



**BAKER TECH**

**A Space for Ideas.**

[bakertechmn.com](http://bakertechmn.com)

Owned and managed by:



# 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.







# 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

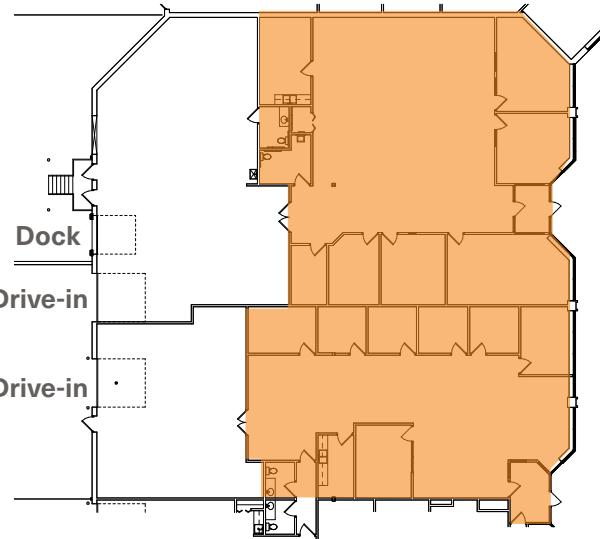
**Rates:** Negotiable

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

**HVAC:** Yes

**Telecom:** Fiber

**Clear Height:** 12'



## Divisible Options

### Suite 103

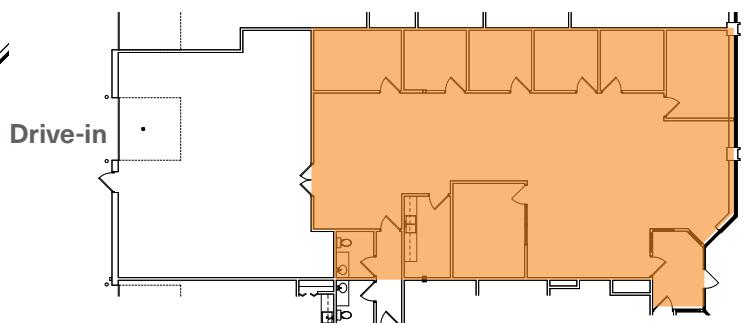
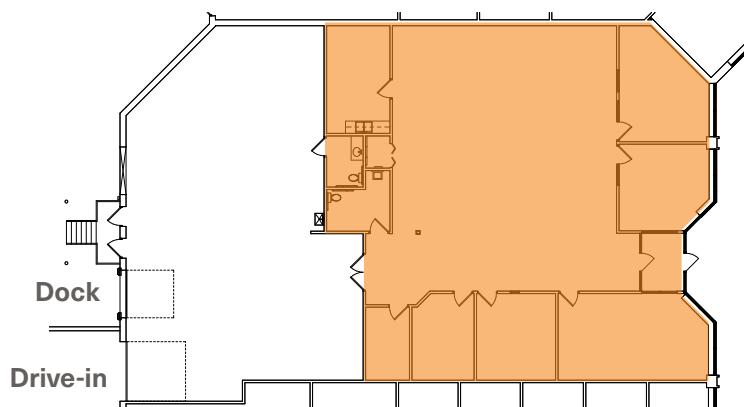
**Available:**  
3,615 SF office  
2,181 SF warehouse  
5,796 SF Total

**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

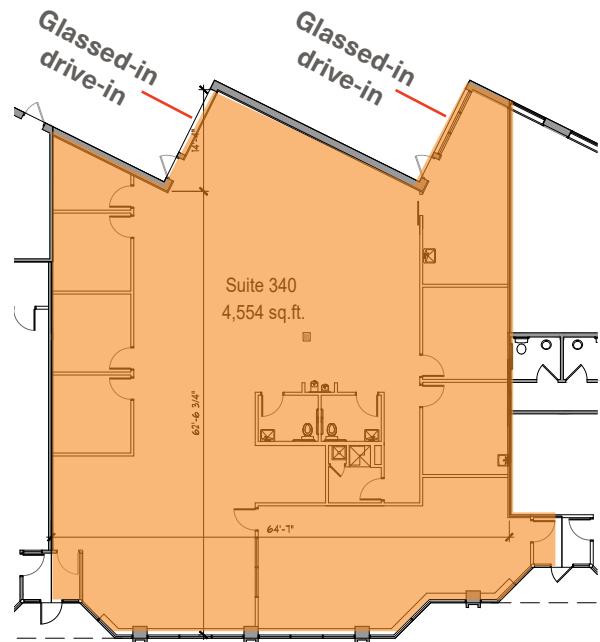
Rates: Negotiable

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

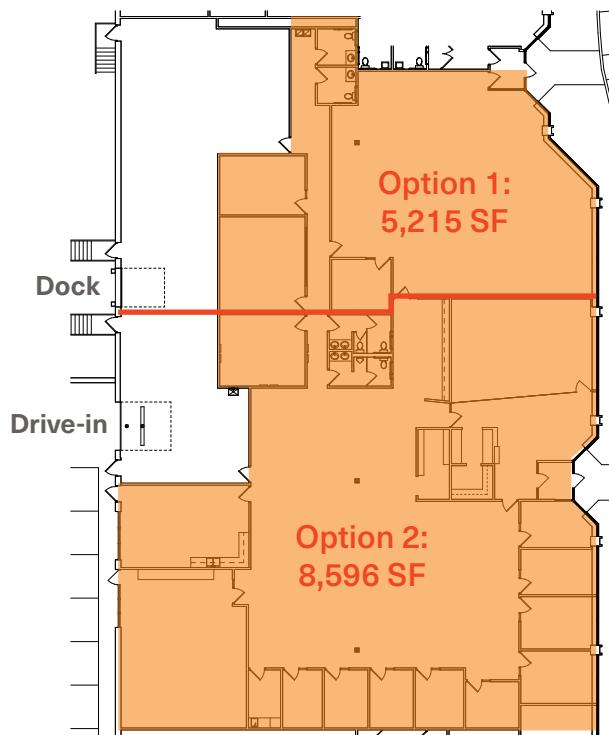
Rates: Negotiable

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

HVAC: Yes

Telecom: Fiber

Clear Height: 12'



# 5909 Baker Road Building V

## Suite 575

Available: 2,392 SF office  
548 SF warehouse  
2,940 SF Total

Loading: 1 dock doors

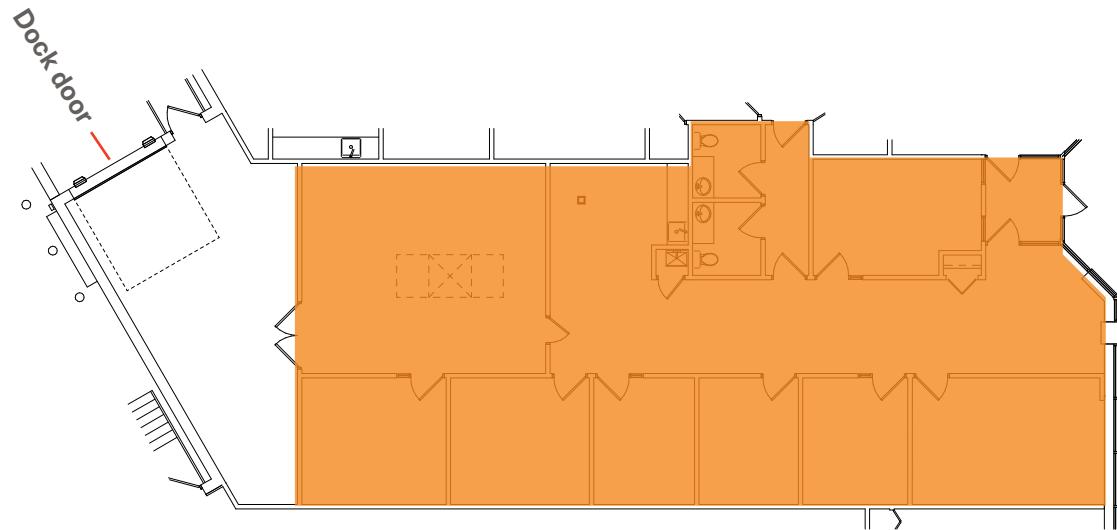
Rates: Negotiable

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

HVAC: Yes

Telecom: Fiber

Clear Height: 12'





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