



BAKER TECH

Owned and managed by:



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.





V

IV

Suite 475
5,215 - 13,811 SF

III

Suite 340
4,554 SF

II

I

Suites 103-104
3,907 - 9,703 SF

BAKER ROAD

BAKER ROAD

494

WEST 62ND STREET

MINNESOTA
62

6121 Baker Road Building I

Suites 103-104

Available: 6,270 SF office
3,433 SF warehouse

9,703 SF Total

Loading: 1 dock
2 drive-ins

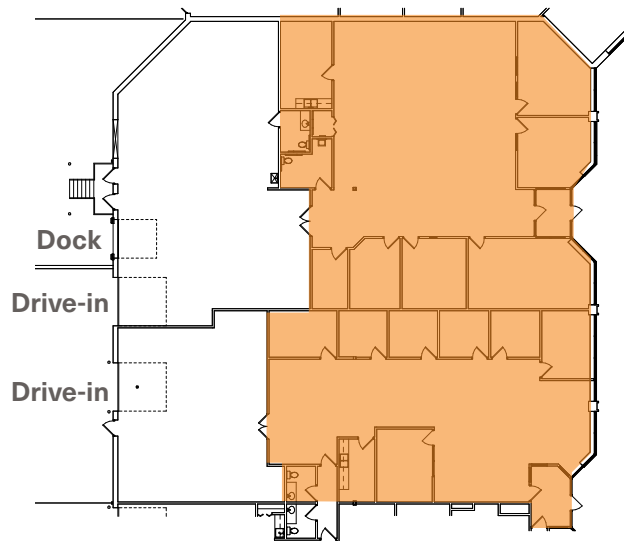
Rates: Negotiable

Tax & CAM (2025): \$6.73 PSF total

HVAC: Yes

Telecom: Fiber

Clear Height: 12'



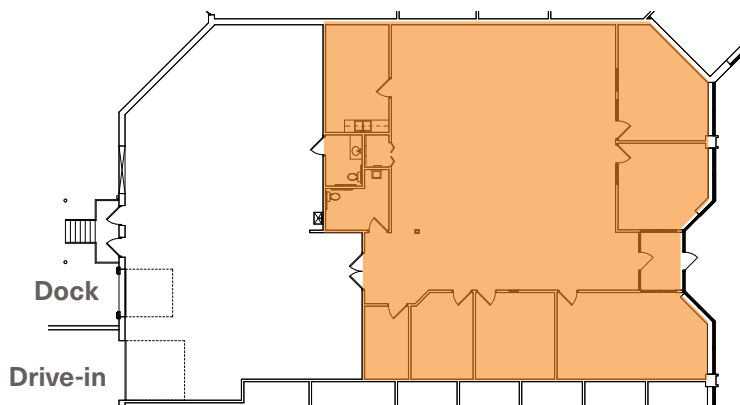
Divisible Options

Suite 103

Available: 3,615 SF office
2,181 SF warehouse

5,796 SF Total

Loading: 1 dock
1 drive-in

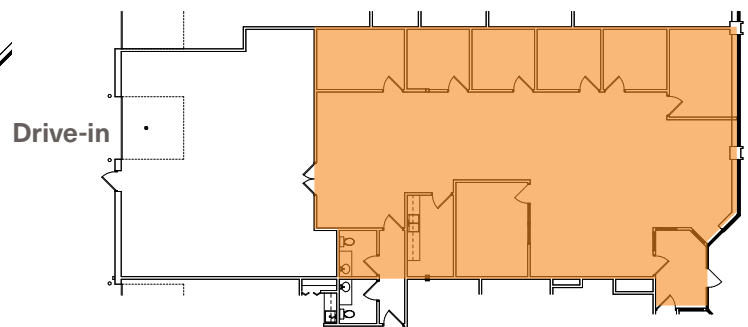


Suite 104

Available: 2,655 SF office
1,252 SF warehouse

3,907 SF Total

Loading: 1 drive-in



5959 Baker Road Building III

Suite 340

Available: 4,554 SF office
BTS SF warehouse
4,554 SF Total

Loading: 2 glassed-in drive-in doors

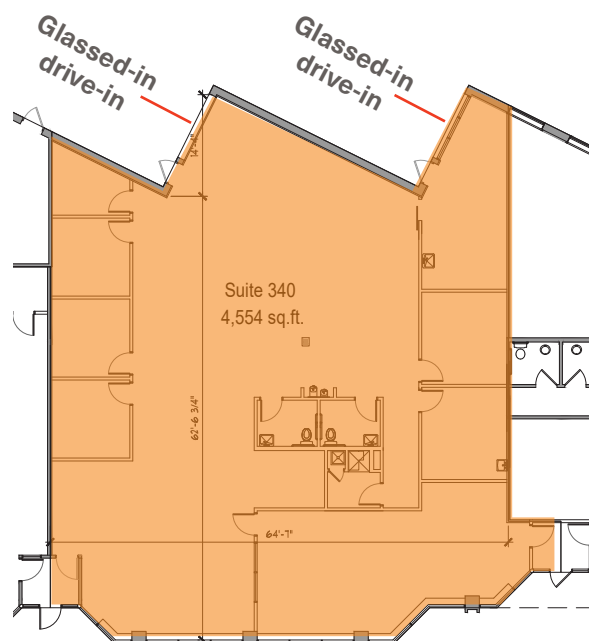
Rates: Negotiable

Tax & CAM (2025): \$6.70 PSF total

HVAC: Yes

Telecom: Fiber

Clear Height: 12'



5929 Baker Road Building IV

Suite 475

Available: 11,228 SF office
2,583 SF warehouse
13,811 SF Total

Divisible Options: Option 1: 5,215 SF
Option 2: 8,596 SF

Loading: 1 dock door
1 drive-in door

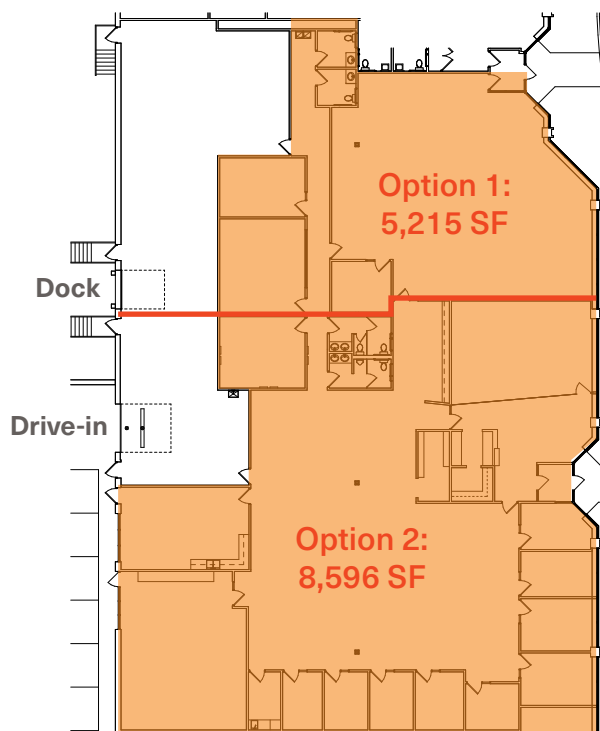
Rates: Negotiable

Tax & CAM (2025): \$6.70 PSF total

HVAC: Yes

Telecom: Fiber

Clear Height: 12'





Owned and managed by:



Leasing contacts:

JOE OWEN
952 897 7888
joe.owen@colliers.com

CORBIN CHAPMAN
952 374 5811
corbin.chapman@colliers.com

GEORGE BREKKE
952 225 7888
george.brekke@colliers.com



Colliers International
Minneapolis-St. Paul
colliers.com/msp