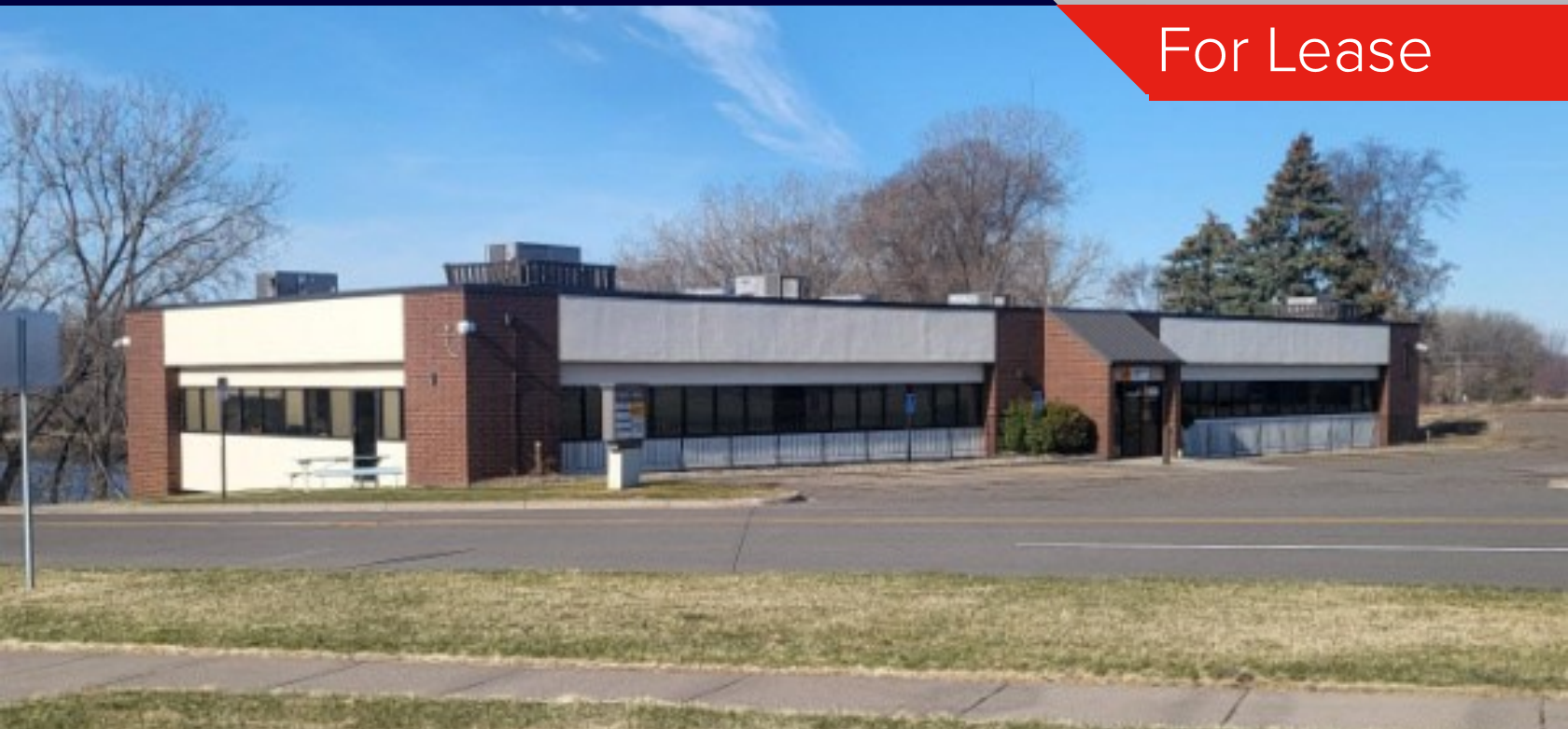


Maplewood | MN 55109
1650 Beam Avenue

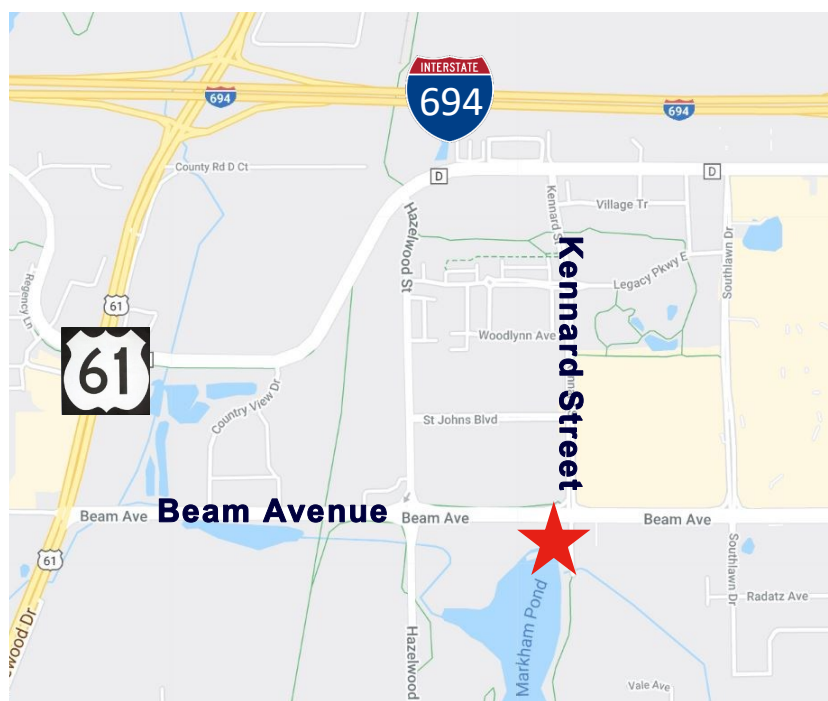


For Lease



PROPERTY HIGHLIGHTS

- 14,008 square foot, multi-tenant, two-story, office building
- Across the street from St. John's Hospital, Maplewood Mall and close to many national retailers and restaurants
- Beautiful view of neighboring pond and nature preserve
- Building R/U factor-1.15
- 66 parking stalls
- Monument signage available
- Easy access to I-694 and Highway 36 via Beam Avenue to Highway 61



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com

Maplewood | MN 55109
1650 Beam Avenue



For Lease

AVAILABLE FOR LEASE

SUITE 103:

1,439 rentable square feet

\$9.00 per square foot

SUITE 200:

6,798 rentable square feet

Divisible to 1,750 square feet

\$16.00 per square foot

UTILITIES

Heat and electric are billed monthly to Tenant by Owner, based on square footage of space

2025 ESTIMATED TAX AND CAM

\$2.85 PSF for Tax

\$5.91 PSF for CAM

\$0.70 PSF for Insurance

\$9.46 TOTAL PSF

ESTIMATED MONTHLY COST

Suite	Total SF	Net Office PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/ Month
103	1,439	\$9.00	\$1,079	\$9.46	\$1,134	\$2,214
200	6,798	\$16.00	\$9,064	\$9.46	\$5,359	\$14,423

4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com

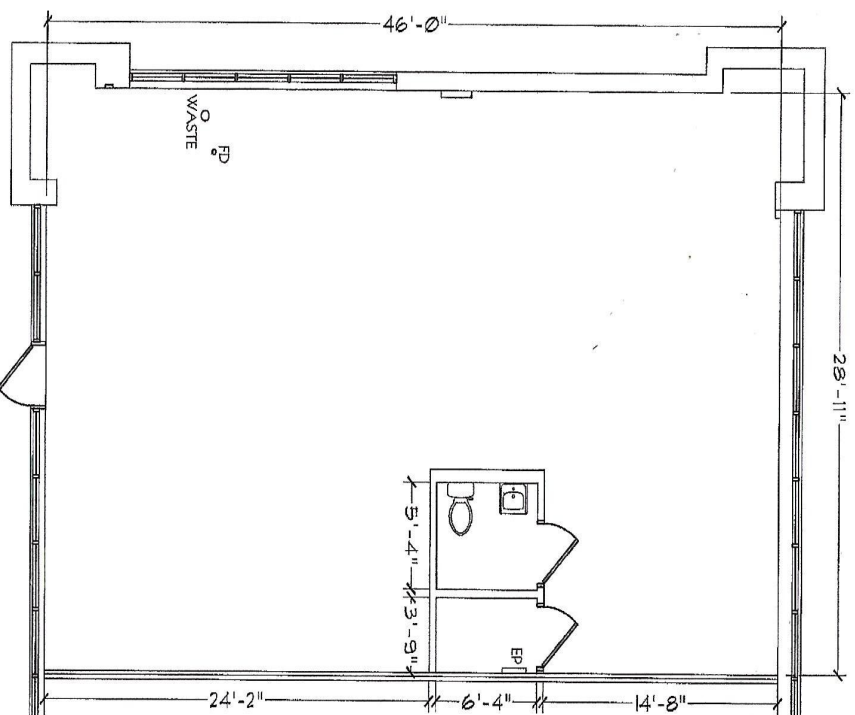


Mike Brass
612-750-4312
mike@mikebrass.com

Maplewood | MN 55109
1650 Beam Avenue

For Lease

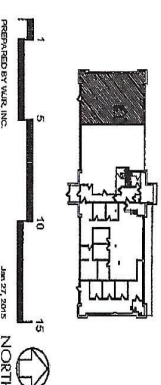
AVAILABLE
SUITE 10
1,439 RSF



SUITE 103 - 1,439 RSF*

* RSF = MEASURING LINES TAKEN FROM INTERIOR OF EXTERIOR WALLS, CENTER OF DEMISING WALLS AND TENANT SIDE OF COMMON SPACE

KEY PLAN - LOWER LEVEL



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com

TITUS
COMMERCIAL REAL ESTATE

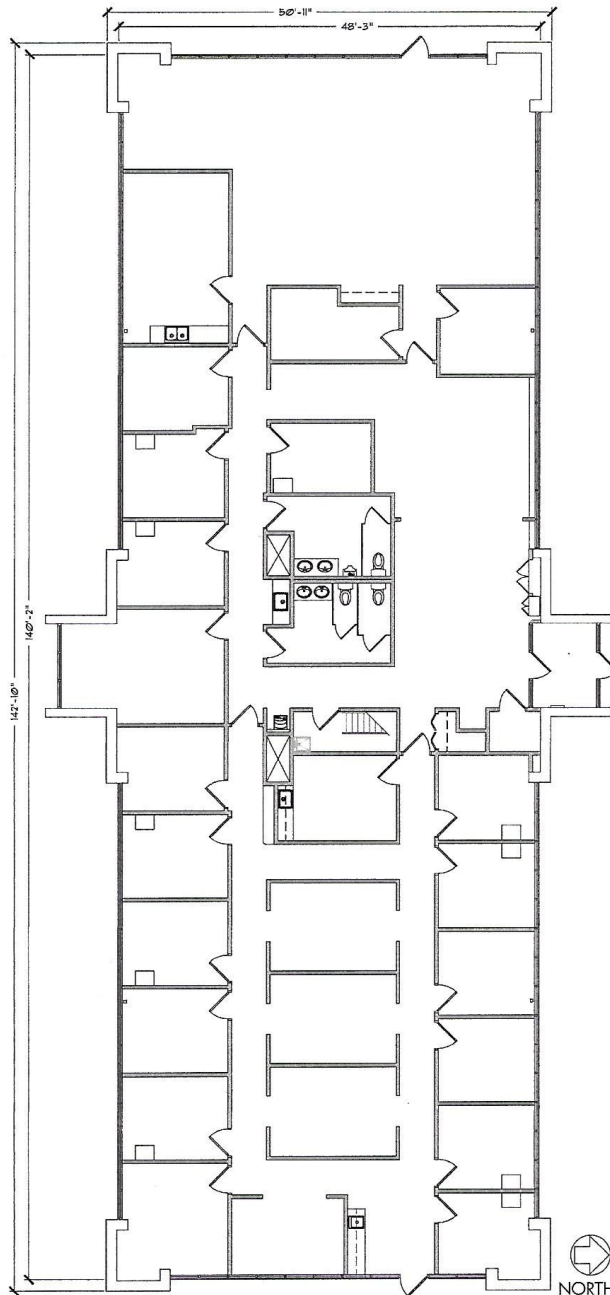
Mike Brass
612-750-4312
mike@mikebrass.com

Maplewood | MN 55109
1650 Beam Avenue



For Lease

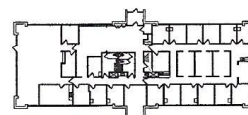
AVAILABLE
SUITE 200
6,798 RSF



SUITE 200 - 6,798 RSF*

* RSF = MEASURING LINES TAKEN FROM
INTERIOR OF EXTERIOR WALLS, CENTER OF
DEMISING WALLS AND TENANT SIDE OF
COMMON SPACE

KEY PLAN - UPPER LEVEL



PREPARED BY WJR, INC.

Feb 13, 2025



Winther-Johnson-Robinson
Architects+Designers
5970 West 84th Street, Suite 960
Bloomington, Minnesota 55437
Tel: 763-398-0452

Maplewood
Office Park

1650 Beam Avenue
Maplewood, MN 55109



PROPERTIES LLC

Tyme Properties, LLC
3435 Labore Road
Suite 150
Vadnais Heights, Mn. 55110
Office (651)330-2403

4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com

Maplewood | MN 55109
1650 Beam Avenue

For Lease



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com

TITUS
COMMERCIAL REAL ESTATE

Mike Brass
612-750-4312
mike@mikebrass.com