

**Davis**

# Medical Space For Lease

Maplewood Professional | 1655 Beam Ave, Maplewood, MN 55109



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[davishre.com](http://davishre.com)

Building Owned and Managed by:  
HEALTHCARE REALTY



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

<b>Building Size:</b>	<b>Space Available:</b>
48,281 sq. ft.	721 - 6,949 sq. ft.
Net Rental Rate:	\$22.50/sq. ft.
Operating Expenses:	\$ 8.28/sq. ft.
Real Estate Taxes:	\$ 6.94/sq. ft.



### BUILDING TENANTS:



### TRAFFIC COUNT

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



### 2023 ESTIMATED POPULATION

1 mile: 5,344  
 3 miles: 74,106  
 5 miles: 228,083



### 2023 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$99,792  
 3 miles: \$102,992  
 5 miles: \$102,606

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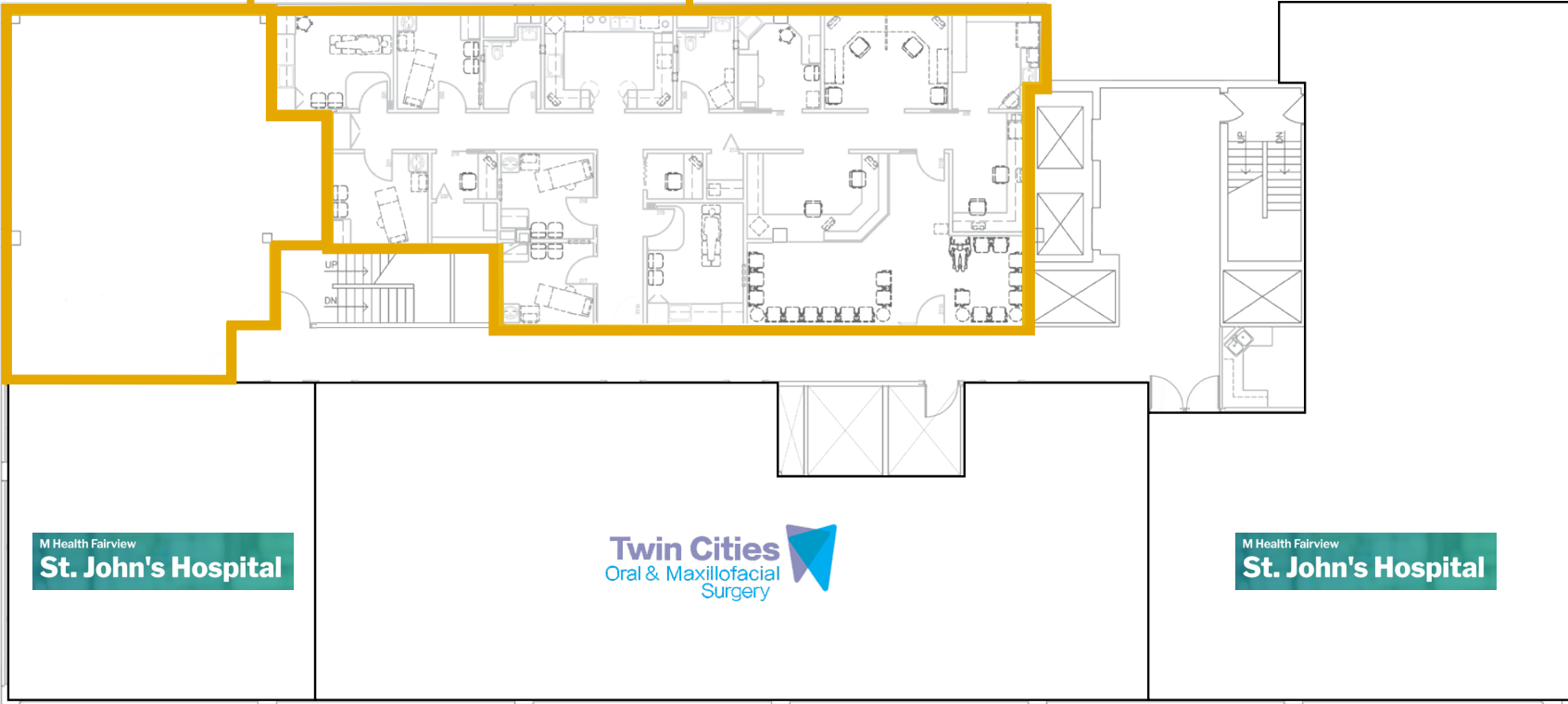
## Floor Plans

2nd Floor

1,516 - 3,057 RSF

Suite 211  
1,516 SF

Suite 210  
3,057 SF



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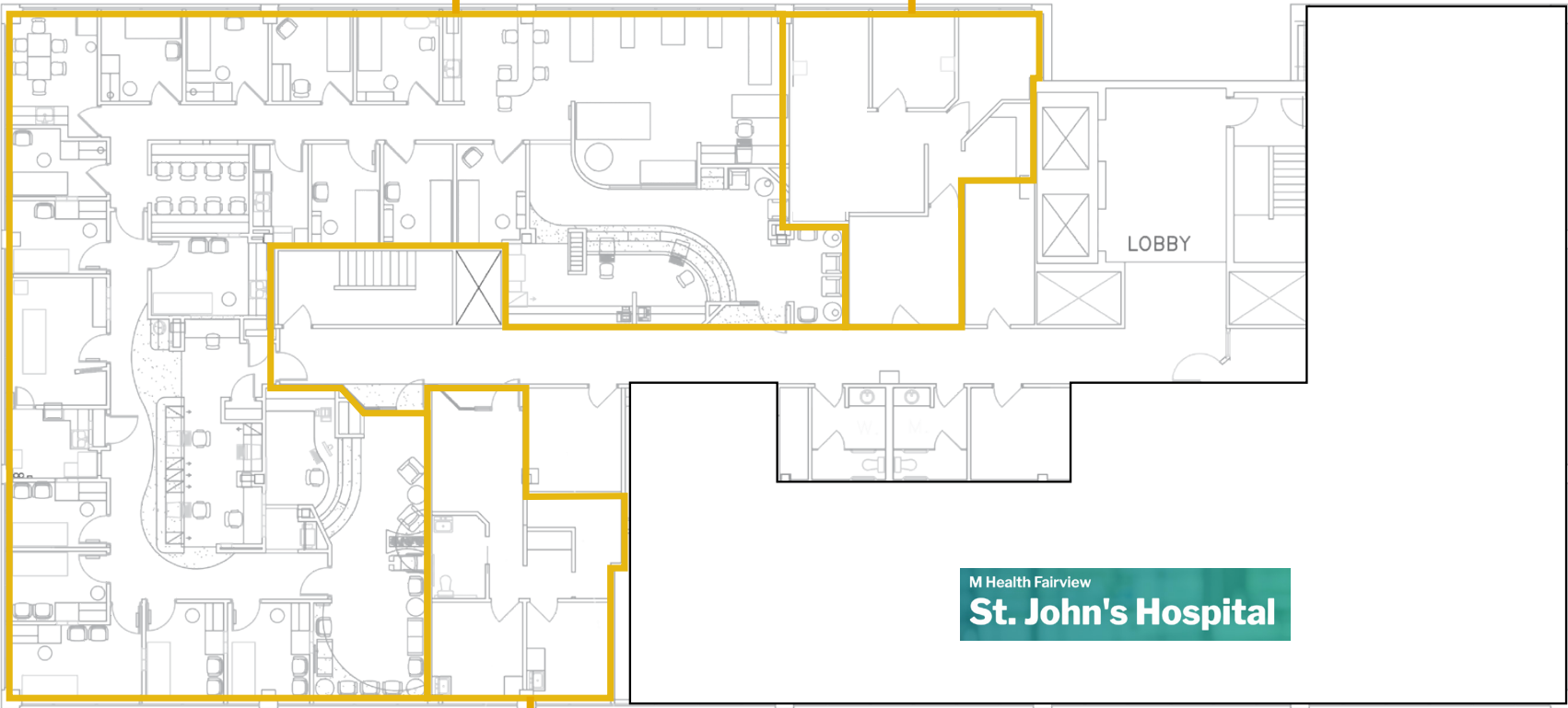
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## Floor Plans

3rd Floor  
721- 6,949 RSF

Suite 308  
5,292 SF

Suite 310  
936 SF



Suite 307  
721 SF

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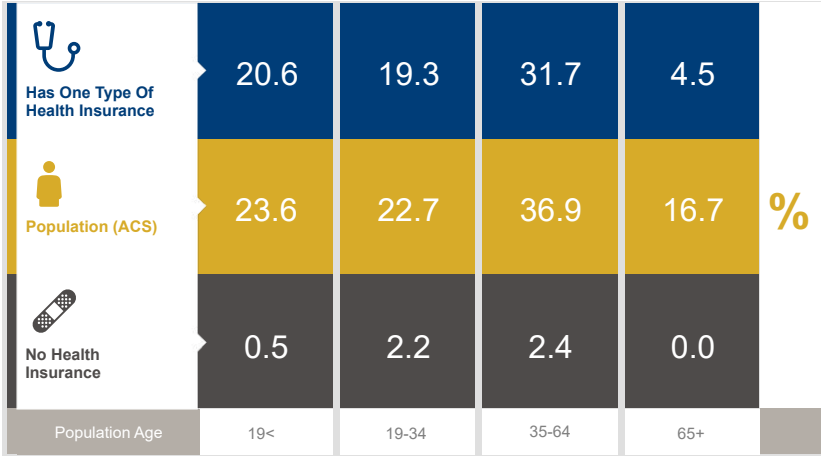
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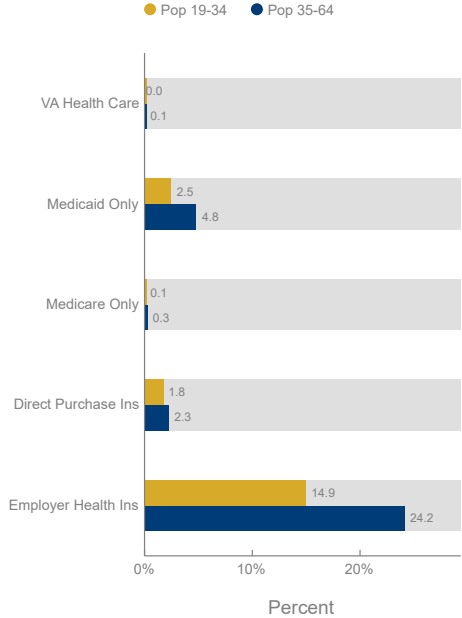
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## Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



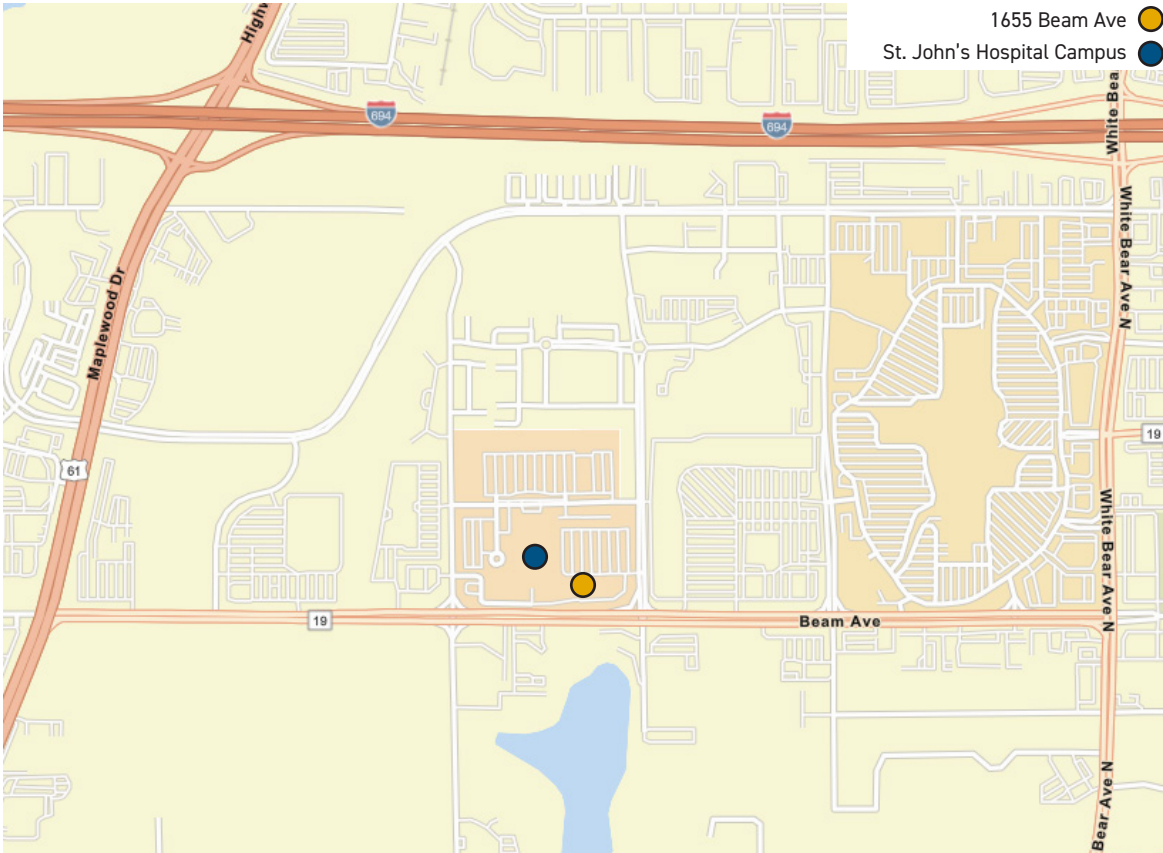
Healthcare Consumer Spending	Annual Expenditure
Medicare Payments	\$972.5
Physician Services	\$303.6
Dental Services	\$476.6
Eyecare Services	\$81.8
Lab Tests/X-rays	\$81.6
Hospital Room & Hospital Service	\$232.7
Convalescent/Nursing Home Care	\$40.6



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## Map



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## Local Retail View



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## Employment in Maplewood

Top Employers	# of Employees	Type
3M Corporation	12,000	Manufacturing
Independent District School #622	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
Kohl's	80	Retail Trade

### EMPLOYMENT BY INDUSTRY

Retail Trade – **14%**  
 Manufacturing – **40%**  
 Accommodation and Food Services – **7%**  
 Educational Services – **3%**  
 Healthcare and Social Assistance – **17%**  
 Wholesale Trade – **2%**

### Coming Soon!

“Caretta Assisted Living and Memory Care” a new 72-unit assisted living facility has been approved. It consists of 46 assisted living and 26 memory care units. Of the 46 assisted living units, 23 will be one-bedroom, and 23 will be two-bedroom units. Construction will start in Spring 2023 and will be completed by Fall 2024.