



BAKER TECH

Owned and managed by:

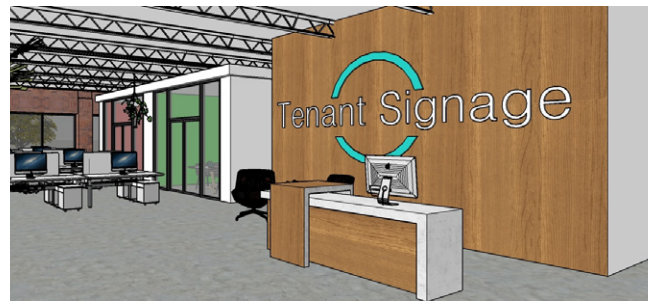


A Space for Ideas.

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.





BAKER ROAD

BAKER ROAD

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

I

II

Suite 108B
7,478 SF

III

494

MINNESOTA
62

V

Suite 575
2,940 SF

IV

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

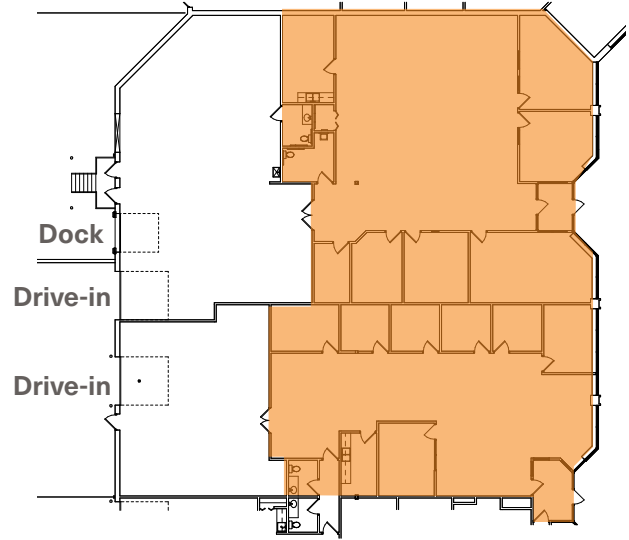
Rates: Negotiable

Tax & CAM (2026): \$6.85 PSF total

HVAC: Yes

Telecom: Fiber

Clear Height: 12'



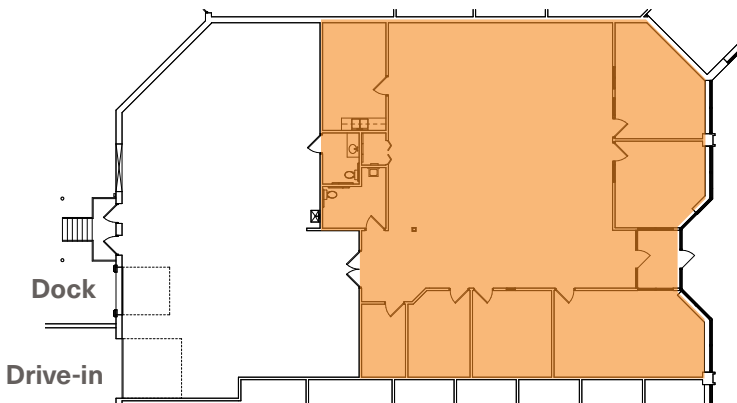
Divisible Options

Suite 103

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

5,796 SF Total

Loading: 1 dock
1 drive-in

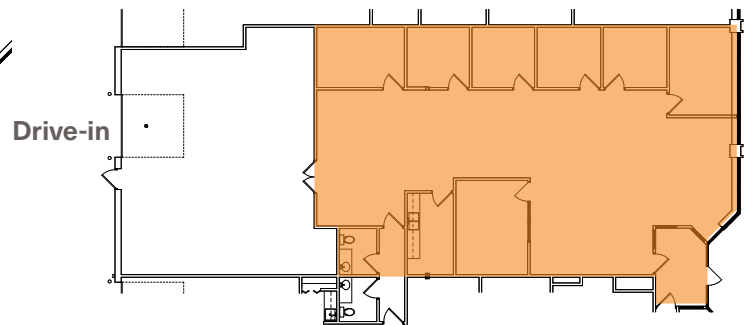


Suite 104

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

3,907 SF Total

Loading: 1 drive-in



6121 Baker Road Building I

Suite 108B

Available: $\frac{7,478 \text{ SF office}}{7,478 \text{ SF Total}}$

Loading: 100% office

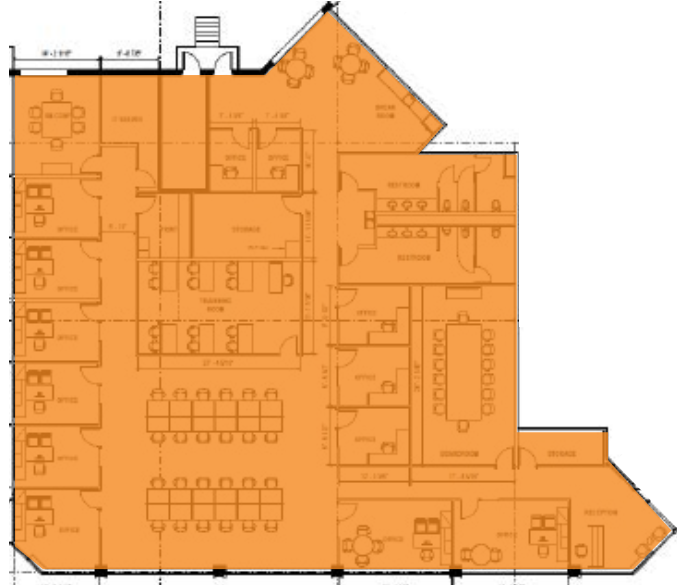
Rates: Negotiable

Tax & CAM (2026): \$6.85 PSF total

HVAC: Yes

Telecom: Fiber

Clear Height: 12'



5909 Baker Road Building V

Suite 575

Available: $\frac{2,392 \text{ SF office}}{548 \text{ SF warehouse}}{2,940 \text{ SF Total}}$

Loading: 1 dock doors

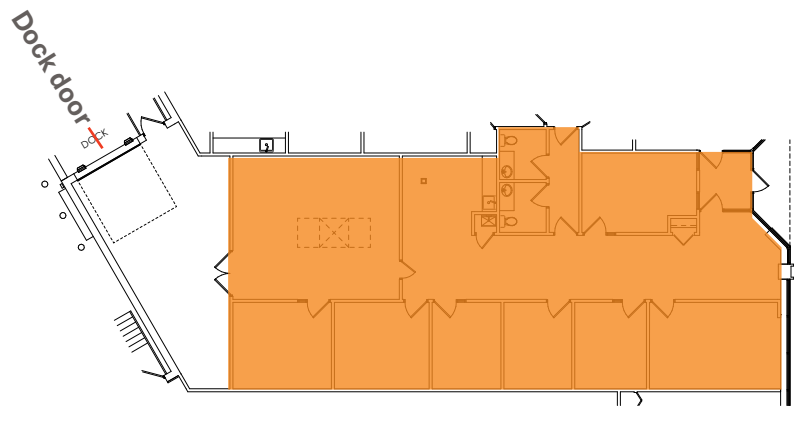
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Clear Height: 12'





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