



Medical Space For Lease

Maplewood Professional | 1655 Beam Ave, Maplewood, MN 55109



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Building Owned and Managed by:
HEALTHCARE REALTY



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Building Size:

48,281 sq. ft.

Space Available:

721 - 6,949 sq. ft.

- **LEASE INCENTIVES AVAILABLE!**
- Convenient location with plentiful retail and restaurants.
- Connected to both Hospital and Beam Prof. Bldg.
- Located on MHealth Fairview St. John's Hospital Campus
- Ample surface parking
- Easily accessible from I-694 and HWY 61



BUILDING TENANTS:



TRAFFIC COUNT

16,400 vehicles on Beam Ave A.A.D.T.
(average annual daily traffic)
95,000 vehicles on I-694



2024 ESTIMATED POPULATION

1 mile: 5,504
3 miles: 73,867
5 miles: 229,768



2024 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$96,741
3 miles: \$106,855
5 miles: \$107,591

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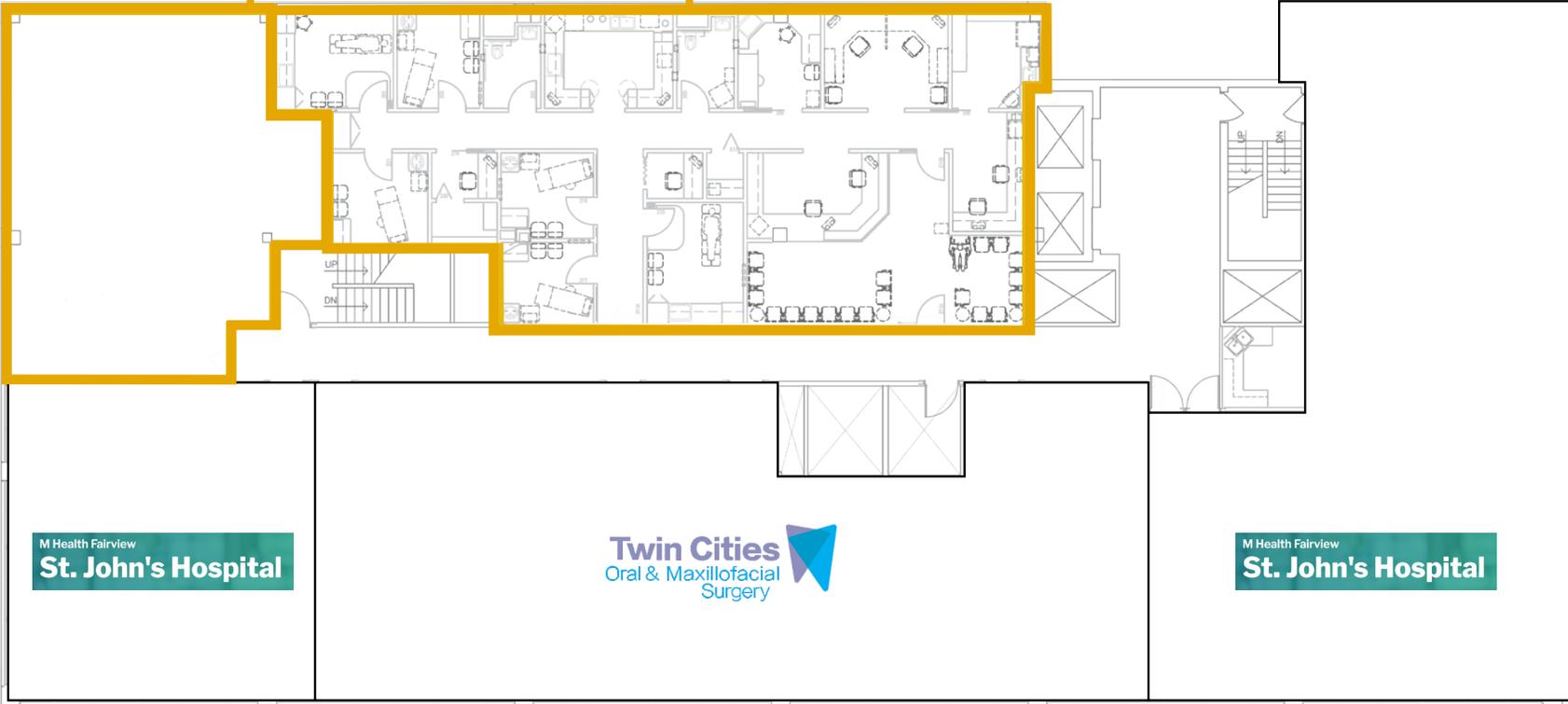
Floor Plans

2nd Floor

1,516 - 3,057 RSF

Suite 211
1,516 SF

Suite 210
3,057 SF



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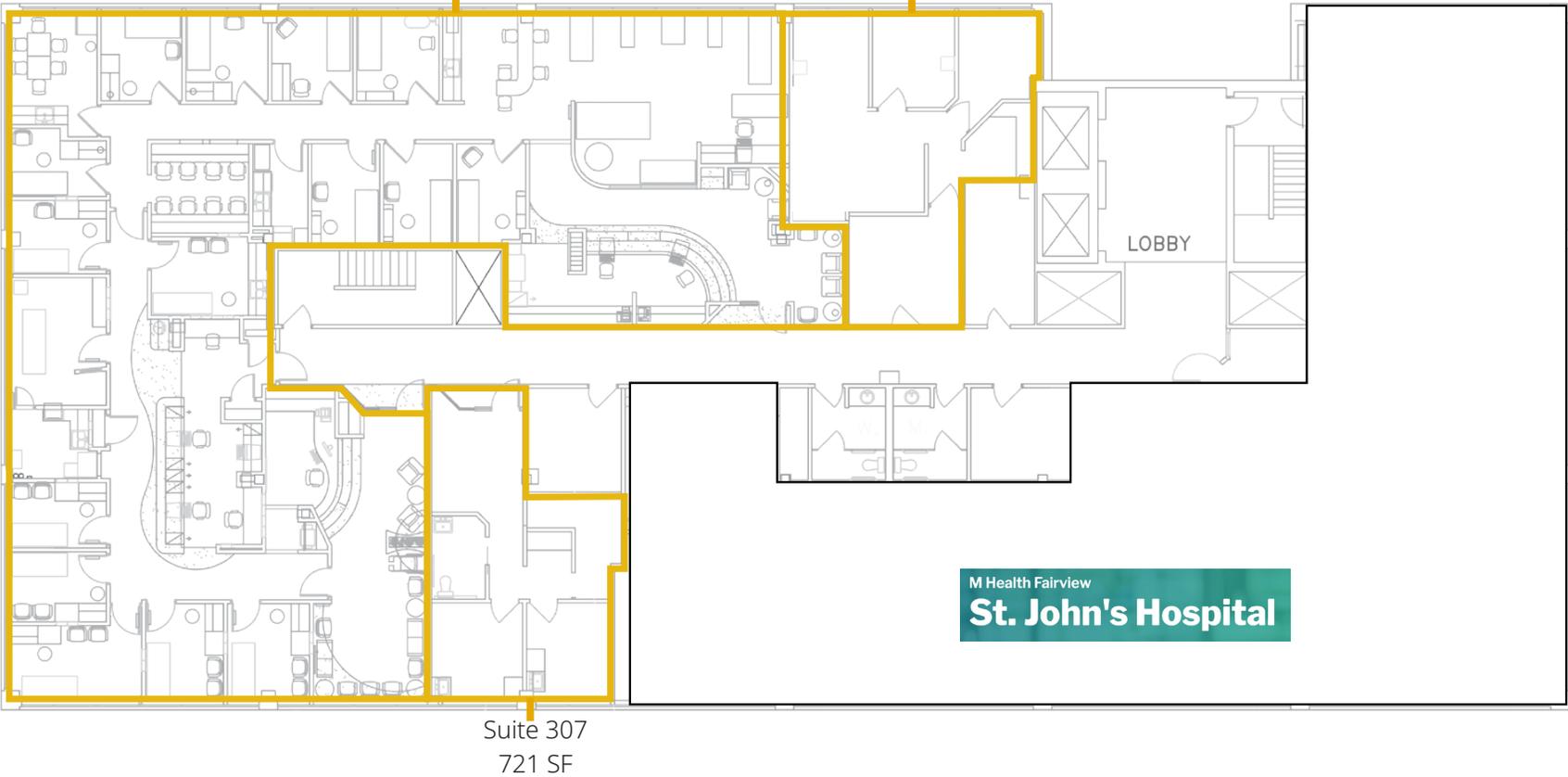
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Floor Plans

3rd Floor
721- 6,949 RSF

Suite 308
5,292 SF

Suite 310
936 SF



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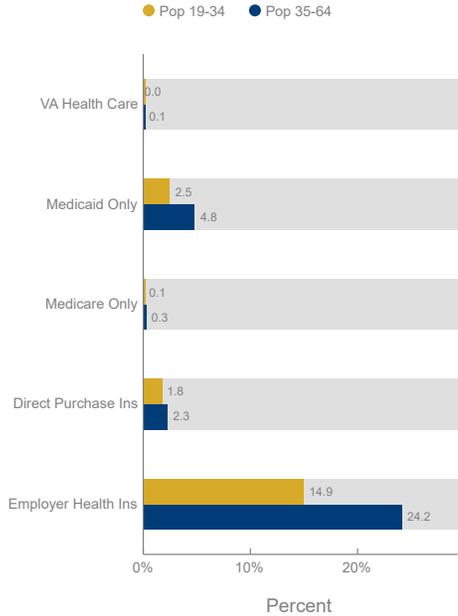
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Healthcare Consumer Spending	Annual Expenditure
Medicare Payments	\$972.5
Physician Services	\$303.6
Dental Services	\$476.6
Eyecare Services	\$81.8
Lab Tests/X-rays	\$81.6
Hospital Room & Hospital Service	\$232.7
Convalescent/Nursing Home Care	\$40.6



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Local Retail View



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The Maplewood Market

Top Employers	# of Employees	Type
3M Corporation	12,000	Manufacturing
Independent District School	1,725	Education
MHealth Fairview	973	Healthcare
Target	550	Retail Trade
Cub Foods	420	Retail Trade
Canvas Health	300	Healthcare
Ramsey County Care Center	240	Healthcare
Costco	200	Retail Trade
City of Maplewood	188	Government
Home Depot	150	Retail Trade
Macy's	100	Retail Trade

Key Facts



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