



For sale

Office space available in historic building downtown Marshalltown

11 E Church Street Marshalltown Iowa, 50158

Property overview

Sale price: \$950,000

Cap rate: 10.2% 2025 NOI: \$96,747

Total building size: 48,400 SF (0.75 acres)

- Gross leases in place
- 84% occupied with 6 tenants
- Scheduled rent increases
- Turn-key office space
- 24/7 secure access
- On-site parking
- Backup generator
- Located in Marshalltown's CBD with close proximity to retailers, restaurants, and entertainment

Contact broker for additional information

jll.com/des-moinesJones Lang LaSalle Brokerage, Inc.

Thomas Edwards

Associate thomas.edwards@jll.com +1 515 802 4684

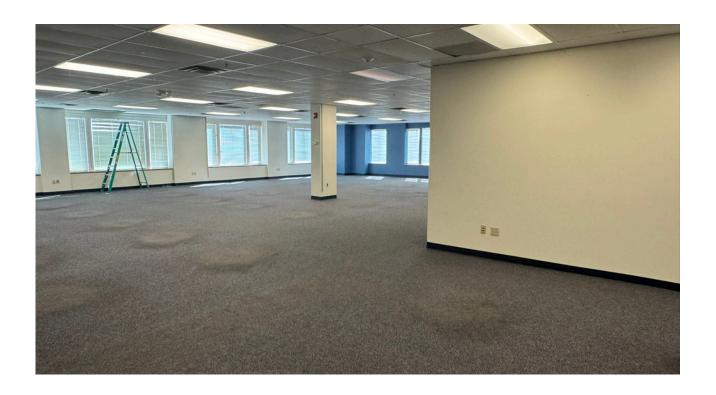
Joseph Bergman

Senior Associate joseph.bergman@jll.com +1 515 343 4008





Images







For sale

11 E Church Street | Marshalltown, Iowa 50158



Contact broker for additional information

Thomas Edwards thomas.edwards@jll.com +1 515 802 4684

Joseph Bergman joseph.bergman@jll.com +1 515 343 4008

jll.com/des-moines



Jones Lang LaSalle Americas, Inc.