

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
- Lease expires 1/31/2028
- 9% Cap rate
- Close ample parking - 99 parking stalls, parking ratio is 6.80 stalls per 1,000 sf including ADA stalls
- 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 completed in 2024



COMMERCIAL REAL ESTATE SERVICES, INC.

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

Sherry Hastings
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shastings@cres-inc.com

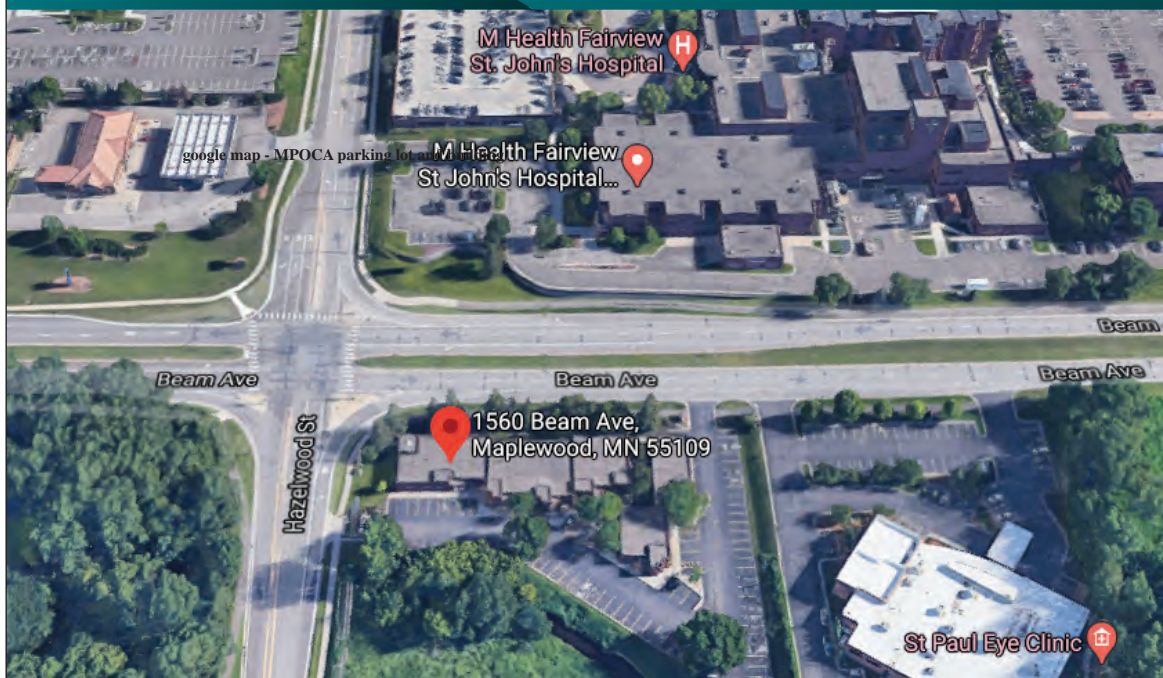
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Year Built / Floors:
1983 / One Story Building

Building Size:
14,555 SF

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

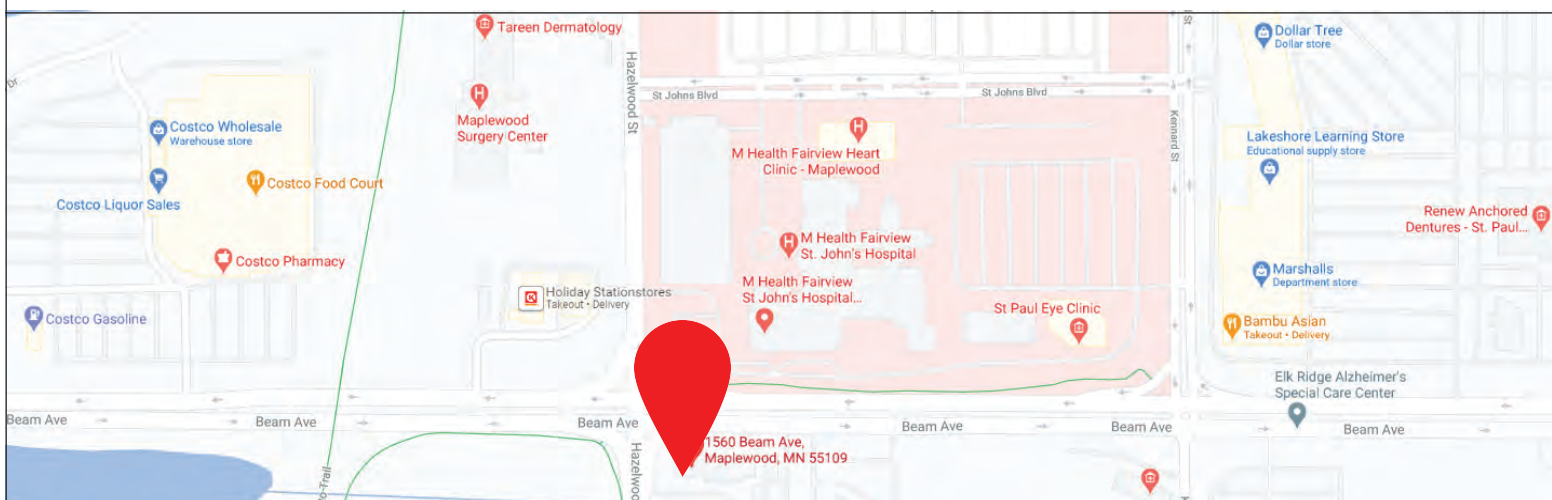
Sale Price:
\$384,200

Cap Rate: 9.0%

- 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
2023 Population	28,846	225,716	727,700
2023 Households	11,740	85,935	287,713
2023 Traffic Volume	15,224 at Beam Avenue & Kennard St E		



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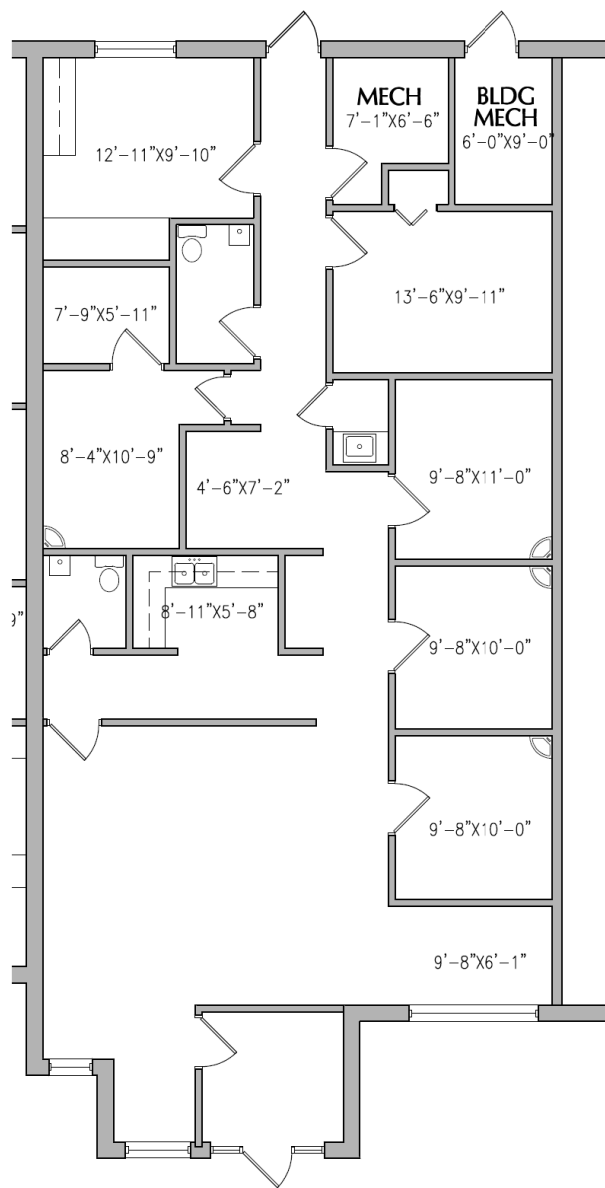
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MEDICAL OFFICE CONDO FOR LEASE

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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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