



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



To schedule a tour, please contact:

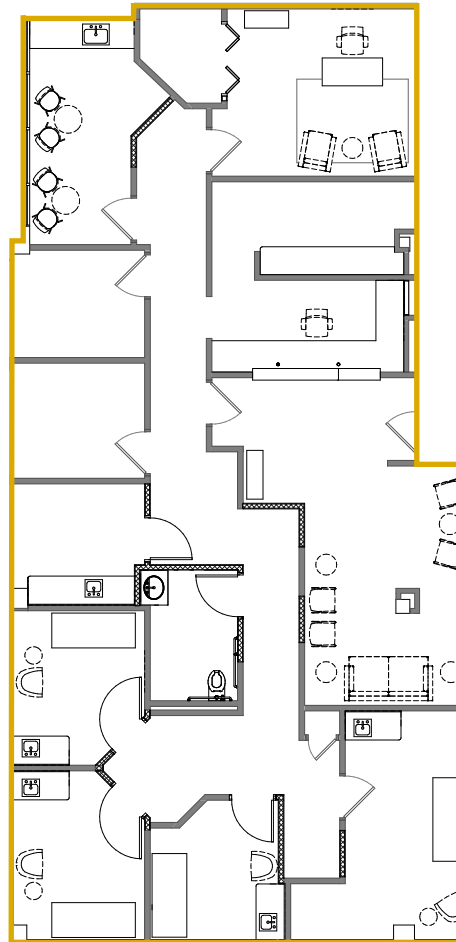
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Floorplan

Maplewood Professional Building

Suite 108 - 2,265 SF Available



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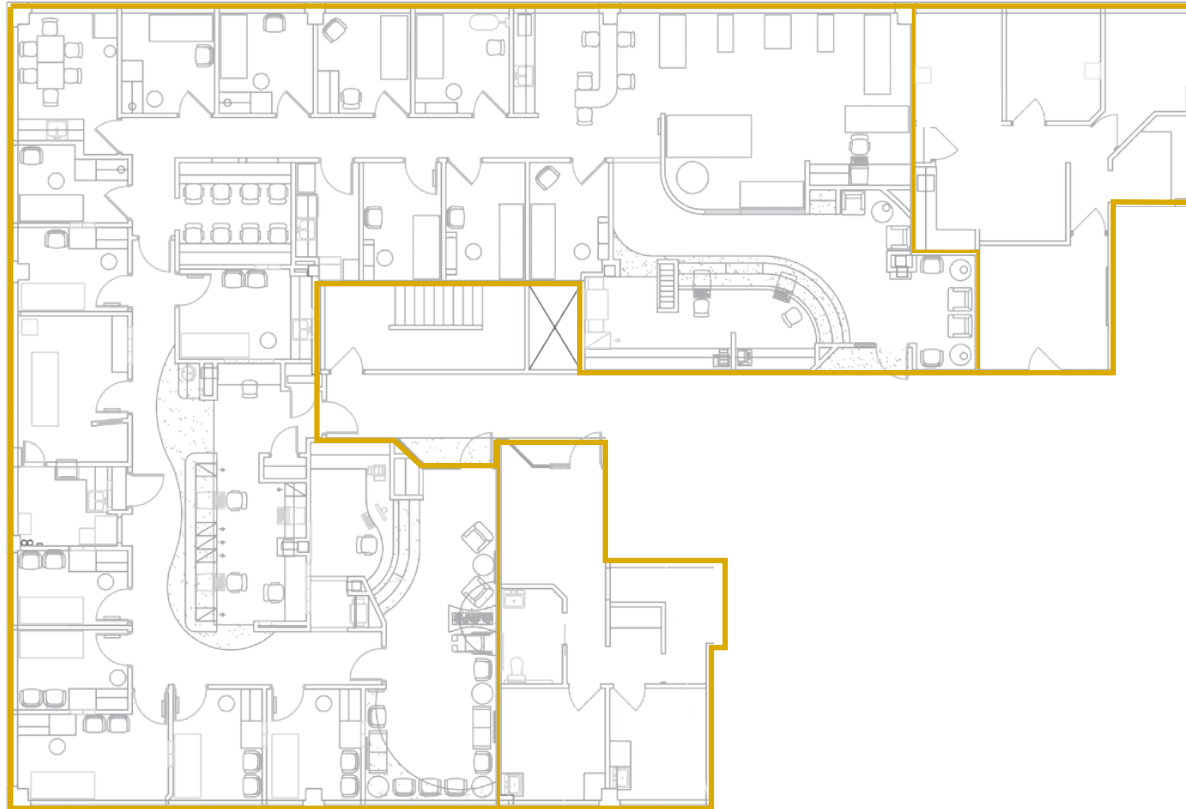
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Floorplan

Maplewood Professional Building

Suite 308 - 6,949 SF Available (Divisible)



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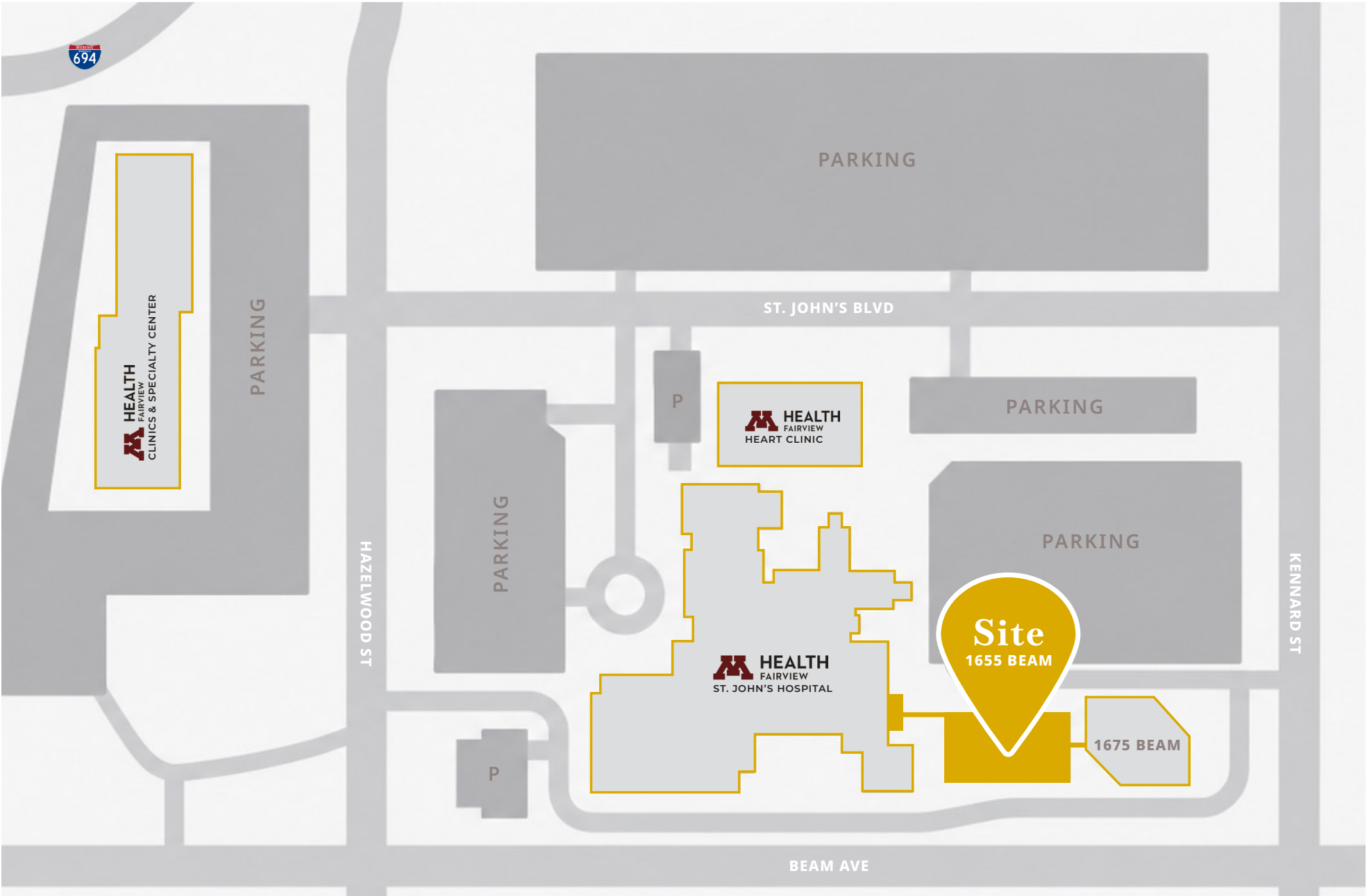
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Campus Map

M Health Fairview St. John's Hospital

Maplewood, MN



Retail Map

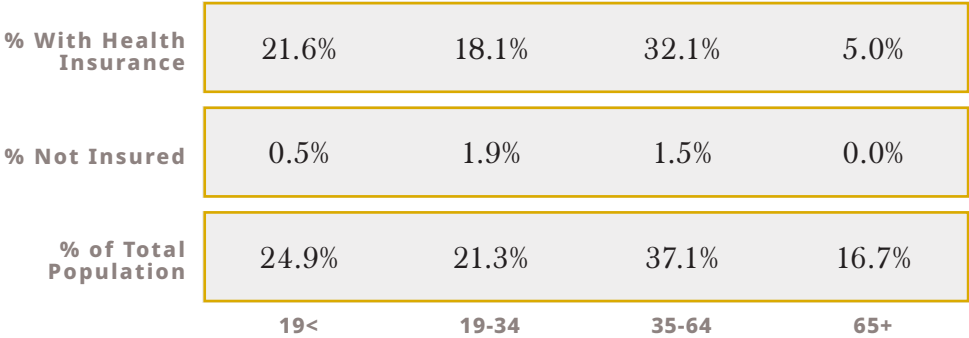
Maplewood, MN



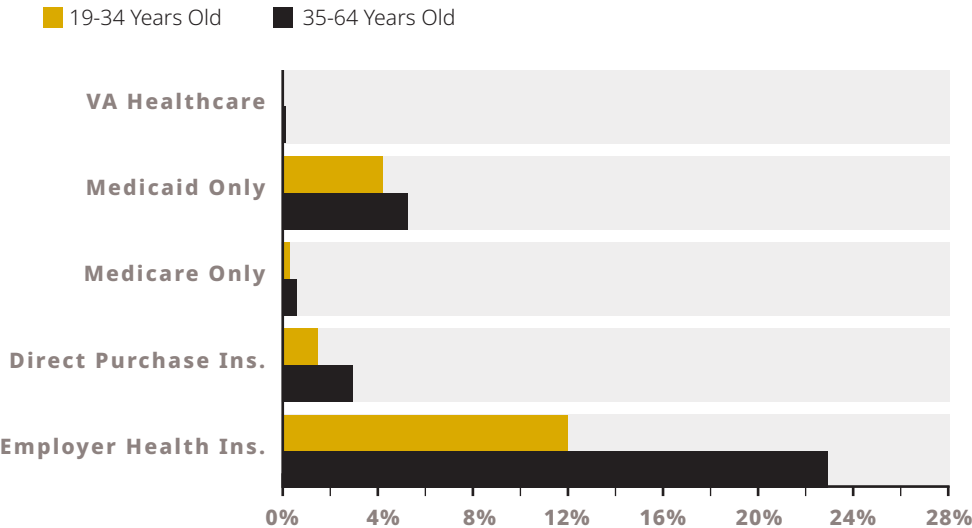
Healthcare and Insurance

3-Mile Radius

Health Insurance Coverage by Age



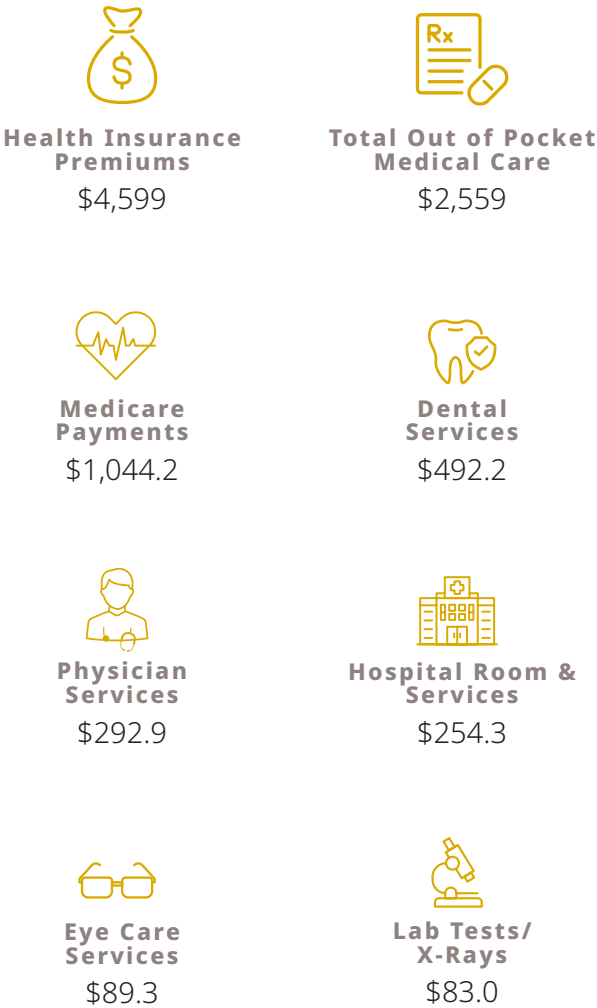
Health Insurance Coverage by Type



Medicare Population 65+



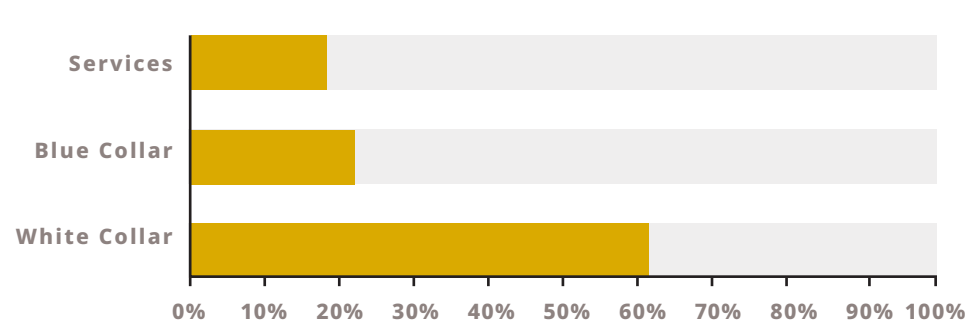
Annual Consumer Healthcare Expenditure



City Demographics

3-Mile Radius

Occupation Type



Household Demographics



Total Population
75.6K



Total Daytime Population
74.0K



Median Age
38.8

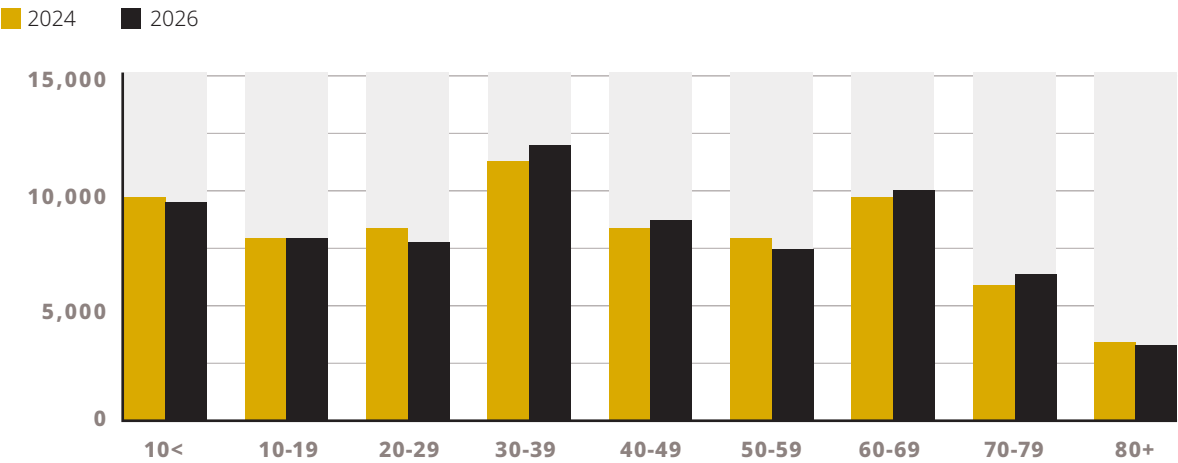


Median Household Income
\$84.9K



Home Value to Income Ratio
4.1

Age Distribution



Education



Source: esri (2026)