

Building for Sale

# 1414 Marshall Street

1414 Marshall St NE | Minneapolis, MN

**ROKOS**  
A D V I S O R S

Opportunity to Purchase Riverfront 29,822 SF  
High Finish Office/Warehouse Building in  
Northeast Minneapolis



PETE KOSTROSKI  
[pete.kostroski@rokosadvisors.com](mailto:pete.kostroski@rokosadvisors.com)  
m: 612 618 4119

JAKE SAMPSON  
[jake.sampson@rokosadvisors.com](mailto:jake.sampson@rokosadvisors.com)  
m: 952 270 5796

515 N Washington Ave, Suite 400  
Minneapolis, MN 55401  
[rokosadvisors.com](http://rokosadvisors.com)





Building for Sale

# 1414 Marshall Street

1414 Marshall St NE | Minneapolis, MN

ROKOS  
ADVISORS

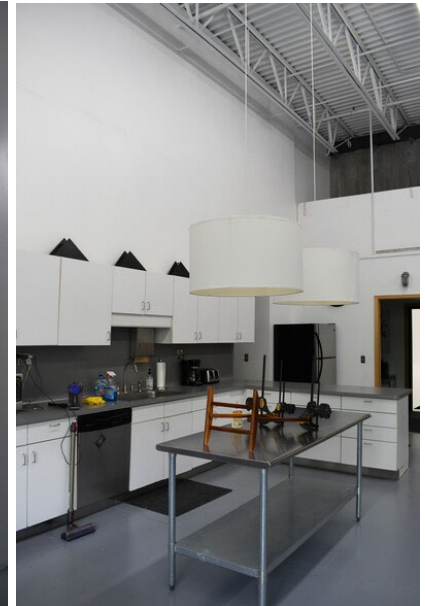
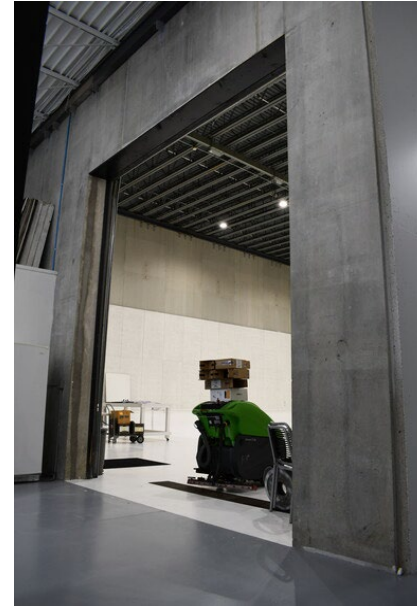
Potential Redevelopment Opportunity Located Along the Mississippi River





## Property Highlights

- Great site for potential future redevelopment located along the Mississippi River
- 29,822 RSF situated on 2.12 AC Lot
- 25,000 SF leased through 3/30/2029 – remaining 4,822 SF is with a MTM tenant
- NOI of \$250,158 in 2025, with a year-over-year increase of 2-2.5% through 3/30/2029
- Varying clear heights 18-30'
- Creative land-bank opportunity with the ability to apply cashflow to cover carry cost
- Ample parking available to accommodate tenants and visitors



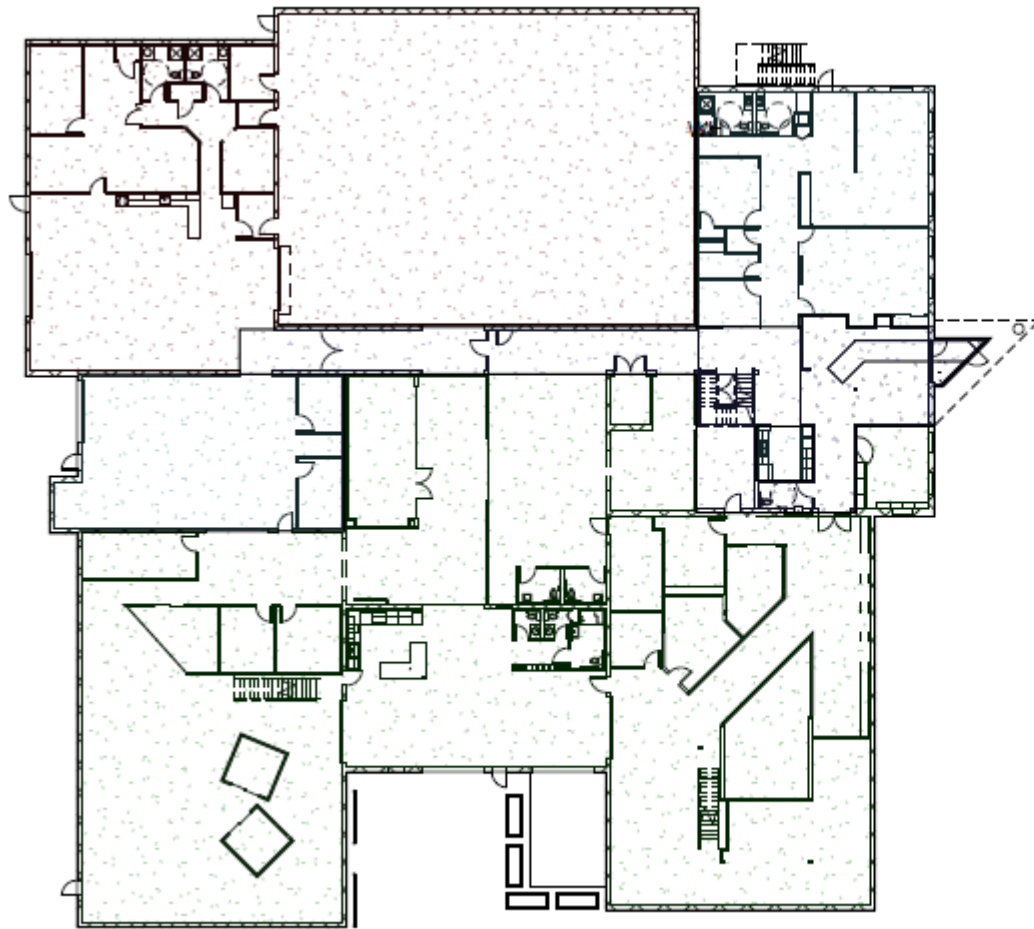
Building for Sale

# 1414 Marshall Street

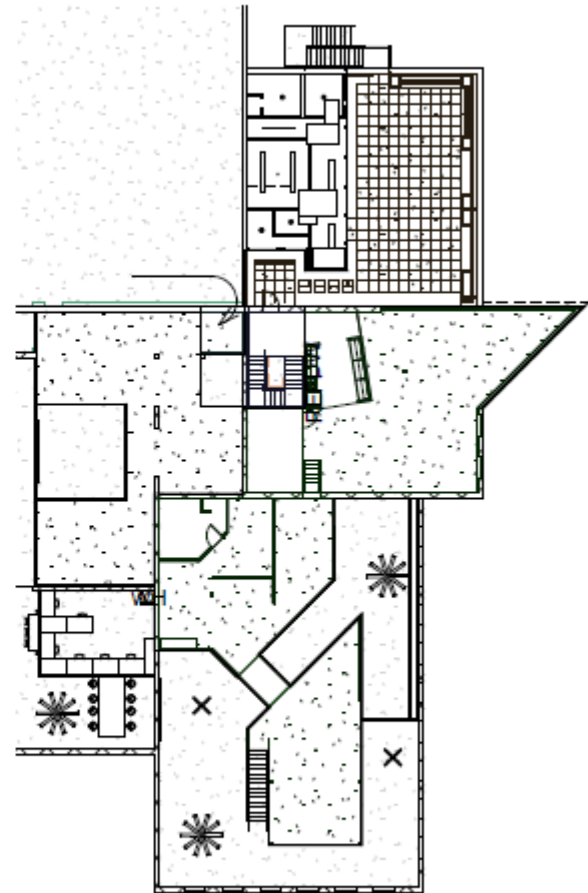
1414 Marshall St NE | Minneapolis, MN

ROKOS  
ADVISORS

## Space Plan



1st FLOOR



2nd FLOOR



Building for Sale

# 1414 Marshall Street

1414 Marshall St NE | Minneapolis, MN

ROKOS  
A D V I S O R S



## CONTACT US

PETE KOSTROSKI

[pete.kostroski@rokosadvisors.com](mailto:pete.kostroski@rokosadvisors.com)

m: 612 618 4119

JAKE SAMPSON

[jake.sampson@rokosadvisors.com](mailto:jake.sampson@rokosadvisors.com)

m: 952 270 5796

515 N Washington Ave, Suite 400

Minneapolis, MN 55401

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

