

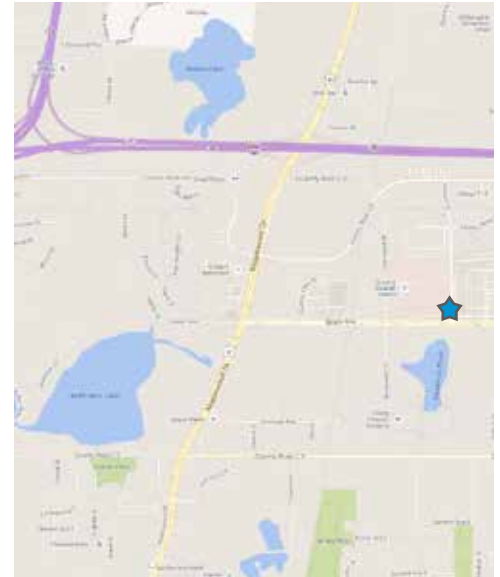
MEDICAL OFFICE BUILDING FOR LEASE >

Maplewood Professional Bldg

1655 Beam Avenue | Maplewood, MN 55109



Accelerating success.



BUILDING AMENITIES

- > Located on HealthEast St. John's Hospital Campus
- > Connected to both Hospital and Beam Professional Bldg
- > Convenient location on Beam Avenue, adjacent to plentiful retail and restaurants, including Maplewood Mall, Costco, and others
- > Easily accessible from I-694 and Highway 61
- > Ample parking on surface lot

RECENT RENOVATIONS INCLUDE:

- > First floor canopy update
- > Covered drop-off
- > New lobby finishes
- > Vestibule replacement
- > Corridor upgrades
- > LED lighting
- > Replaced signage
- > Windowed elevator lobbies
- > Elevator cab upgrades
- > Restroom remodels

CONTACT US

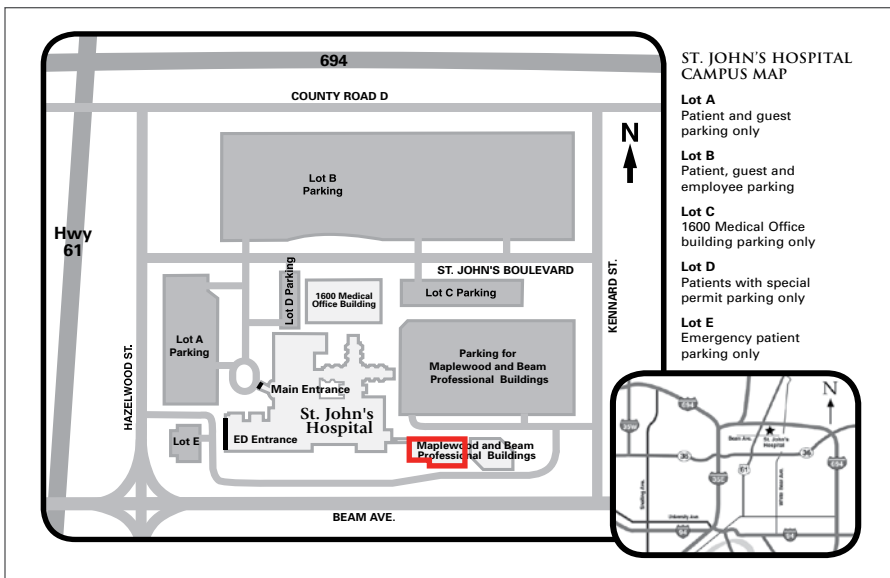
Brian Bruggeman CCIM, SIOR
952 837 3079
brian.bruggeman@colliers.com

Louis Suarez CCIM, SIOR
952 837 3061
louis.suarez@colliers.com

> RENOVATION PHOTOS



> HOSPITAL CAMPUS MAP



> AVAILABLE SPACE

Address:	1655 Beam Avenue, Maplewood, 55109
Building Size:	48,281 SF
Number of Floors:	4 (four)
Year Built:	1982
Parking:	Surface Lot
Availability:	11,599 SF
Net Rental Rates:	\$22.50
2018 CAM & Taxes:	\$18.58

CONTACT US >

Brian Bruggeman CCIM, SIOR
952 837 3079
brian.bruggeman@colliers.com

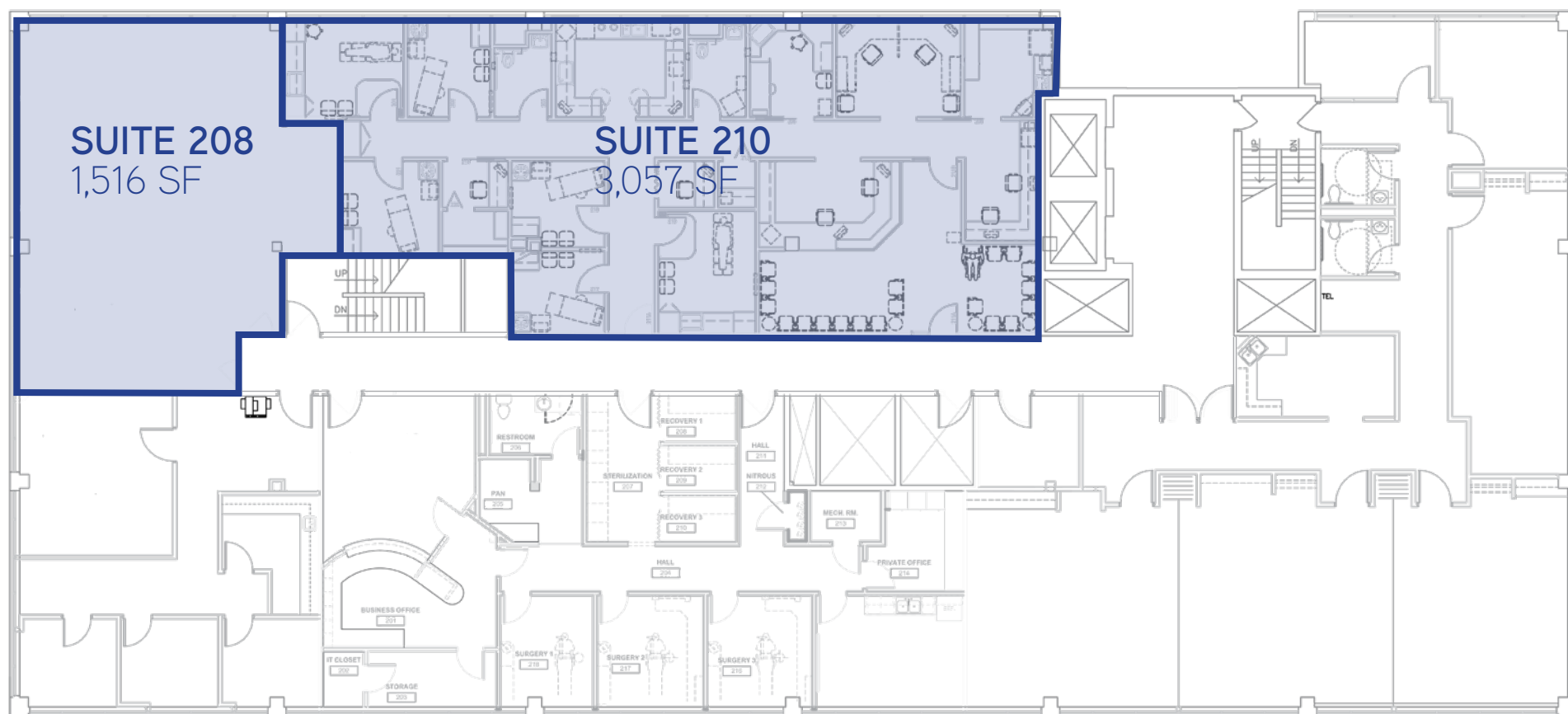
Louis Suarez CCIM, SIOR
952 837 3061
louis.suarez@colliers.com



Accelerating success.

2ND FLOOR PLAN > 4,573 SF

Maplewood Professional Building | 1655 Beam Avenue | Maplewood, MN



CONTACT US >

Brian Bruggeman CCIM, SIOR
952 837 3079

brian.bruggeman@colliers.com

Louis Suarez CCIM, SIOR
952 837 3061

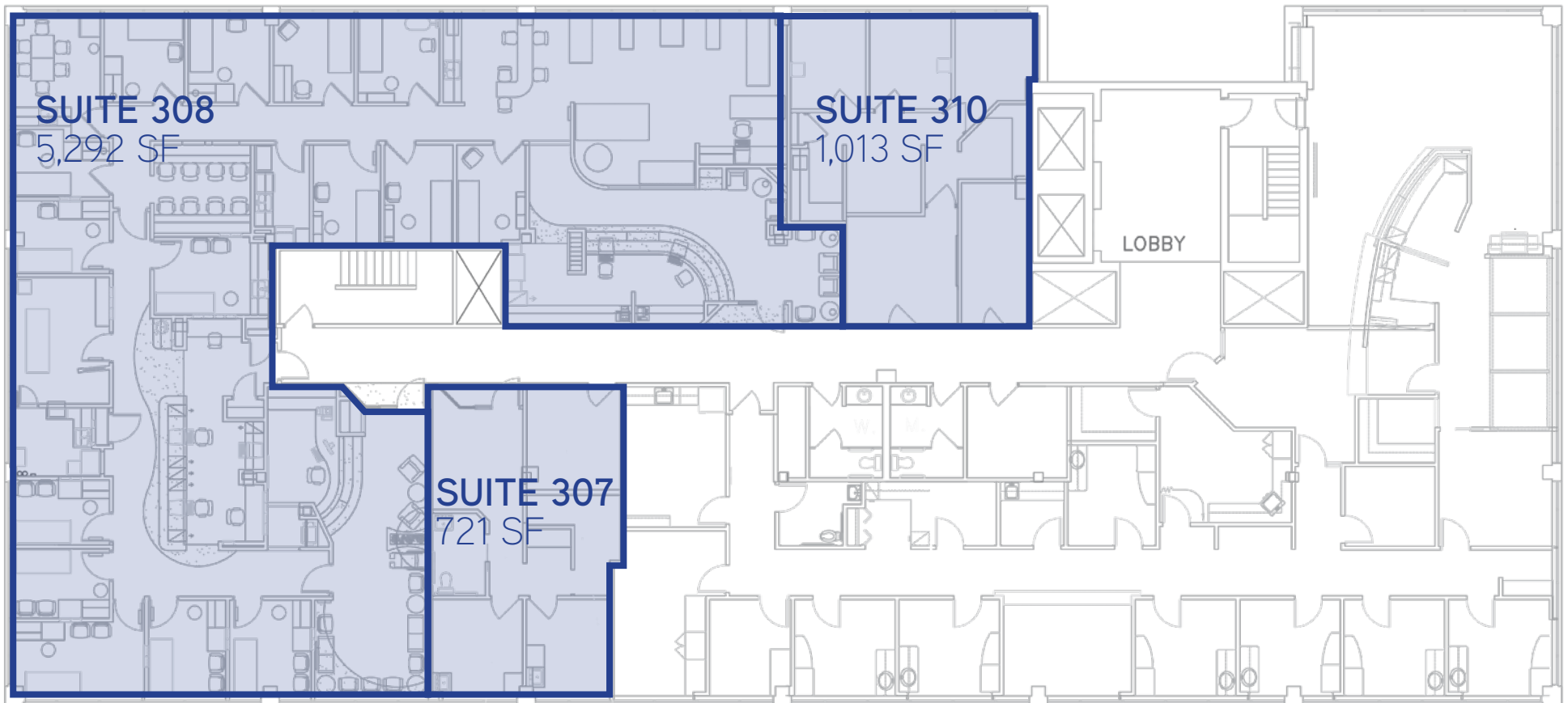
louis.suarez@colliers.com



Accelerating success.

3RD FLOOR PLAN > 7,026 SF

Maplewood Professional Building | 1655 Beam Avenue | Maplewood, MN



CONTACT US >

Brian Bruggeman CCIM, SIOR
952 837 3079

brian.bruggeman@colliers.com

Louis Suarez CCIM, SIOR
952 837 3061

louis.suarez@colliers.com



Accelerating success.