



# MAPLEWOOD PROFESSIONAL MEDICAL CENTER

1655 Beam Avenue



# PROPERTY INFORMATION

- + Located on the M Health Fairview St. John’s Hospital Campus
- + Exceptional visibility and convenience near retail and dining amenities
- + Convenient access from I-694 and Highway 61
- + Ample surface parking available for tenants and visitors
- + Directly connected to St. John’s Hospital and the Beam Professional Building



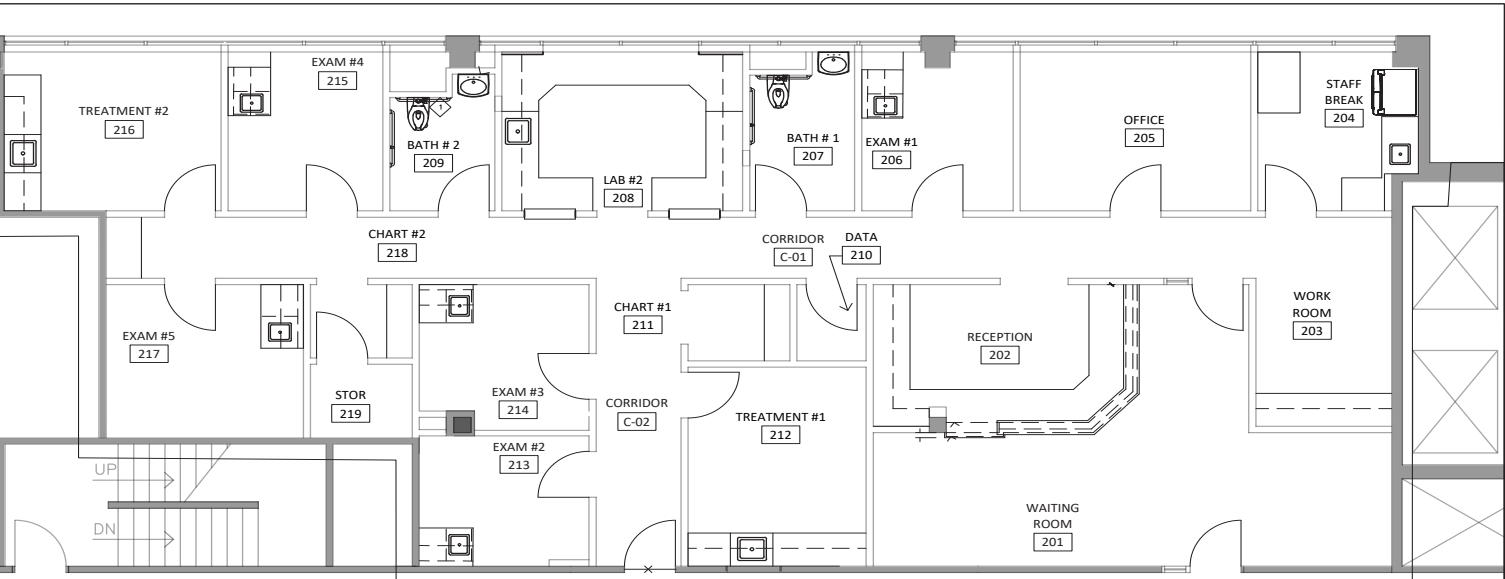
## 1655 BEAM AVENUE:

- + **Year Built:** 1982
- + **Building Size:** 51,676 SF
- + **Space Available:** 721 - 15,274 SF
- + **Number of Floors:** 4 Floors



## SPEC SUITE 210

3,057 SF | 5 Exam Rooms | 2 Treatment Rooms





# Local Tenants

1655:

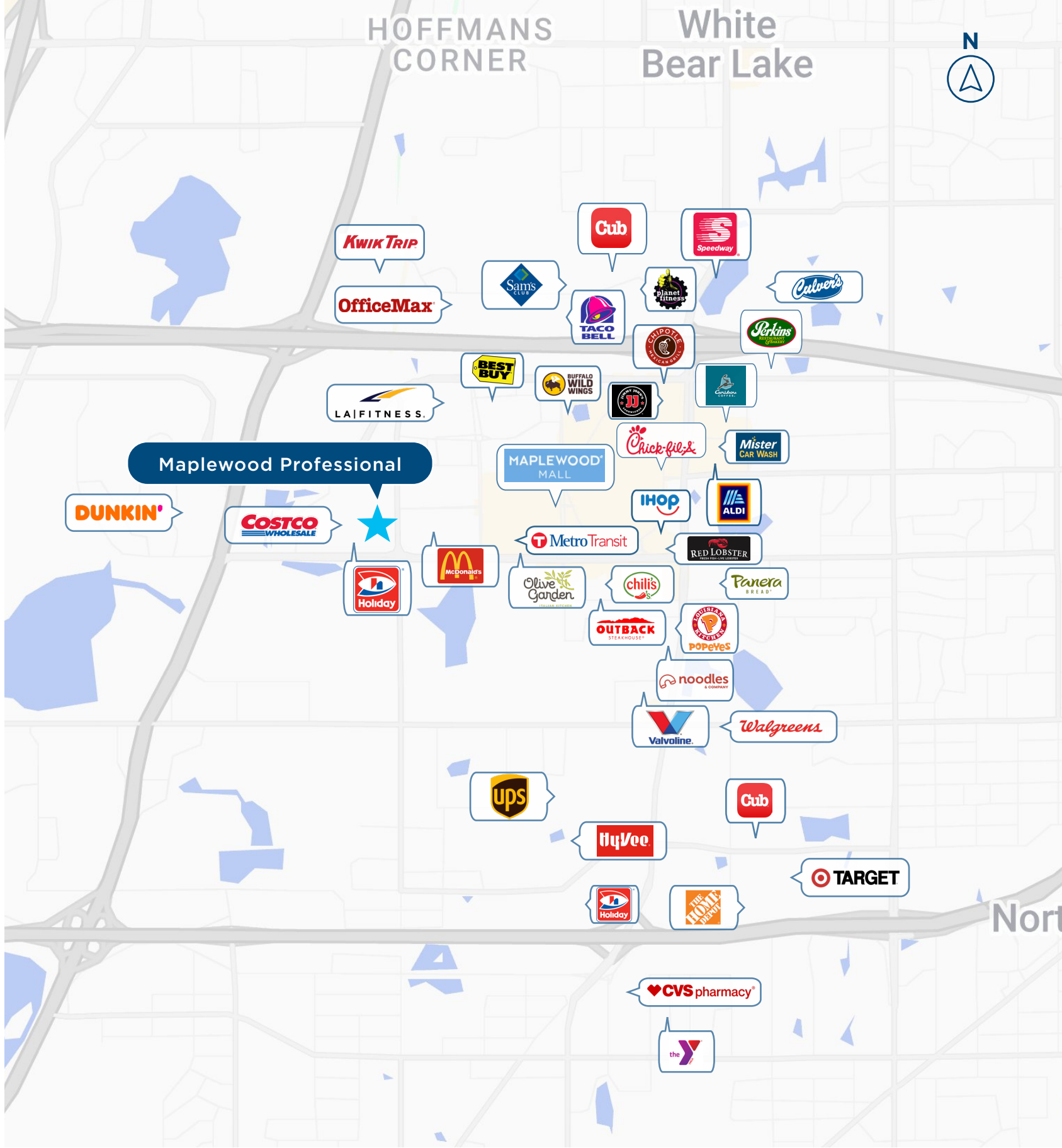


TWIN CITIES ORAL & MACILLOFACIAL SURGERY

QC Kinētix®  
NON-SURGICAL REGENERATION

## About the Campus

- + 25 minutes from Downtown Minneapolis
- + 20 minutes from St. Paul
- + 25 minutes from MSP
- + Seamless indoor connectivity to both St. John's Hospital and the Beam Professional Building





# LOCAL HOSPITALS & MEDICAL CENTERS

## OUTPATIENT DEMAND ASSESSMENT

This gap analysis looks at localized rates of consumption/demand and then measures that against the level of staffing present in the market.

SPECIALTY	DEMAND	SUPPLY	GAP	10 YR GROWTH	
Pulmonology	66.9	20.4	46.5	42.9	
Pediatrics	39.6	6.1	33.4	31.5	
Orthopedics	37.6	13.4	24.2	21.4	
Oncology	33.7	12.5	21.2	18.6	
Cardiology	16.4	3.4	12.9	11.7	
General Surgery	16.5	6.9	9.4	8.5	
Neurology	15.0	6.5	8.5	7.4	
Radiology	10.4	3.5	7.0	6.1	
Gastroenterology	11.0	5.5	5.6	4.6	
Urology	7.9	2.3	5.5	4.8	
ENT	6.1	0.9	5.1	4.9	
Pathology	6.0	2.1	3.9	3.4	
Dermatology	6.2	3.4	2.8	2.5	
Allergy/Immunology	2.0	0.3	1.7	1.6	

\*Based on current demand for FTEs in the market, Primary Care, Orthopedics, and Oncology are at the top of the list for FTE expansion opportunities.

This page contains data provided by Pivotal Data Sources - Aggregation of multiple data sources to capture best in class intel on population, physician need, and claims activity in the market including Claims data: Lexis Nexis (Data timeline - July 2021 through June 2022) and Market Demand Source: Advisory Board Growth Forecasts (Base year 2022).



AllinaHealth  
VADNAIS HEIGHTS CLINIC

UR THE  
URGENCY ROOM

MNGI  
DIGESTIVE HEALTH

VA U.S. Department  
of Veterans Affairs  
MAPLEWOOD CLINIC

Rainbow  
Home  
Care

HEALTH  
FAIRVIEW CLINIC - MAPLEWOOD

PrairieCare  
A Division of Newport Healthcare

National  
HOME HEALTHCARE

MAPLEWOOD PROFESSIONAL

AllinaHealth  
MAPLEWOOD CLINIC

Women's  
Life Care Center

Advanced Medical  
HOME CARE

MINNESOTA ONCOLOGY

Minnesota  
Women's  
Care PA

IRU  
HEALTHCARE

Community  
Dental Care

METRO  
Health Care Services LLC

HealthPartners  
Park Nicollet  
MAPLEWOOD CLINIC

Regions Hospital  
SLEEP HEALTH CENTER

APRIA

HealthPartners  
Park Nicollet  
ARDEN HILLS CLINIC

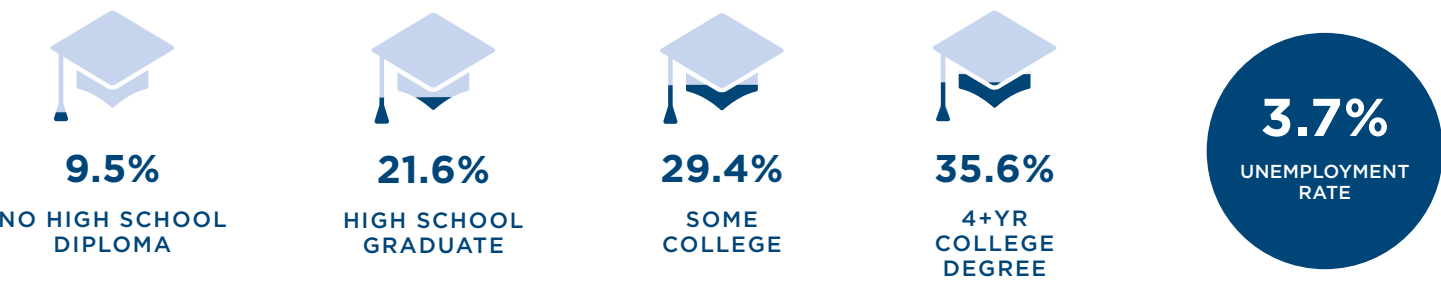
ALLURE  
medical





# DEMOGRAPHICS 5 MILE

## EDUCATION



## MARKET PAYER MIX



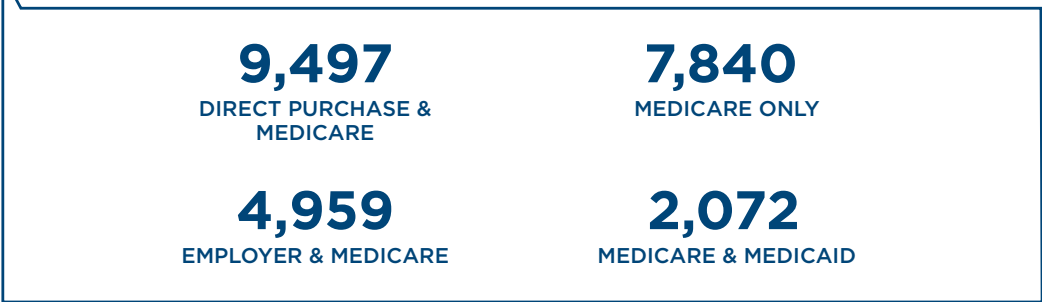
Household by Income			
Indicator	Value	Difference	Deviation from Hennepin County
<\$15,000	7.9%	-0.5%	
\$15,000 - \$24,999	5.4%	-0.6%	
\$25,000 - \$34,999	6.8%	+0.4%	
\$35,000 - \$49,999	10.6%	0%	
\$50,000 - \$74,999	17.0%	+0.9%	
\$75,000 - \$99,999	13.9%	+0.7%	
\$100,000 - \$149,999	18.6%	+1.1%	
\$150,000 - \$199,999	9.2%	-0.7%	
\$200,000 +	10.6%	-1.3%	

The largest group: \$100,000 - \$149,999 (18.6%)  
The smallest group: \$15,000 - \$24,999 (5.4%)

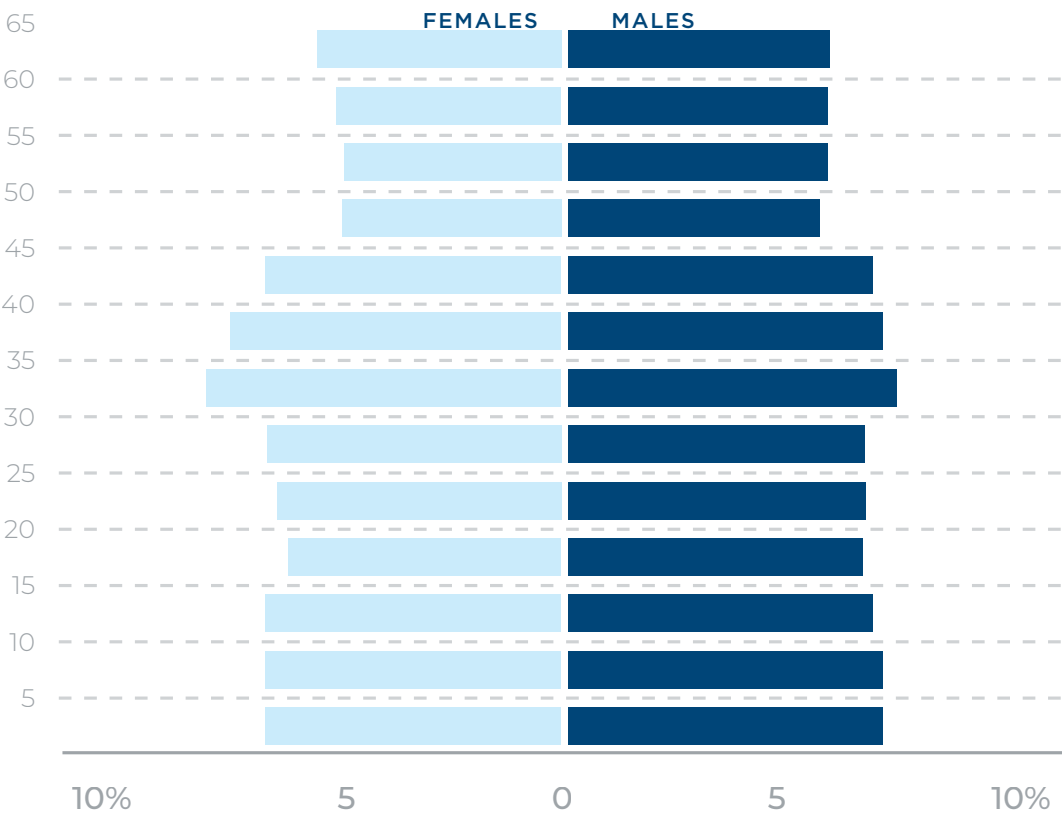
## HEALTHCARE EXPENDITURES:



## MEDICARE: POPULATION 65+

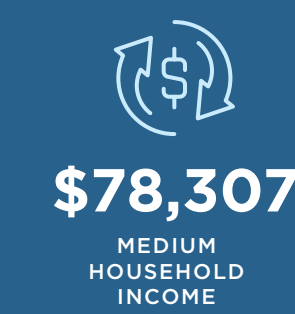


## AGE PYRAMID



The infographics contain data provided by American Community Survey (ACS), ESRI AND BUREAU OF LABOR STATISTICS, ESRI and GFK MRI. The vintage of the data is ISS 2016-2020, 2022.

## KEY FACTS





# ABOUT THE OWNER



HEALTHCARE  
REALTY

Healthcare Realty is a publicly-traded Real Estate Investment Trust (REIT) that focuses on owning, managing, acquiring and developing outpatient medical facilities throughout the United States. As the first REIT to specialize in medical office buildings, the Company has built a well-regarded medical real estate portfolio affiliated with market-leading healthcare systems. As of May 27, 2025, the Company owned 648 real estate properties in 33 states totaling 38.3 million square feet and was valued at approximately \$10.05 billion.

[www.healthcarerealty.com](http://www.healthcarerealty.com)

Located on the M Health Fairview St. John's Hospital campus in Maplewood, Healthcare Realty is your trusted source for quality medical office space..

## RESPECT

We recognize and appreciate the worth of every individual and seek to earn the same from others.

## EXCELLENCE

We have high expectations and apply a long-term, quality mindset to everything we do.

## CAMARADERIE

We pursue a common purpose with teamwork and mutual trust.

## ENTREPRENEURSHIP

We bring initiative, intellect and creative ideas to solve problems and improve results.

# BUILDING PORTFOLIO



**FRIDLEY MEDICAL CENTER**  
480 Osborne Rd NE, Fridley, MN 55432  
60,476 SF



**FRIDLEY MEDICAL CENTER**  
500 Osborne Rd NE, Fridley, MN 55432  
62,518 SF



**MAPLEWOOD PROFESSIONAL BUILDING**  
1655 Beam Avenue, Saint Paul, MN 55109  
51,676 SF





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