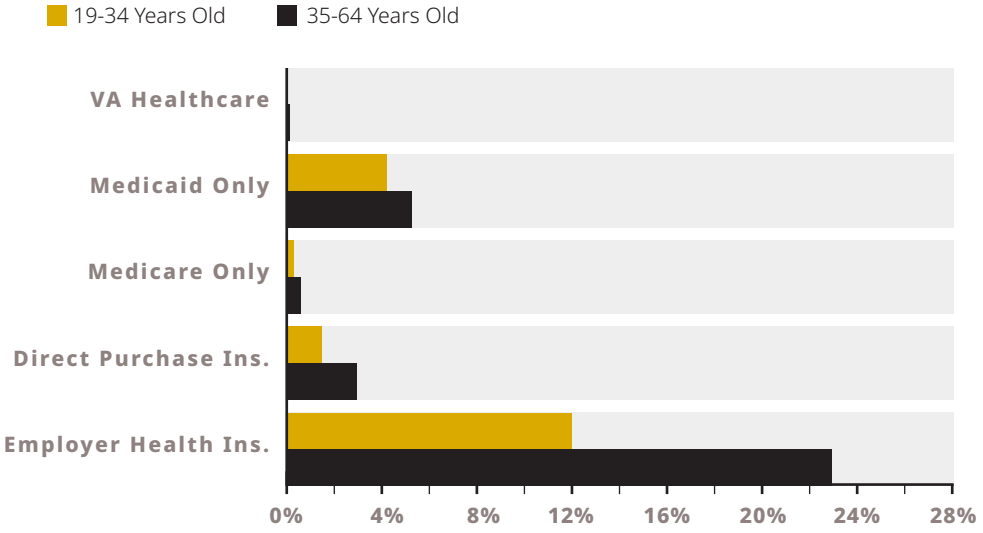
Healthcare and Insurance

3-Mile Radius

Health Insurance Coverage by Age

	19<	19-34	35-64	65+
% With Health Insurance	21.6%	18.1%	32.1%	5.0%
% Not Insured	0.5%	1.9%	1.5%	0.0%
% of Total Population	24.9%	21.3%	37.1%	16.7%

Health Insurance Coverage by Type



Annual Consumer Healthcare Expenditure

Health Insurance Premiums
$4,599

Total Out of Pocket Medical Care
$2,559

Medicare Payments
$1,044.2

Dental Services
$492.2

Physician Services
$292.9

Hospital Room & Services
$254.3

Eye Care Services
$89.3

Lab Tests/ X-Rays
$83.0

Medicare Population 65+

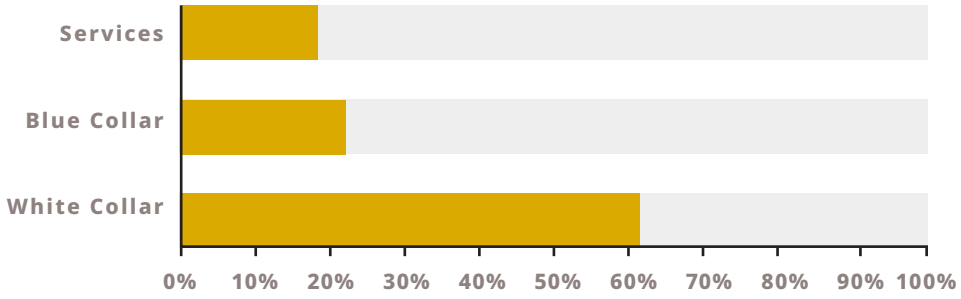
3,222	3,313	1,545	816
MEDICARE ONLY	DIRECT-PURCH & MEDICARE	EMPLOYER & MEDICARE	MEDICARE & MEDICAID

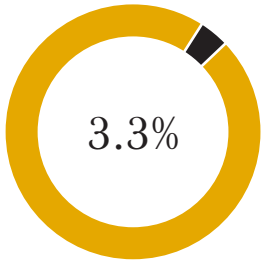
Source: esri (2026)

City Demographics

3-Mile Radius

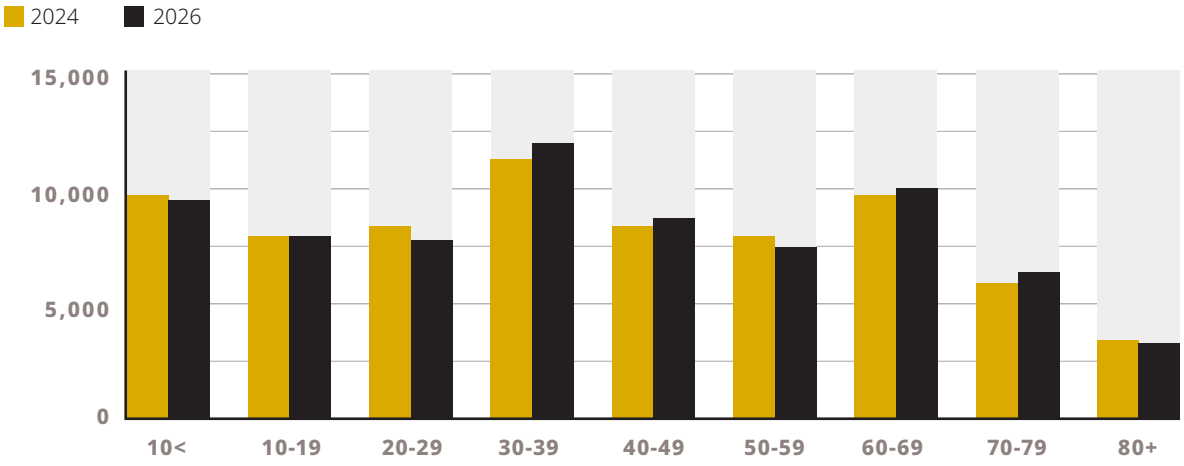
Occupation Type





UNEMPLOYMENT RATE

Age Distribution



Education

35.3%	32.2%	26.4%	6.1%
BACHELOR'S/GRAD/ PROF DEGREE	SOME COLLEGE/ ASSOCIATES DEGREE	HIGH SCHOOL GRADUATE	NO HIGH SCHOOL DIPLOMA

Household Demographics

Total Population
75.6K

Total Daytime Population
74.0K

Median Age
38.8

Median Household Income
$84.9K

Home Value to Income Ratio
4.1

Source: esri (2026)