



..... OFFERING MEMORANDUM

VALUE ADD OFFICE | POTENTIAL REDEVELOPMENT SITE

1349 S Robert St, West Saint Paul, MN 55118

Marcus & Millichap

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAH0510023

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA // marcusmillichap.com

..... 1349 S ROBERT ST

EXCLUSIVELY LISTED BY

TOM GOMMELS

Director Investments

Minneapolis

Direct: 952.852.9734

Thomas.Gommels@marcusmillichap.com

MN #40524426

SHILPA MATLOCK

Associate Investments

Minneapolis

Direct: 952.852.9749

Shilpa.Matlock@marcusmillichap.com

MN #40996939


Marcus & Millichap

1349 S ROBERT ST

BROKER OF RECORD

FIRST NAME LAST NAME

Minnesota

Phone Number

License: ST XXXXXXXX


Marcus & Millichap



1349 S ROBERT ST

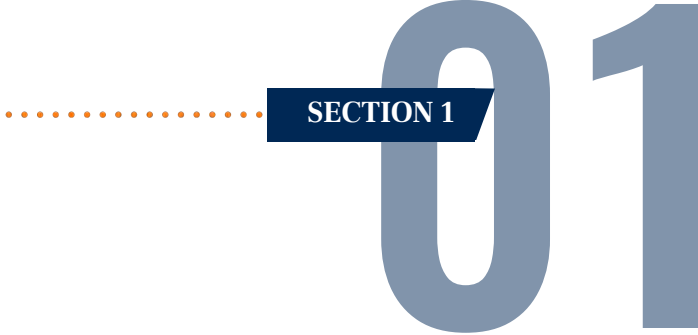
TABLE OF CONTENTS

7 EXECUTIVE SUMMARY

11 PROPERTY INFORMATION

18 FINANCIAL ANALYSIS

23 MARKET OVERVIEW



SECTION 1



EXECUTIVE SUMMARY

Offering Summary

Marcus & Millichap





OFFERING SUMMARY

1349 S ROBERT ST



Listing Price
\$650,000



Proforma Cap Rate
12% +



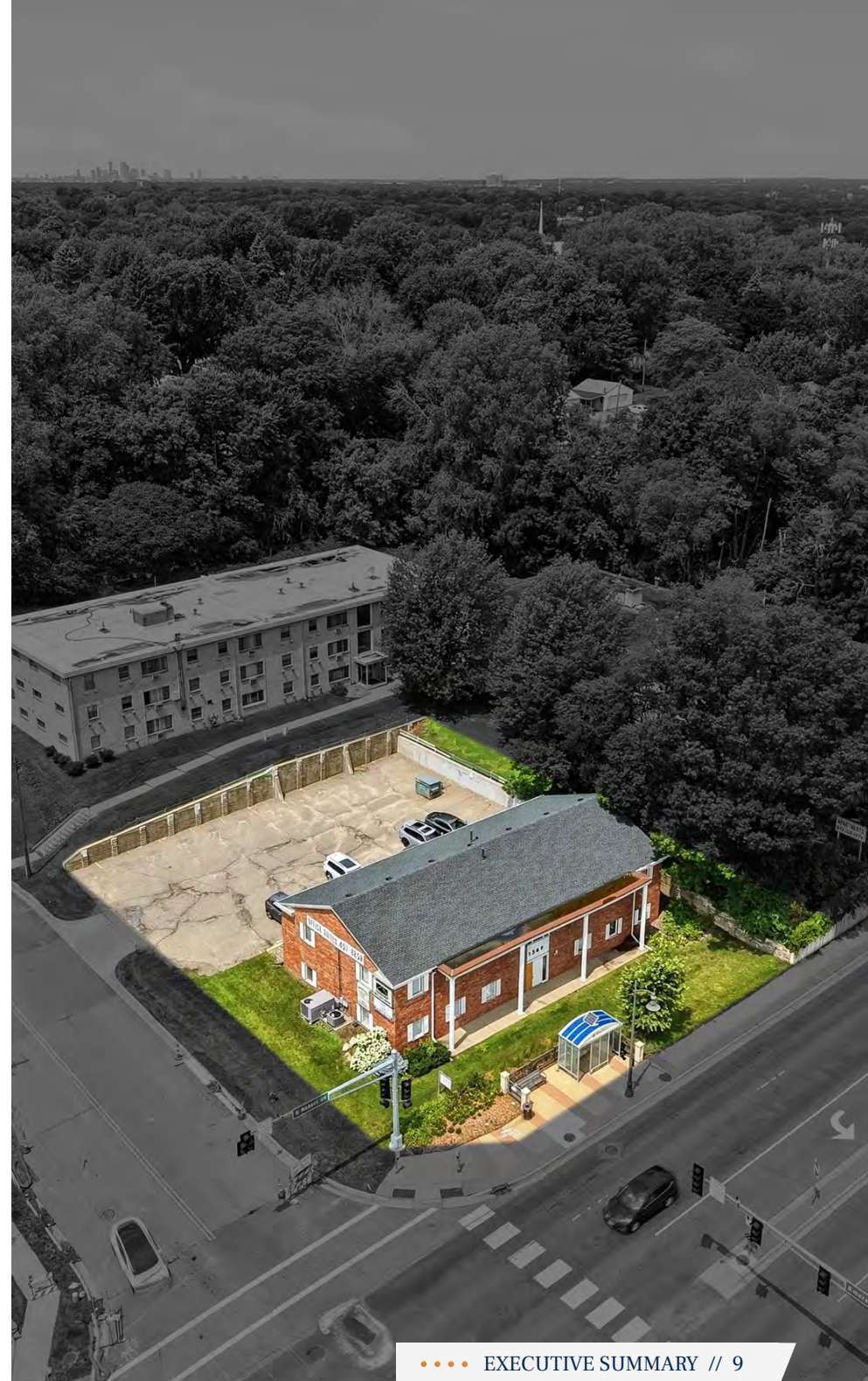
Price/SF
\$129.40

FINANCIAL

Listing Price	\$650,000
Down Payment	35% / \$227,500
Price/SF	\$129.40
Average Current Rent	\$8.85/SF

OPERATIONAL

Net Rentable Area	5,023 SF
Lot Size	0.38 Acres +/-
Year Built	1969





SECTION 2



PROPERTY INFORMATION

Investment Highlights
Regional Map
Local Map
Retailer Map

Marcus & Millichap



VALUE ADD OFFICE | POTENTIAL REDEVELOPMENT SITE

1349 S Robert St, West Saint Paul, MN 55118

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively offer for sale Colonial Manor, a multi-tenant office building located at 1349 South Robert Street in West Saint Paul, Minnesota. This asset offers investors multiple avenues to create value. One approach could be an office value-add strategy with getting vacancies filled and converting existing gross leases to triple net. Another approach could be redeveloping the site taking advantage of the highly desirable location from a retail location perspective.

Office Value-Add:

The building benefits from strong visibility, attractive curb appeal, and consistent demand for small office/service suites — providing the savvy investor opportunity to unlock major upside through cosmetic updates and strategic lease-up including bringing rents up to market rate and converting them to triple net leases thus capturing CAM reimbursements for additional income.

Redevelopment Opportunity:

The property's highly visible location at a signalized intersection along Robert Street and traffic counts exceeding 20,000 vehicles per day, highlight the phenomenal redevelopment potential. The site's B3 General Business zoning allows investors to pursue a vast array of commercial uses. Investors could benefit from existing cash flow while planning a future redevelopment strategy.

INVESTMENT HIGHLIGHTS

Significant Upside Potential Via Filling Vacancies or Redevelopment

Located in a Major Retail Corridor Including Tenants Such as Walmart, Target, Lowe's, Menard's, US Bank, LA Fitness, Taco Bell, Raising Cane's and Many More

Adjacent Walmart and Target Have Strong Placer.ai Reports With 2.3 Million and 2 Million Visits Respectively in Trailing Twelve Months

Hard Corner Signalized Site on .38 Acres +/-

Traffic Counts of Approximately 20,000 Vehicles Per Day

Solidly Constructed Brick Building Minimizing Exterior Maintenance

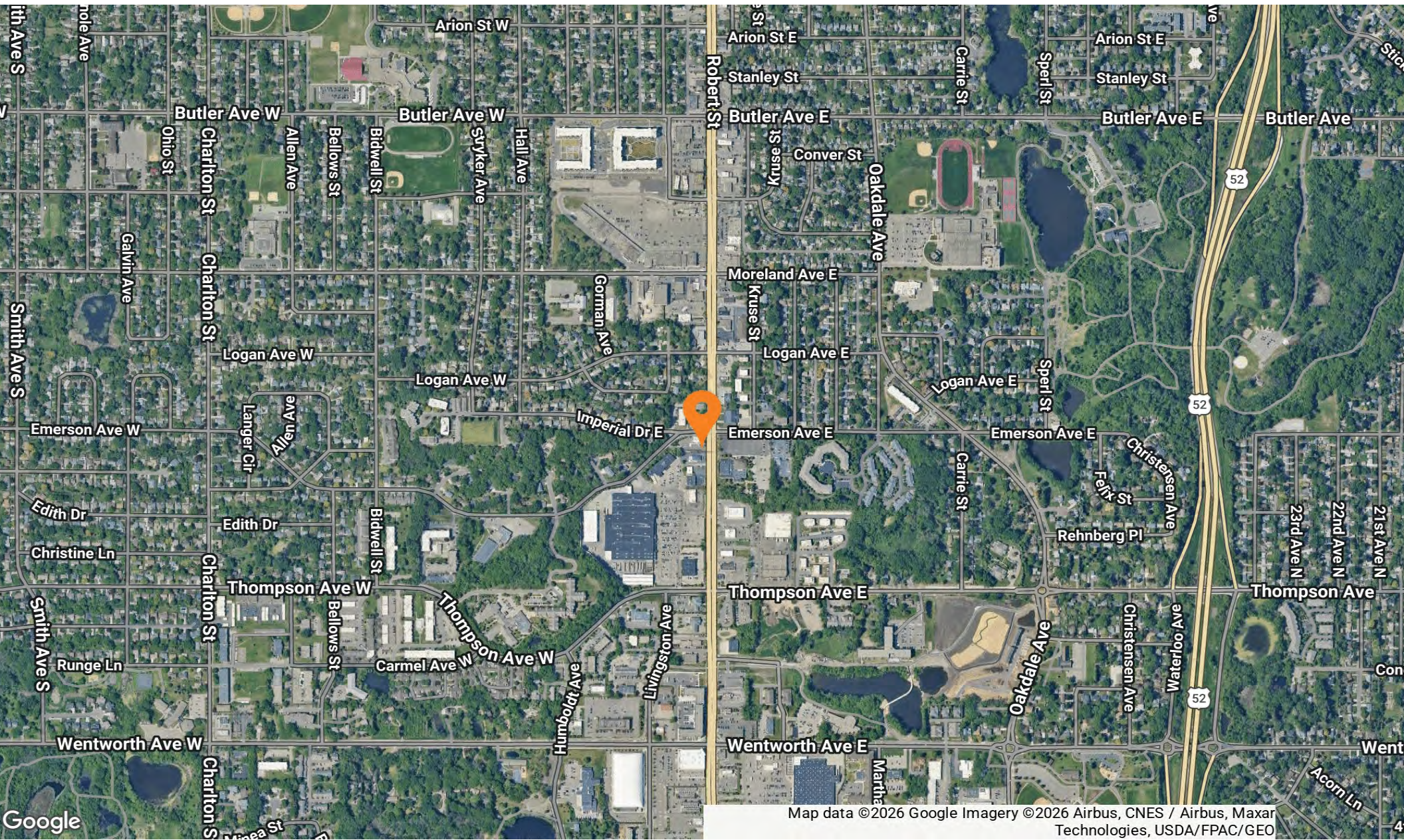
Priced Below Replacement Cost

Rents For Several Tenants Have Not Been Increased in Over Ten Years



VALUE ADD OFFICE | POTENTIAL REDEVELOPMENT SITE

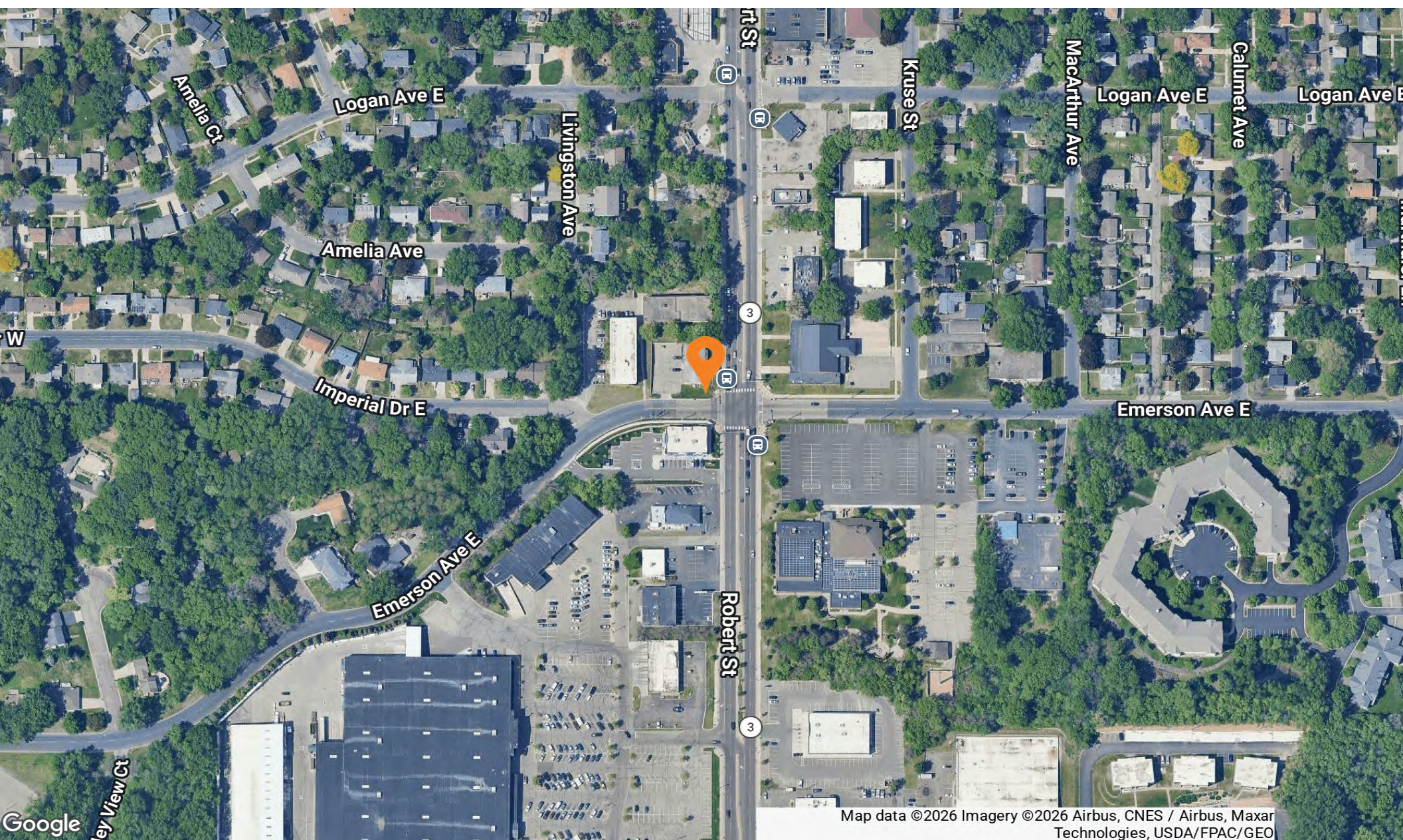
REGIONAL MAP



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

VALUE ADD OFFICE | POTENTIAL REDEVELOPMENT SITE

LOCAL MAP



Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

VALUE ADD OFFICE | POTENTIAL REDEVELOPMENT SITE

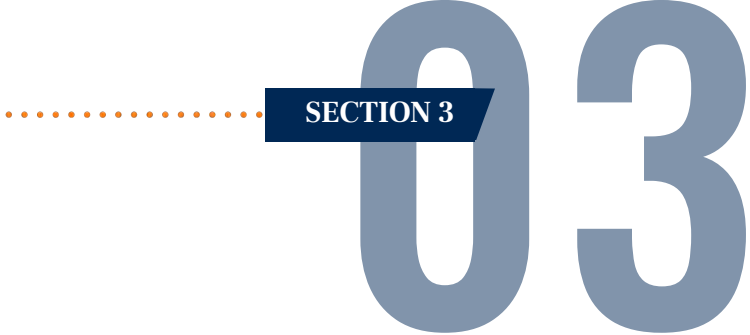
RETAILER MAP





*PROPERTY OUTLINES ARE APPROXIMATE





SECTION 3



FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap



VALUE ADD OFFICE | POTENTIAL REDEVELOPMENT SITE

FINANCIAL DETAILS

TENANT NAME	SUITE	SQUARE FEET	% BLDG SHARE	LEASE DATES		Lease Dates	Annual	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	CHANGES ON	CHANGES TO	LEASE TYPE
				COMM.	EXP.		RENT PER SQ. FT.					
Bisanz Brothers Mgmt	101	826	16.4%			—	\$14.62	\$1,006	\$12,072	Jul-2027	\$12,301.20	Gross
Bisanz Bros (storage)	101s	100	2.0%			—	\$0.00	\$0	\$0	May-2027	\$30,000.00	Gross
Vacant	102	690	13.7%			—	\$0.00	\$0	\$0	Jun-2027	\$52,200.00	Gross
Vacant	103	345	6.9%			—	\$0.00	\$0	\$0	Feb-2027	\$24,000.00	Gross
Bisanz Brothers LLC	104	324	6.5%			—	\$14.59	\$394	\$4,728	Jul-2027	\$4,834.80	Gross
Vacant	105	200	4.0%			—	\$0.00	\$0	\$0	Jul-2027	\$2,800.00	Gross
Land and Living Realty	201	208	4.1%			—	\$22.79	\$395	\$4,740	Jul-2027	\$4,896.00	Gross
Vacant	202	400	8.0%			—	\$0.00	\$0	\$0	Jul-2027	\$5,600.00	Gross
VZQ construction LLC (365 Exteriors LLC)	203	570	11.3%	7/1/26	6/30/27	7/1/26 — 6/30/27	\$17.37	\$825	\$9,900	Jul-2027	\$10,098.00	Gross
Grimm & Associates	204	200	4.0%			—	\$18.60	\$310	\$3,720	Jul-2027	\$3,794.40	Gross
Vacant	205	250	5.0%			—	\$0.00	\$0	\$0	Jul-2027	\$3,500.00	Gross
Envision Construction LLC	206	225	4.5%	8/1/26	7/31/27	8/1/26 — 7/31/27	\$14.67	\$275	\$3,300	Jul-2027	\$5,460.00	Gross
Vacant	207	335	6.7%			—	\$0.00	\$0	\$0	Jul-2027	\$4,690.00	Gross
Ayon Consulting	208	350	7.0%	10/1/25	9/30/26	10/1/25 — 9/30/26	\$17.14	\$500	\$6,000	Jul-2027	\$6,120.00	Gross
Total		5,023					\$8.85	\$3,705	\$44,460			
Occupied Tenants: 7				Unoccupied Tenants: 7			Occupied GLA: 53.80%		Unoccupied GLA: 46.20%			

VALUE ADD OFFICE | POTENTIAL REDEVELOPMENT SITE

FINANCIAL DETAILS

INCOME		Year 1		PER SF	Proforma		PER SF	NOTES
Scheduled Base Rental Income		44,460		8.85	78,649		15.66	
Expense Reimbursement Income								
CAM		0		0.00	29,933		5.96	
Insurance		0		0.00	5,074		1.01	
Real Estate Taxes		0		0.00	19,713		3.92	
Management Fees		0		0.00	7,150		1.42	
Total Reimbursement Income	#	\$0	0.0%	\$0.00	\$61,870	100.2%	\$12.32	
Potential Gross Revenue		44,460		8.85	140,519		27.98	
General Vacancy		0		0.00	0	0.0%	0.00	
Effective Gross Revenue		\$44,460		\$8.85	\$140,519		\$27.98	
OPERATING EXPENSES		Year 1		PER SF	Proforma		PER SF	NOTES
Common Area Maintenance (CAM)								
Gas & Electric		10,215		2.03	10,420		2.07	
Water / Sewer		3,675		0.73	3,748		0.75	
HVAC		1,500		0.30	1,530		0.30	
Repairs & Maintenance – General		3,000		0.60	3,060		0.61	
Snow Removal		4,094		0.82	4,176		0.83	
Parking Lot – R&M		2,000		0.40	2,040		0.41	
Janitorial		2,803		0.56	2,859		0.57	
Garbage / Recycling		2,059		0.41	2,100		0.42	
Insurance		4,975		0.99	5,074		1.01	
Real Estate Taxes		19,326		3.85	19,713		3.92	
Management Fee	#	0	0.0%	0.00	7,000	5.0%	1.39	
Total Expenses		\$53,647		\$10.68	\$61,719		\$12.29	
Expenses as % of EGR		120.7%			43.9%			
Net Operating Income		-\$9,187		(\$1.83)	\$78,799		\$15.69	

Proforma assumes filling renewing/replacing existing tenants and filling vacancies with base rents averaging \$15.00 PSF. Additionally, it assumes all tenants reimbursing prorated share of CAM, property taxes and other expenses.

VALUE ADD OFFICE | POTENTIAL REDEVELOPMENT SITE

FINANCIAL DETAILS

PRICING DETAILS

SUMMARY		
Price	\$650,000	
Down Payment	\$227,500	35%
Number of Suites	14	
Price Per SqFt	\$129.40	
Gross Leasable Area (GLA)	5,023 SF	
Lot Size	0.38 Acres	
Year Built/Renovated	1969	
Occupancy	53.81%	

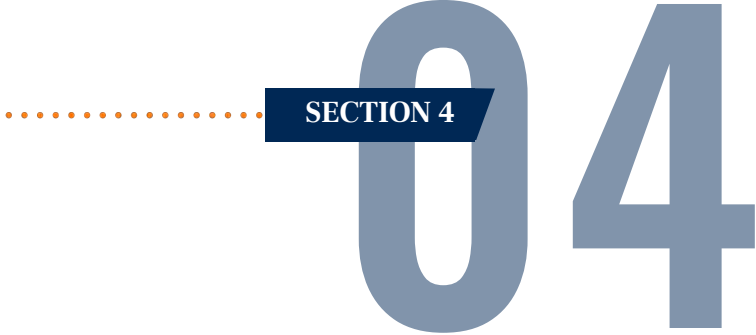
RETURNS	Year 1	Proforma
CAP Rate		12.12%
Cash-on-Cash		20.28%
Debt Coverage Ratio		2.41

Financing	1st Loan
Loan Amount	\$422,500
Loan Type	New
Interest Rate	6.00%
Amortization	25 Years
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

OPERATING DATA				
INCOME		Year 1		Proforma
Scheduled Base Rental Income		\$44,460		\$78,649
Total Reimbursement Income	0.0%	\$0	78.7%	\$61,870
Other Income		\$0		\$0
Potential Gross Revenue		\$44,460		\$140,519
General Vacancy		\$0		\$0
Effective Gross Revenue		\$44,460		\$140,519
Less: Operating Expenses	120.7%	(\$53,647)	43.9%	(\$61,719)
Net Operating Income		(\$9,187)		\$78,799
Tenant Improvements		\$0		\$0
Leasing Commissions		\$0		\$0
Capital Expenditures		\$0		\$0
Cash Flow		(\$9,187)		\$78,799
Debt Service		(\$32,666)		(\$32,666)
Net Cash Flow After Debt Service		(\$41,853)	20.28%	\$46,133
Principal Reduction		\$7,521		\$7,985
Total Return		(\$34,332)	23.79%	\$54,118
OPERATING EXPENSES		Year 1		Proforma
CAM		\$53,647		\$54,719
Insurance		\$0		\$0
Real Estate Taxes		\$0		\$0
Management Fee		\$0		\$7,000
Other Expenses - Non Reimbursable		\$0		\$0
Total Expenses		\$53,647		\$61,719
Expenses/SF		\$10.68		\$12.29





SECTION 4

MARKET OVERVIEW

Market Overview
Demographics

Marcus & Millichap



VALUE ADD OFFICE | POTENTIAL REDEVELOPMENT SITE

MARKET OVERVIEW

MINNEAPOLIS-ST. PAUL

The Minneapolis-St. Paul metro consists of 16 counties in the southeastern portion of central Minnesota. The metro has a population of more than 3.8 million people and covers 6,364 square miles. Nearly 1,000 of Minnesota's 10,000 lakes are located within the metro, along with the Mississippi, Minnesota and St. Croix rivers. The Twin Cities of Minneapolis and St. Paul straddle the Mississippi River and encompass the seven core counties of the region. The most populous is Hennepin County with almost 1.3 million residents. At roughly 425,000 citizens, Minneapolis is the city that has the most residents in the state. Following this was St. Paul, the capital city, which has approximately 304,000 people. The metro's average annual temperature is one of the lowest of the U.S. major markets. Bloomington's Mall of America has the distinction of being the largest shopping mall in the western hemisphere.

METRO HIGHLIGHTS



DIVERSE ECONOMIC BASE

Key industries in the Twin Cities include food production and delivery, information technology, biomedical technology, retail, finance, and logistics.



MAJOR AIR TRAVEL HUB

Minneapolis-St. Paul International Airport was the 17th busiest in the United States in 2024 by passenger count. It serves both passenger travel and air freight and is a major hub for Delta Airlines and FedEx.



ABUNDANCE OF HIGHER EDUCATION

More than 20 colleges and universities are located throughout the metro, providing a highly educated pool of workers. The strong enrollment at these institutions also produces demand for housing and goods and services.

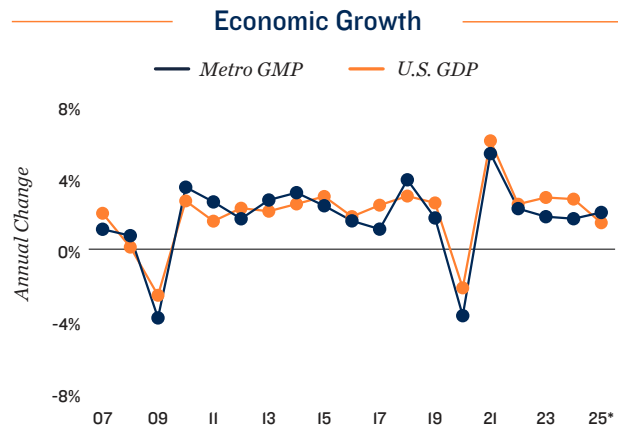


VALUE ADD OFFICE | POTENTIAL REDEVELOPMENT SITE

MARKET OVERVIEW

ECONOMY

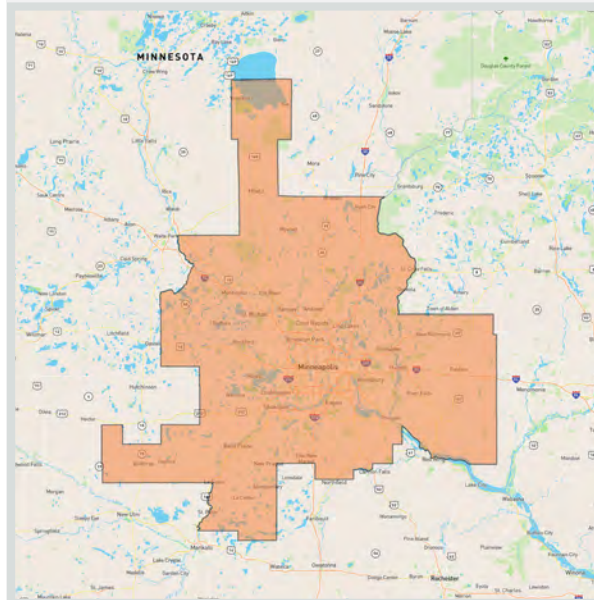
- The metro's diverse economic base includes 14 Fortune 500 companies, such as Target Corp., Land O'Lakes, Best Buy, 3M Company, U.S. Bancorp and General Mills.
- Medical institutions, including the University of Minnesota and the nearby Mayo Clinic in Rochester, underpin a growing biomedical research and development sector.
- Minneapolis, with its strong financial base, houses the Ninth Federal Reserve District overseeing Montana, North and South Dakota, Minnesota, and parts of Wisconsin and Michigan.



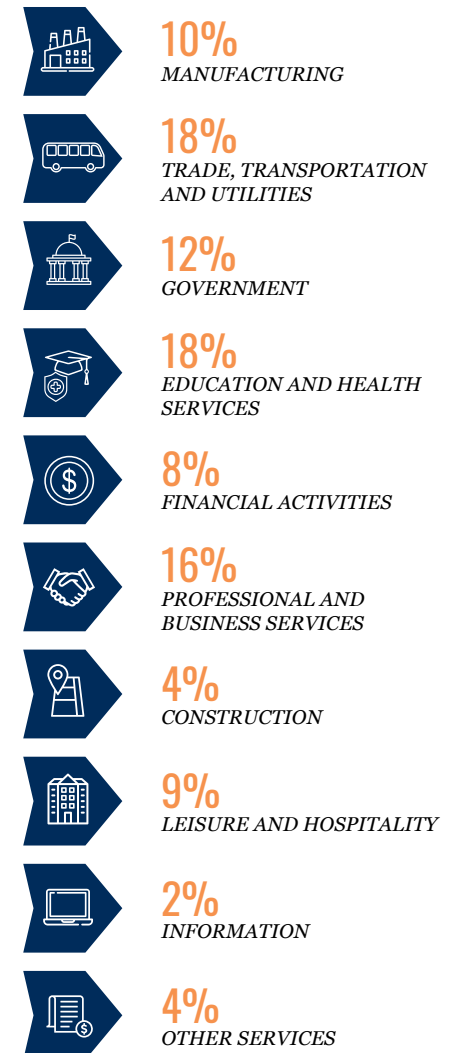
* Forecast

MAJOR AREA EMPLOYERS

- Target Corp.
- University of Minnesota
- Allina Health
- Fairview Health Services
- CentraCare Health System
- Wells Fargo
- 3M Co.
- UnitedHealth Group, Inc.
- HealthPartners
- U.S. Bancorp



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

VALUE ADD OFFICE | POTENTIAL REDEVELOPMENT SITE

MARKET OVERVIEW

DEMOGRAPHICS

- The metro will add over 114,000 people through 2028, resulting in the formation of approximately 52,000 households and generating demand for housing.
- Incomes above the national average contribute to a homeownership rate of 69 percent, compared with 65 percent for the United States.
- Roughly 44 percent of the population older than 25 holds at least a bachelor's degree.

QUALITY OF LIFE

The growing urban region is home to six professional sports teams: the Minnesota Vikings, the Minnesota Twins, the Minnesota Timberwolves, the Minnesota Lynx, the Minnesota Wild and the Minnesota United. College sports are enjoyed at the University of Minnesota — Twin Cities and St. Thomas campuses. The metropolitan area is noted for its vast array of cultural amenities that contribute to a high quality of life, including orchestras, art museums and gardens. Strong arts education is supported by the Minneapolis College of Art and Design, the Children's Theatre Company, MacPhail Center for Music and the Perpich Center for Arts Education. A two-hour drive from the metro, Duluth provides boating and fishing vacation opportunities for Twin Cities residents.

SPORTS

Baseball | **MLB** | Minnesota Twins
Football | **NFL** | Minnesota Vikings
Basketball | **NBA** | Timberwolves



EDUCATION

- University of Minnesota
- Hamline University
- University of St. Thomas
- Macalaster College



ARTS & ENTERTAINMENT

- Minneapolis Institute of Art
 - Guthrie Theatre
 - Orpheum Theatre
 - Walker Art Centre



QUICK FACTS



POPULATION

3.8M

Growth 2025-2029*
3%



HOUSEHOLDS

1.5M

Growth 2025-2029*
3.4%



MEDIAN AGE

39

U.S. Median:
39



MEDIAN HOUSEHOLD INCOME

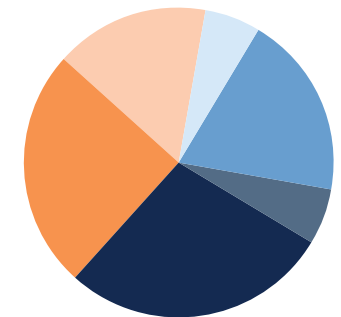
\$102,000

U.S. Median:
\$76,000

* Forecast

2025 Population by Age

6%	0-4 years
19%	5-19 years
6%	20-24 years
28%	25-44 years
25%	45-64 years
16%	65+ years



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

VALUE ADD OFFICE | POTENTIAL REDEVELOPMENT SITE

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	14,373	83,780	272,408
2025 Estimate			
Total Population	13,867	81,889	267,120
2020 Census			
Total Population	13,337	80,034	269,317
2010 Census			
Total Population	12,496	74,924	248,718
Daytime Population			
2025 Estimate	12,029	107,400	320,530
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	6,340	38,089	115,723
2025 Estimate			
Total Households	6,092	36,934	112,808
Average (Mean) Household Size	2.2	2.2	2.4
2020 Census			
Total Households	5,613	34,719	107,244
2010 Census			
Total Households	5,369	31,319	98,965
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	7.3%	9.2%	9.8%
\$150,000-\$199,999	8.1%	8.6%	8.7%
\$100,000-\$149,999	19.2%	18.8%	17.3%
\$75,000-\$99,999	14.8%	14.4%	13.5%
\$50,000-\$74,999	16.3%	17.0%	17.2%
\$35,000-\$49,999	11.0%	9.6%	10.7%
\$25,000-\$34,999	8.8%	7.0%	7.0%
\$15,000-\$24,999	7.2%	6.8%	6.9%
Under \$15,000	7.3%	8.6%	8.9%
Average Household Income	\$95,344	\$100,313	\$99,093
Median Household Income	\$77,163	\$82,107	\$78,975
Per Capita Income	\$41,723	\$44,944	\$42,364

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	13,867	81,889	267,120
Under 20	23.1%	23.2%	25.9%
20 to 34 Years	20.1%	21.8%	22.5%
35 to 49 Years	18.4%	19.7%	19.8%
50 to 59 Years	11.2%	11.4%	10.9%
60 to 64 Years	6.4%	6.4%	5.8%
65 to 69 Years	6.3%	5.6%	5.0%
70 to 74 Years	5.1%	4.6%	4.0%
Age 75+	9.5%	7.4%	6.1%
Median Age	40.0	39.0	36.0
Population by Gender			
2025 Estimate Total Population	13,867	81,889	267,120
Male Population	48.3%	49.0%	49.4%
Female Population	51.7%	51.0%	50.6%
Travel Time to Work			
Average Travel Time to Work in Minutes	25.0	24.0	24.0

VALUE ADD OFFICE | POTENTIAL REDEVELOPMENT SITE

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 267,120. The population has changed by 7.40 percent since 2010. It is estimated that the population in your area will be 272,408 five years from now, which represents a change of 2.0 percent from the current year. The current population is 49.4 percent male and 50.6 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 40.0. The population density in your area is 3,392 people per square mile.



EMPLOYMENT

In 2025, 139,631 people in your selected area were employed. The 2010 Census revealed that 62.9 percent of employees are in white-collar occupations in this geography, and 17 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 23.00 minutes.



HOUSEHOLDS

There are currently 112,808 households in your selected geography. The number of households has changed by 13.99 percent since 2010. It is estimated that the number of households in your area will be 115,723 five years from now, which represents a change of 2.6 percent from the current year. The average household size in your area is 2.4 people.



HOUSING

The median housing value in your area was \$297,313 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 54,849.00 owner-occupied housing units and 44,117.00 renter-occupied housing units in your area.



INCOME

In 2025, the median household income for your selected geography is \$78,975, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 67.85 percent since 2010. It is estimated that the median household income in your area will be \$90,332 five years from now, which represents a change of 14.4 percent from the current year.

The current year per capita income in your area is \$42,364, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$99,093, compared with the U.S. average, which is \$103,571.



EDUCATION

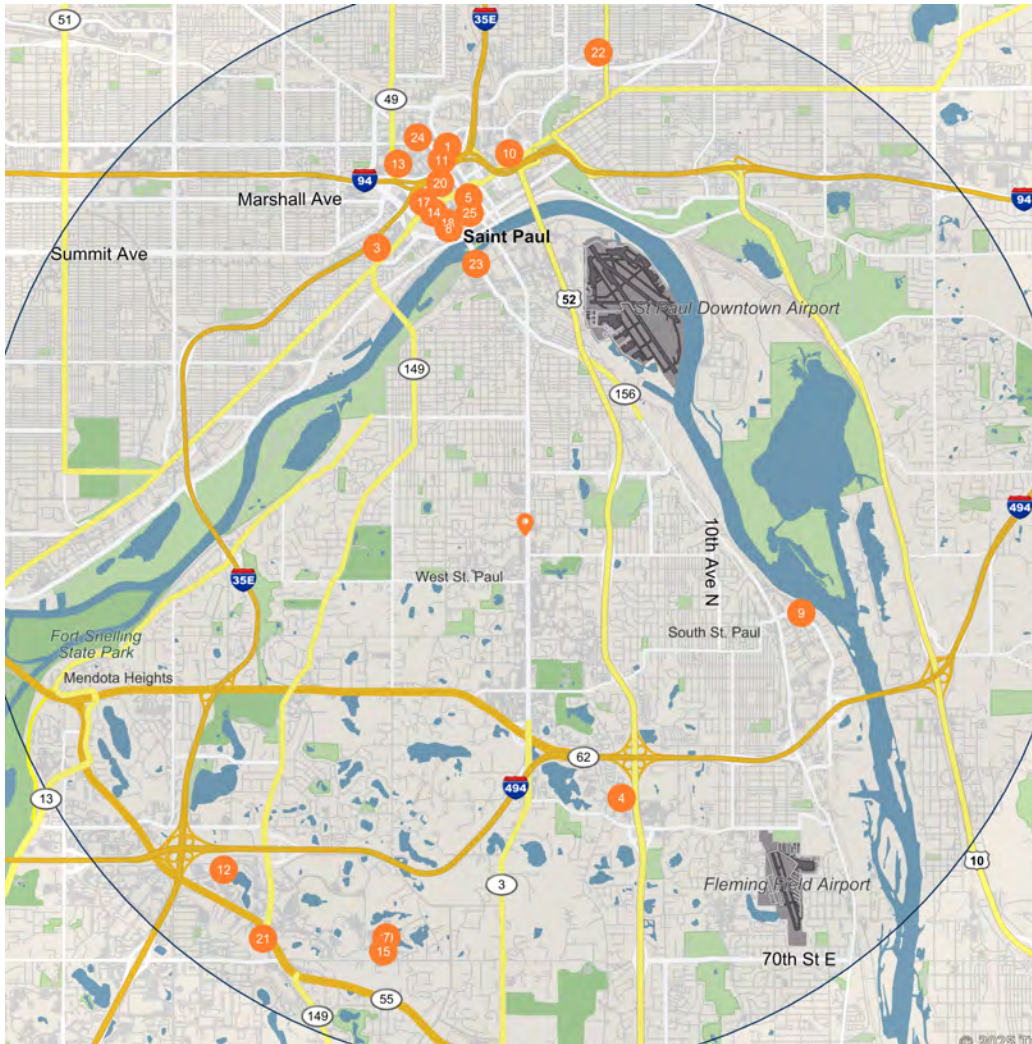
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 39.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.5 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 12.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.0 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 27.8 percent in the selected area compared with the 19.6 percent in the U.S.

VALUE ADD OFFICE | POTENTIAL REDEVELOPMENT SITE

DEMOGRAPHICS



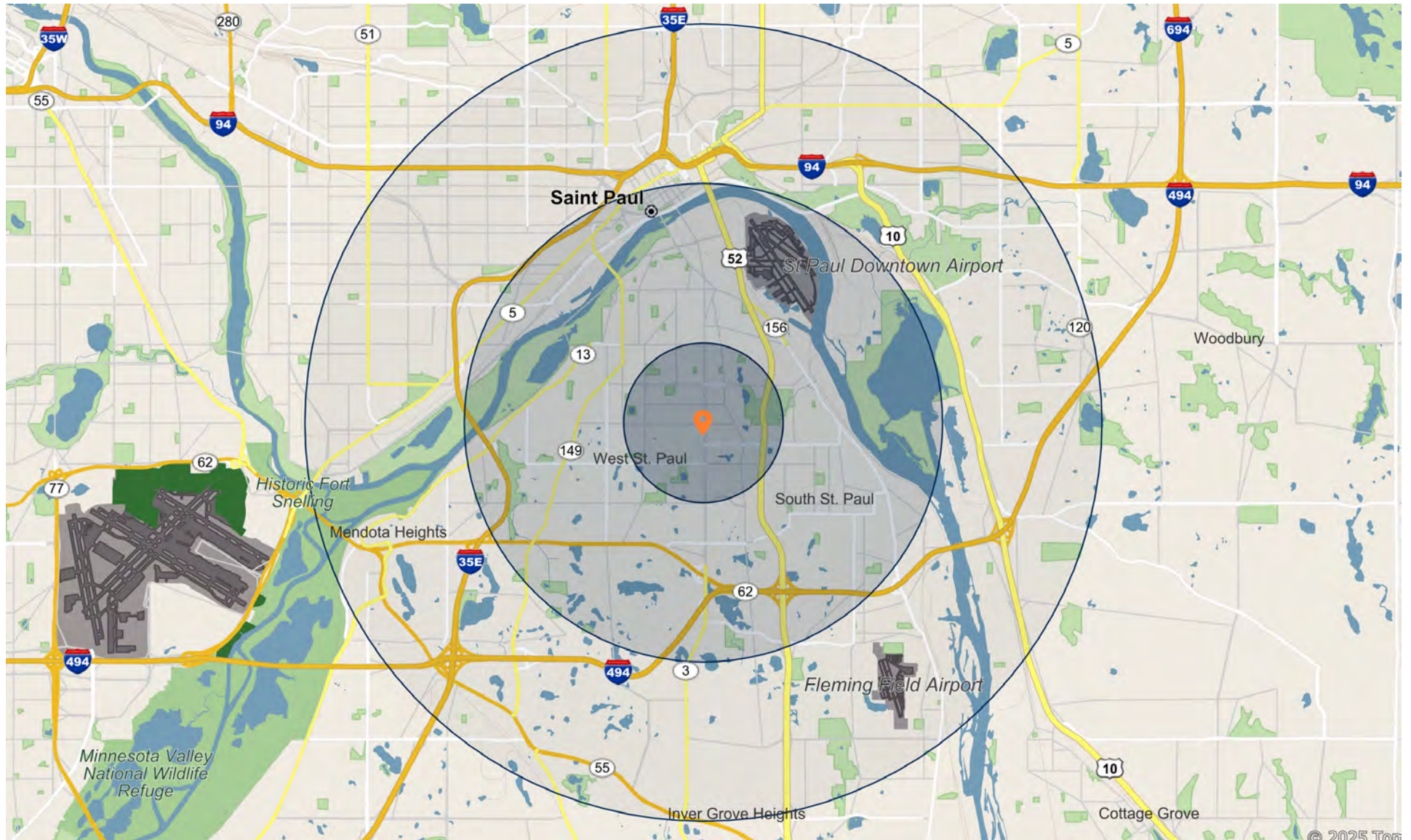
Major Employers

Employees

1	Regions Hospital-	3,088
2	Regions Hospital Foundation-FAMILY PHYSICIAN HEALTH CENTER	2,900
3	United Hospital Incorporated-Radiation Therapy Center	2,900
4	Cenex Inc-Cenex	2,500
5	Securian Financial Foundation-	2,500
6	CHS Inc-CHS	2,445
7	Thomson Rters Applications Inc-	2,414
8	Green Tree Loan Company-	2,192
9	Waterous Company-	2,000
10	Minnesota Department Humn Svcs-Community Bhvral Hlth Hosp - B	1,700
11	Department Revenue Minnesota-Sales & Use Tax	1,500
12	Mesaba Aviation Inc-Delta Connection	1,500
13	Minnesota Department Trnsp-	1,500
14	Ecolab Inc-Ecolab	1,400
15	Alliancone Receivables MGT Inc-	1,383
16	Wells Fargo Funding Inc-Wells Fargo	1,177
17	Healtheast St Josephs Hospital-HEALTHEAST	1,164
18	Bremer Financial Corporation-Bremer Bank	1,079
19	Prime Thrptics State Gvrnment-	1,056
20	Minnesota Department Humn Svcs-Provider Call Center	1,047
21	Black Knight Infoserv LLC-	946
22	Young Mens Christian Assn of N-Eastside YMCA	910
23	Medianews Group Inc-St Paul Pioneer Press	900
24	Minnesota Department ADM-	900
25	Minnesota Dept Emplment Ecnmi-Deed	800

VALUE ADD OFFICE | POTENTIAL REDEVELOPMENT SITE

DEMOGRAPHICS



..... 1349 S ROBERT ST

EXCLUSIVELY LISTED BY

TOM GOMMELS

Director Investments

Minneapolis

Direct: 952.852.9734

Thomas.Gommels@marcusmillichap.com

MN #40524426

SHILPA MATLOCK

Associate Investments

Minneapolis

Direct: 952.852.9749

Shilpa.Matlock@marcusmillichap.com

MN #40996939


Marcus & Millichap