



BAKER TECH

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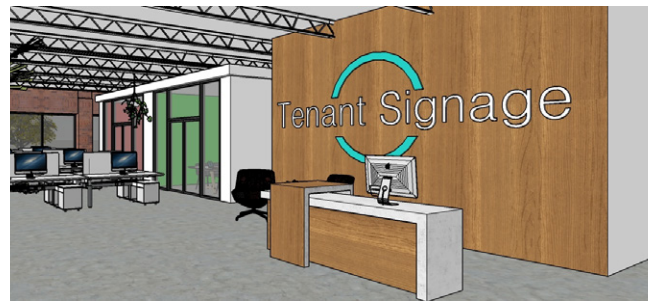


A Space for Ideas.

bakertechmn.com

The New Tech

Baker Tech is a business park re-envisioned for today's creative workplace. Centrally located just off the intersection of Highway 494 and Crosstown Highway 62, Baker Tech is uniquely situated close to nearby parks, bike trails and golf courses as well as bars, restaurants, shopping and fitness centers. Offering flexible workspace options, with modern, custom floor plans, Baker Tech is a value-forward move for your company's relocation or expansion. Baker Tech fits the way you work in a location that offers excellent off-site lifestyle options and on-site planned amenities.



On-Site Amenities

- On-site bike loan program for tenants
- On-site food trucks
- Modern, collaborative outdoor gathering areas
- Updated green spaces
- Exterior patios
- Updated monuments
- Lifetime Fitness 1/2 block away





Property Highlights

- 12' clear height
- 4/1000 parking
- Distinct entrances
- Individually metered electric and natural gas utilities
- Dock and drive in loading
- Ribbon glass windows
- Flexible and expandable floor plates
- HVAC included
- On-site taproom (Boom Island Brewing)
- Outside seating

The Future is Customizable

The spaces available at Baker Tech are ideal for companies looking for a blank canvas for their company work and culture to flourish. Whitebox vacancy suites are available and ready to inspire your company's vision for a creative office. Come explore the potential customization of a new space for your ideas at Baker Tech.





BAKER ROAD

BAKER ROAD

WEST 62ND STREET

Suite 200-205
4,918 - 25,178 SF

Suite 450
2,946 SF

Suite 570
6,026 SF

Suite 473
5,617 SF
Available 7/1/24

MINNESOTA
62

494

I

II

III

IV

V



6101 Baker Road Building II

Suite 204

Available: 5,671 SF office/warehouse
5,671 SF Total

Loading: 1 dock door
2 potential drive-in doors

Rates: Negotiable

Tax & CAM (2024): \$6.25 PSF total

HVAC: Yes

Telecom: Fiber

Clear Height: 12'

Suite 205

Available: 4,918 SF office
4,918 SF Total

Loading: 2 potential drive-in doors

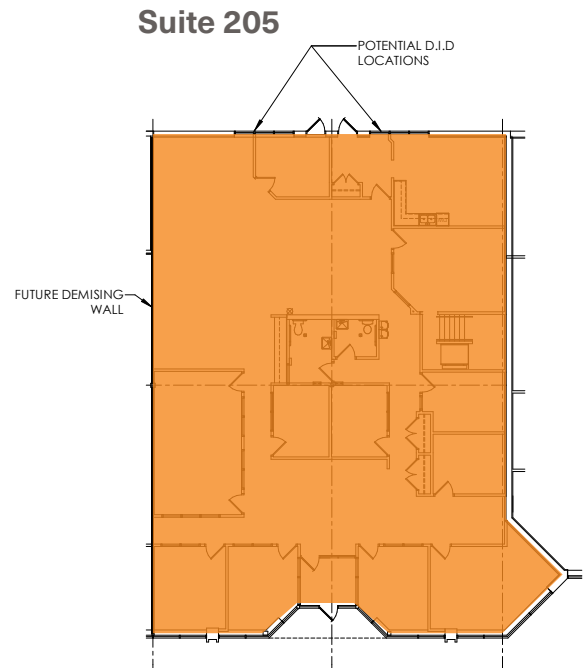
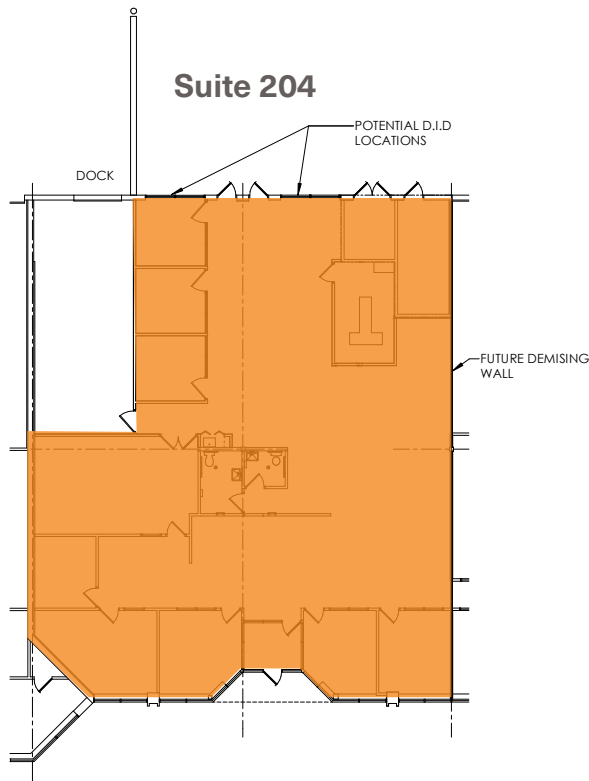
Rates: Negotiable

Tax & CAM (2024): \$6.25 PSF total

HVAC: Yes

Telecom: Fiber

Clear Height: 12'



6101 Baker Road Building II

Suite 200

Available: 12,644 SF office
1,945 SF warehouse

14,589 SF Total

Loading: 2 drive-in doors
2 potential drive-in doors

Rates: Negotiable

Tax & CAM (2024): \$6.25 PSF total

HVAC: Yes

Telecom: Fiber

Clear Height: 12'

Suite 204-205

Available: 10,589 SF office/warehouse

10,589 SF Total

Loading: 1 dock door
4 potential drive-in doors

Rates: Negotiable

Tax & CAM (2024): \$6.25 PSF total

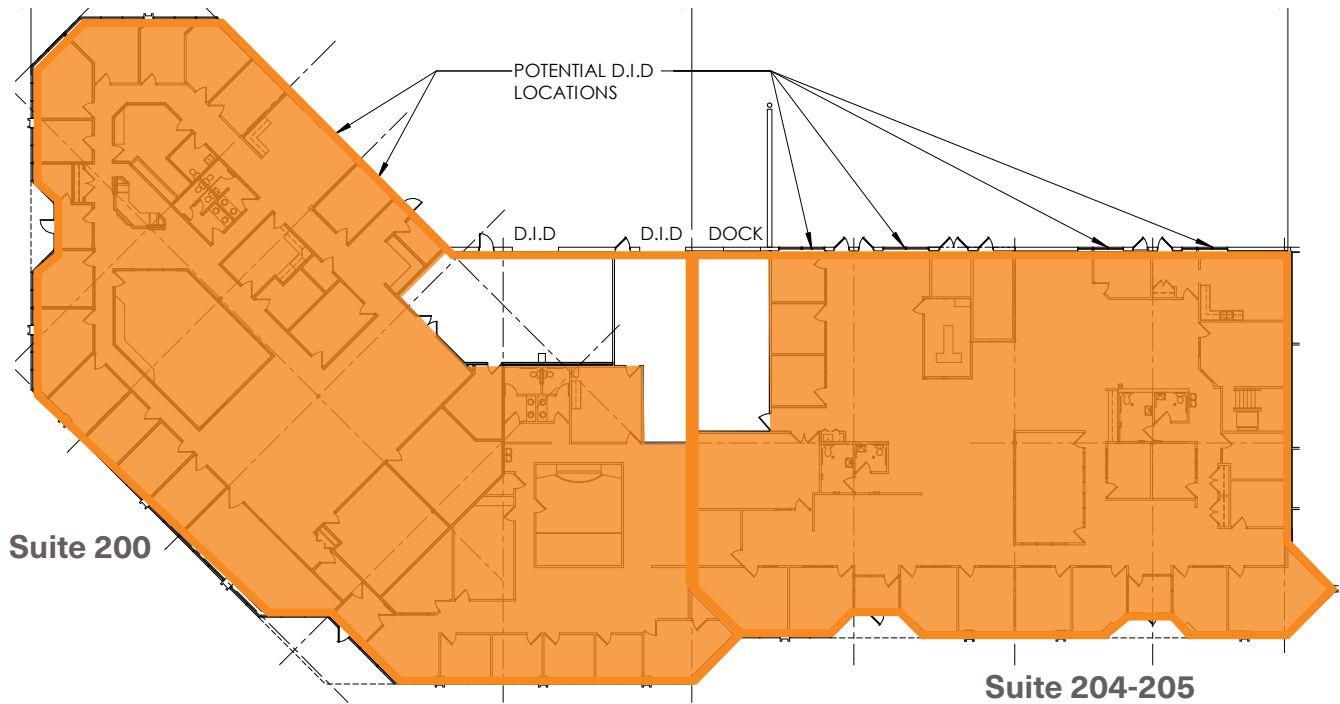
HVAC: Yes

Telecom: Fiber

Clear Height: 12'

Combined Space 23,233 SF office
1,945 SF warehouse

25,178 SF Total



5929 Baker Road Building IV

Suite 450

Available: 2,334 SF office
612 SF warehouse

2,946 SF Total

Loading: 1 drive-in

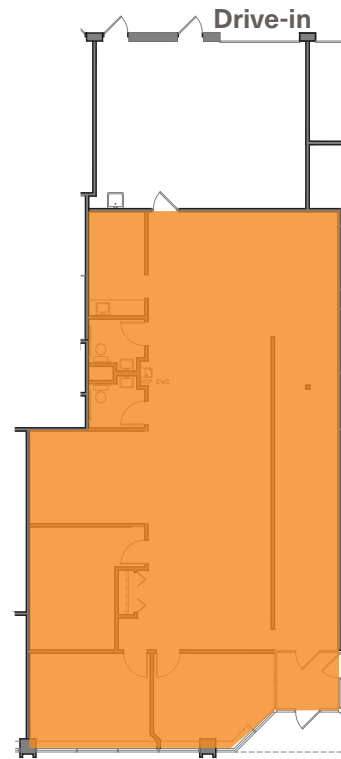
Rates: Negotiable

Tax & CAM (2024): \$6.25 PSF total

HVAC: Yes

Telecom: Fiber

Clear Height: 12'



5929 Baker Road Building IV

Suite 473

Available 7/1/2024: 3,661 SF office
1,956 SF warehouse

5,617 SF Total

Loading: 2 dock doors

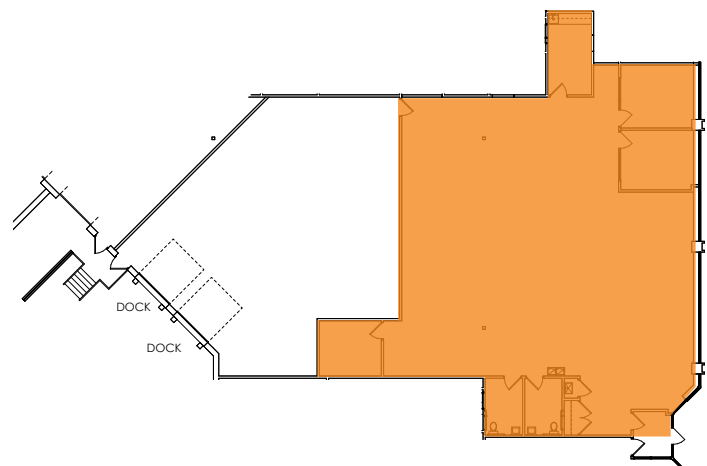
Rates: Negotiable

Tax & CAM (2024): \$6.25 PSF total

HVAC: Yes

Telecom: Fiber

Clear Height: 12'



5909 Baker Road Building V

Suite 570

Available Now: 2,951 SF office
3,075 SF warehouse

6,026 SF Total

Loading: 1 drive-in
*Potential for 1 dock door,
currently glassed in.

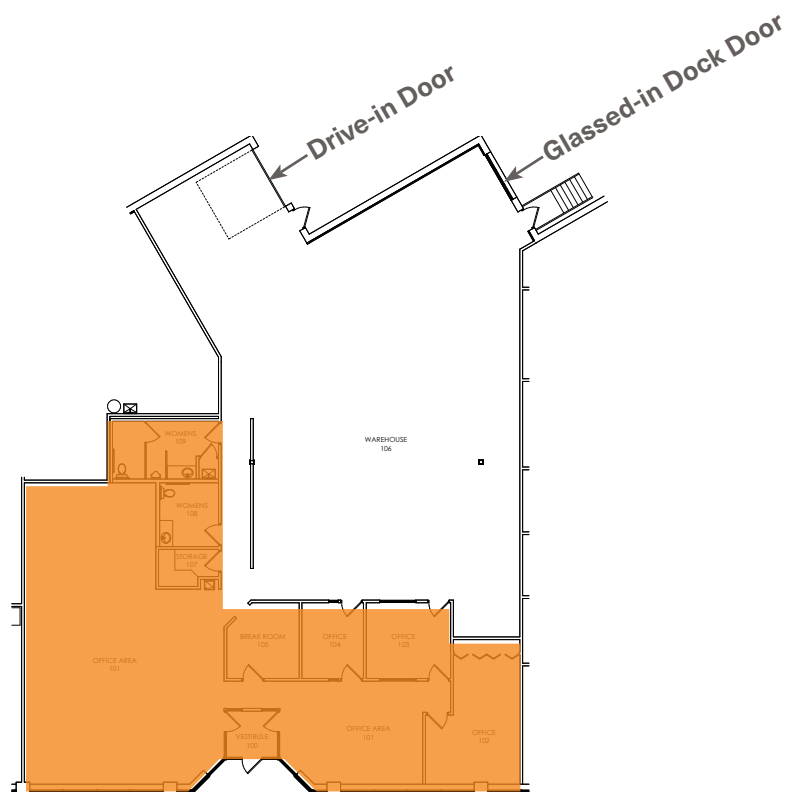
Rates: Negotiable

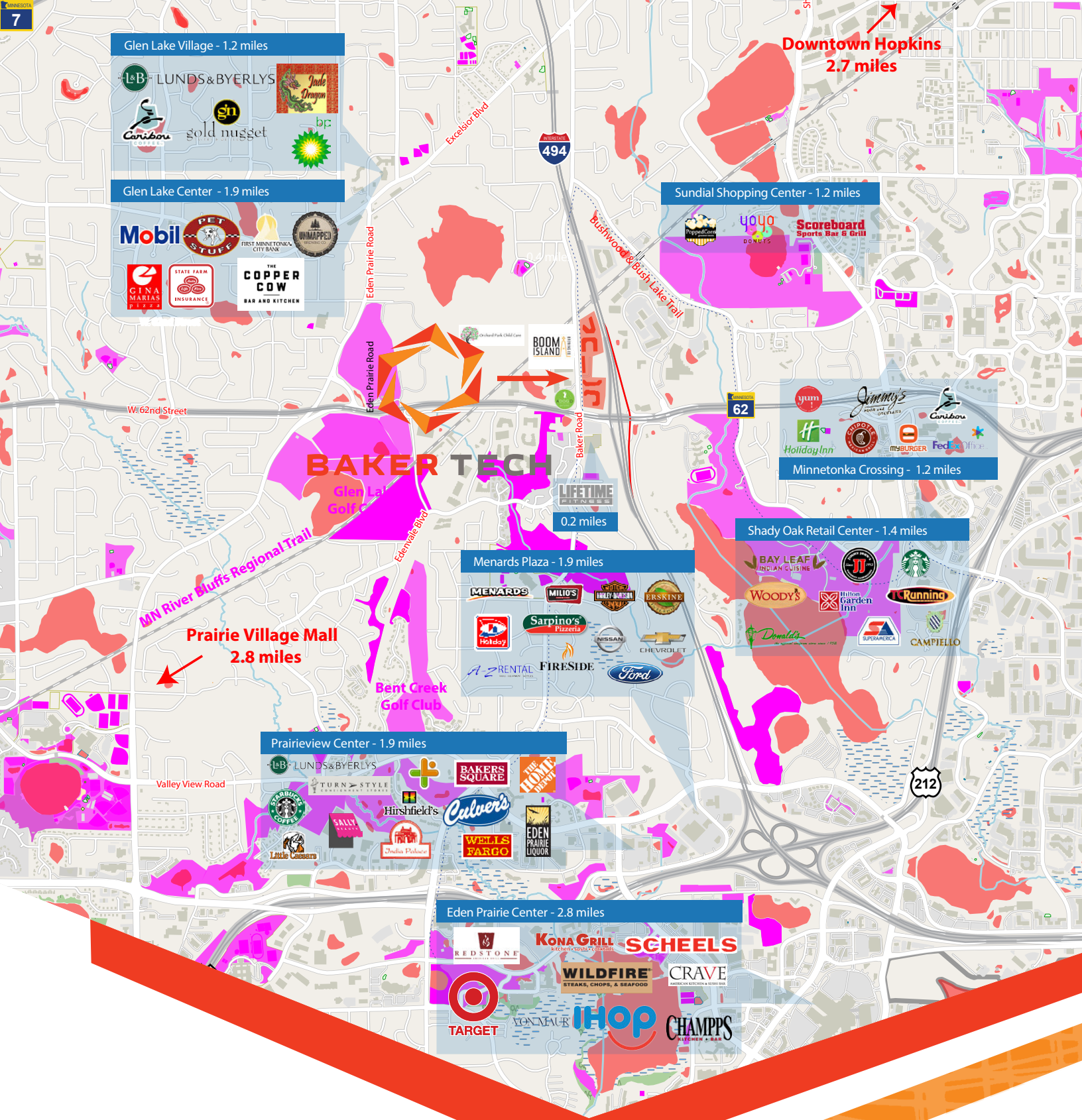
Tax & CAM (2024): \$6.25 PSF total

HVAC: Yes

Telecom: Fiber

Clear Height: 12'





Owned and managed by:



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