

# MEDICAL OFFICE CONDO FOR SALE

## Maplewood Professional Office Condominium

1560 Beam Avenue, Unit Number 3, Maplewood, MN 55109



### Well Maintained and Managed Multi-Tenant Medical Condo Building in Excellent Location

- Newly available medical/office condo "For Sale" in the medical hub of Maplewood - Unit Number 3
- 100% leased
- NNN Lease with 2% annual rent escalations
- Secured by a long term, stable, medical tenant
- 3.5 years remaining on the lease (lease expires 1/31/2028)
- 8% Cap rate
- Close ample parking - 99 parking stalls, parking ratio is 6.80 stalls per 1,000 sf including ADA stalls in Spring 2024
- Across the street from St. John's Hospital Campus. Near Markham Pond and North Hazelwood Park and many local amenities such as Maplewood Mall, Costco, retailers, restaurants, and much more
- Convenient access to I-694, I-35E and Highway 61 with great visibility and access from Beam Avenue
- Strong area demographics
- New parking lot and sidewalk replacement in Spring 2024



COMMERCIAL REAL ESTATE SERVICES, INC.

85 EAST SEVENTH PLACE, SUITE 200, ST. PAUL, MN 55101-2106

**Sherry Hastings**  
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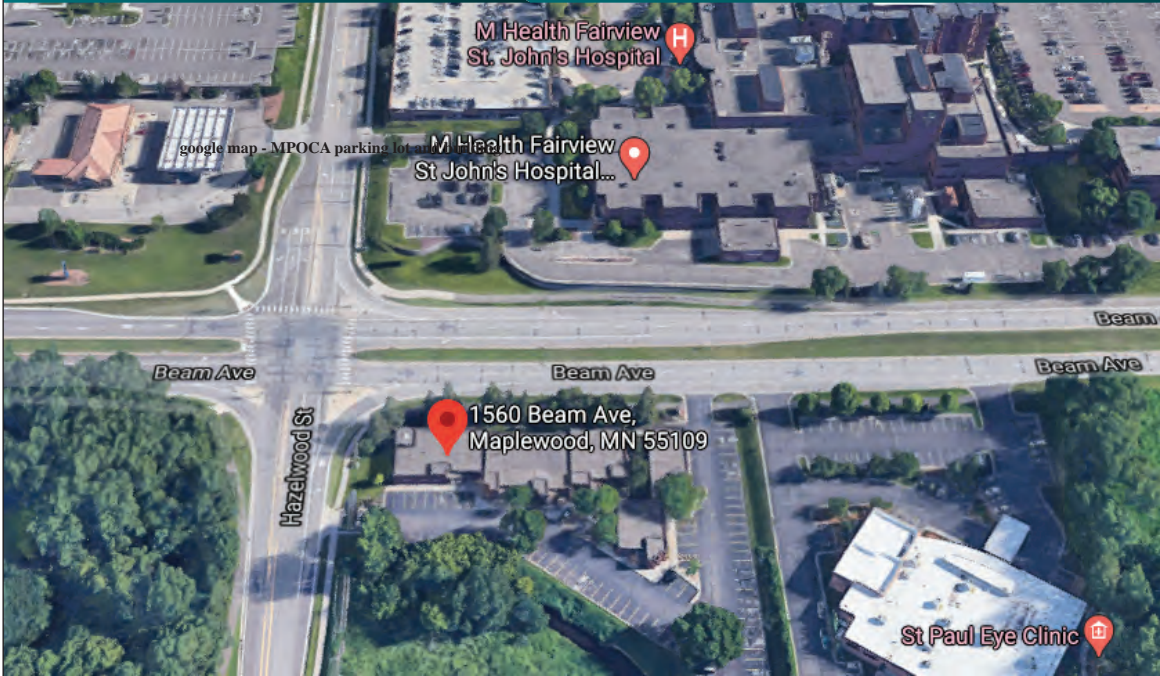
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**Year Built / Floors:**  
1983 / One Story Building

**Building Size:**  
14,555 SF

**Medical Office Condo:**  
Unit Number 3 - 1,884 SF

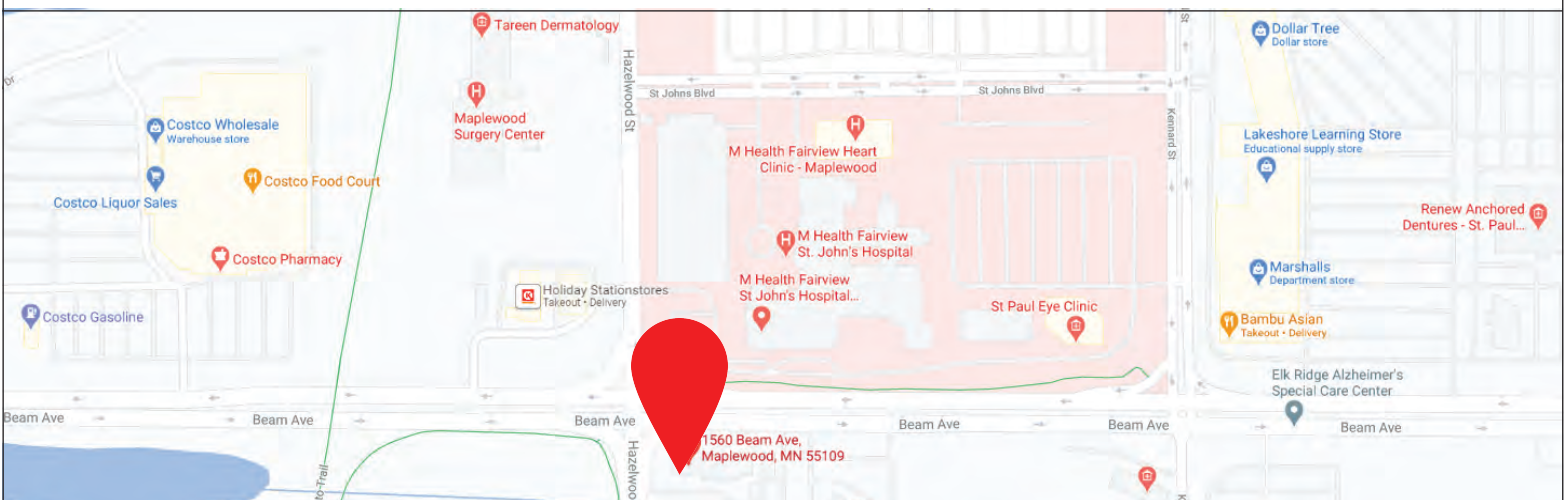
**Sale Price:**  
\$422,000

**Cap Rate:** 8.0%

- Secured by a long term stable medical tenant. Lease expires 1/31/2028.
- Unit Number 2 - 2,389 SF is available for lease and could be made available for sale along with the sale of Unit Number 3, cost for Unit Number 2 is Negotiable.

### Demographics:

	2 mile	5 mile	10 mile
<b>2023 Population</b>	28,846	225,716	727,700
<b>2023 Households</b>	11,740	85,935	287,713
<b>2023 Traffic Volume</b>	15,224 at Beam Avenue & Kennard St E		



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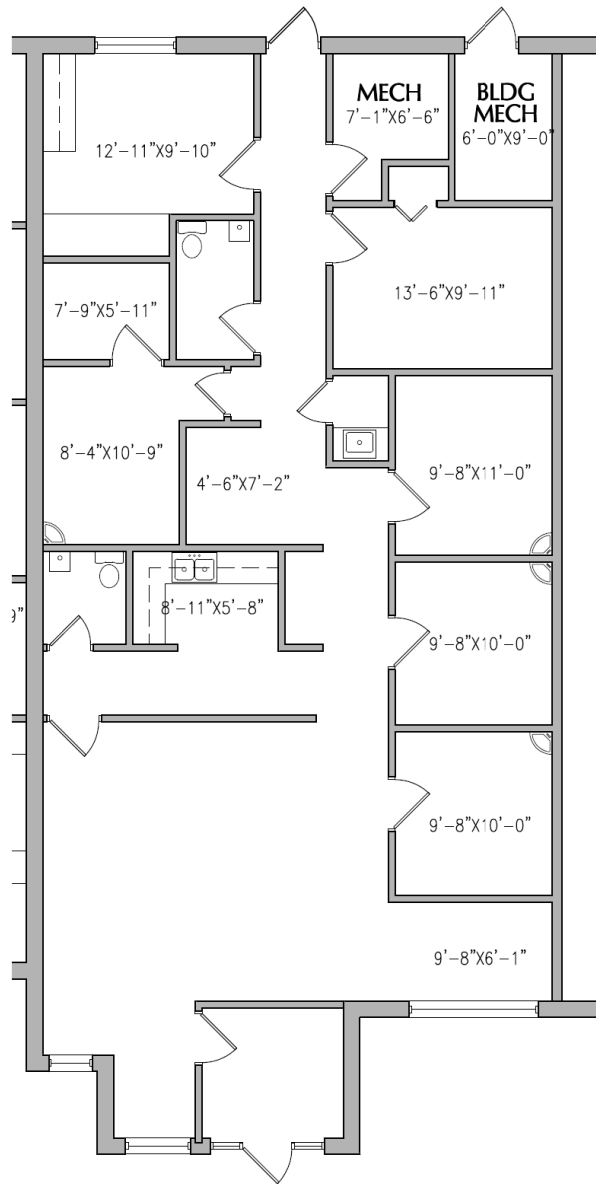
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# MEDICAL OFFICE CONDO FOR LEASE

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### UNIT C EXISTING CONDITIONS

MAPLEWOOD, MN

April 9, 2024 SCALE: 1/8" = 1'-0"

1560 BEAM AVENUE



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