

FOR LEASE

Maplewood Professional Office Condominium

1560 BEAM AVE, MAPLEWOOD, MN 55109



Property Highlights

- Newly available medical/office space in the medical hub of Maplewood
- Great visibility and access from Beam Avenue
- Monument signage available facing Beam Avenue
- Close ample parking - parking ratio is 6.36 stalls per 1,000 sf including ADA stalls
- Across the street from St. John's Hospital Campus
- Convenient access to I-694, I-35E and Highway 61
- Near Markham Pond and North Hazelwood Park and many local amenities such as Maplewood Mall, Costco, retailers, restaurants, and much more
- Strong area demographics
- Fiber Optic Internet available



COMMERCIAL REAL ESTATE SERVICES, INC.

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

Sherry Hastings

(651) 290-8893

shastings@cres-inc.com

Pat Wolf

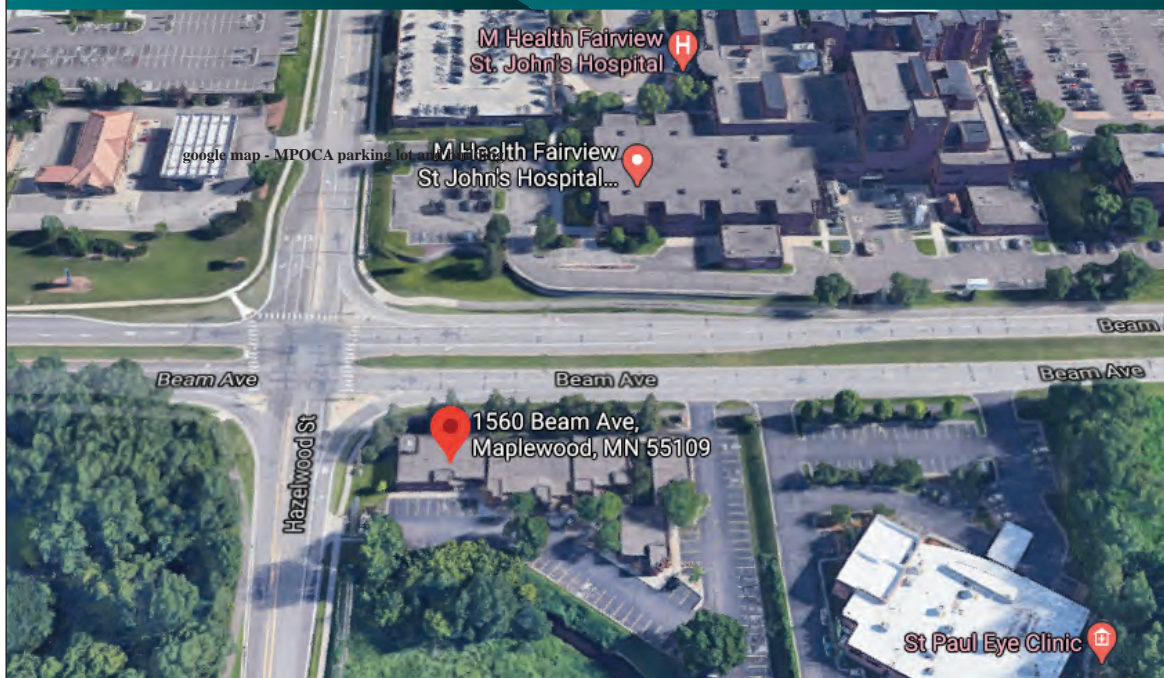
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Year Built / Floors:
1983 / One Story Building

Building Size:
14,555 SF

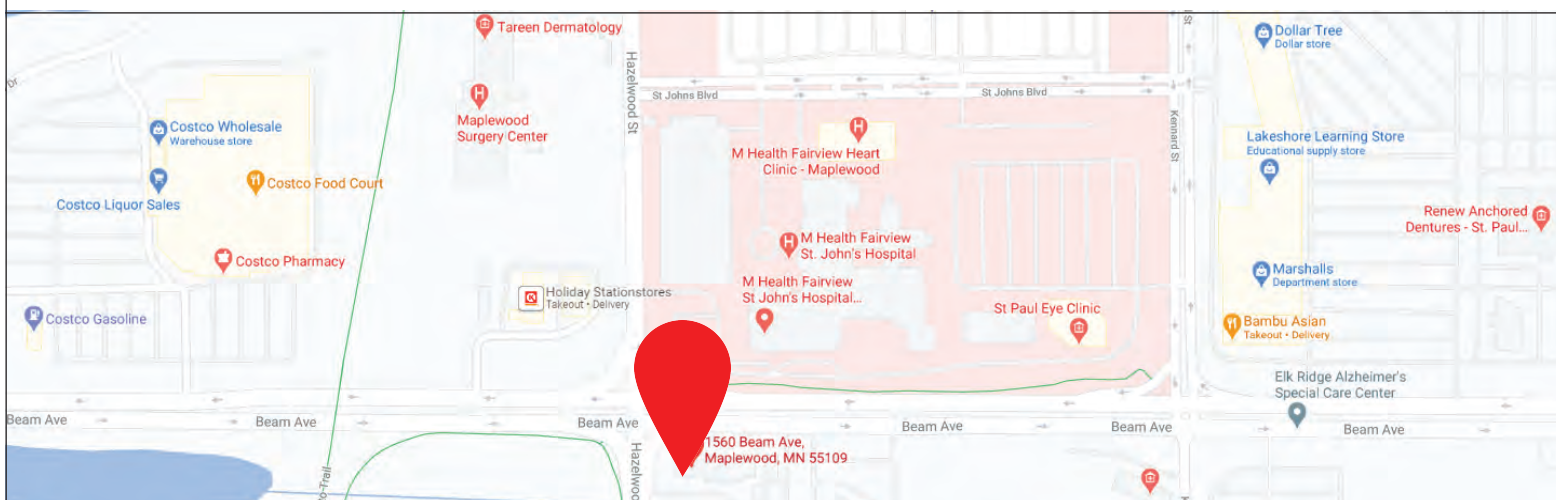
Space Available:
Unit B - 2,389 SF

Lease Rate:
Negotiable

2024 Est. Taxes/Ops:
\$7.42 Per SF/Taxes
\$7.67 Per SF/Ops
\$15.09 Per SF Total

Demographics:

	2 mile	5 mile	10 mile
2020 Population	28,387	234,645	730,793
2020 Households	11,479	89,164	288,223
2020 Traffic Volume	16,326 at 0.18 miles (Beam Avenue & Kennard St E)		



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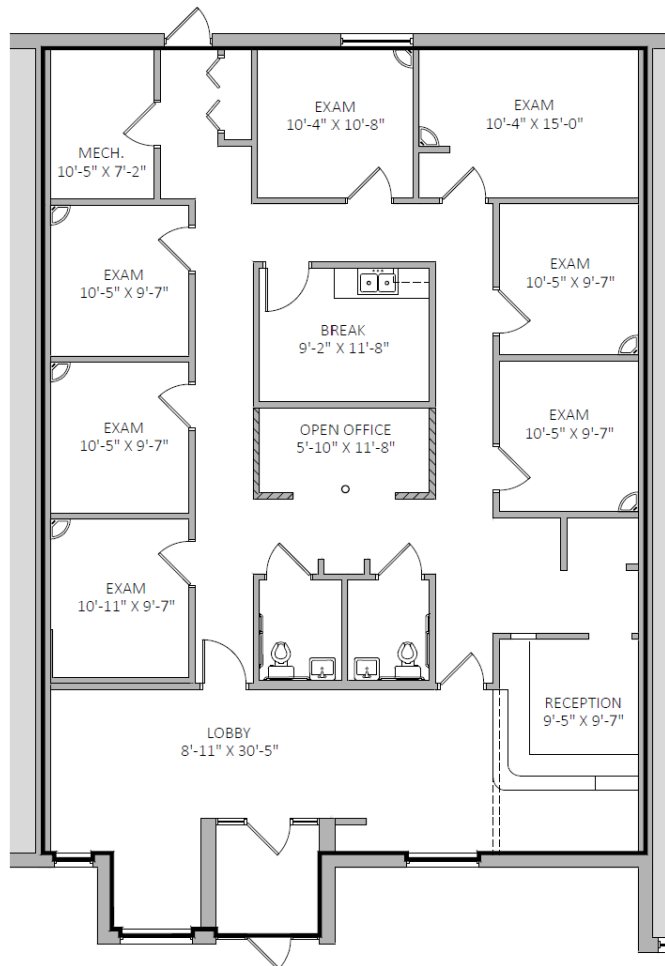
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1st Floor - Unit #2



BOMA METHOD SF = 2,389



SUITE B
MAPLEWOOD, MN SCALE: 1/8" = 1'-0"
JULY 19, 2023

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