BAKER TECH

Owned and managed by:

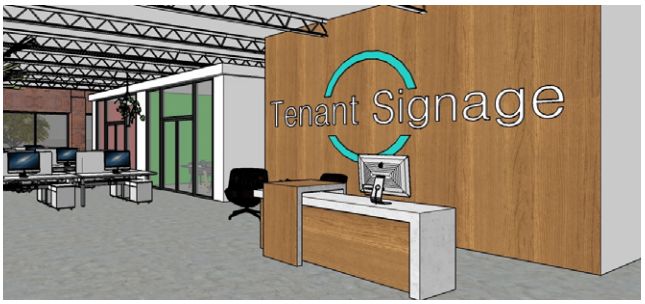
Capital Partners

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.

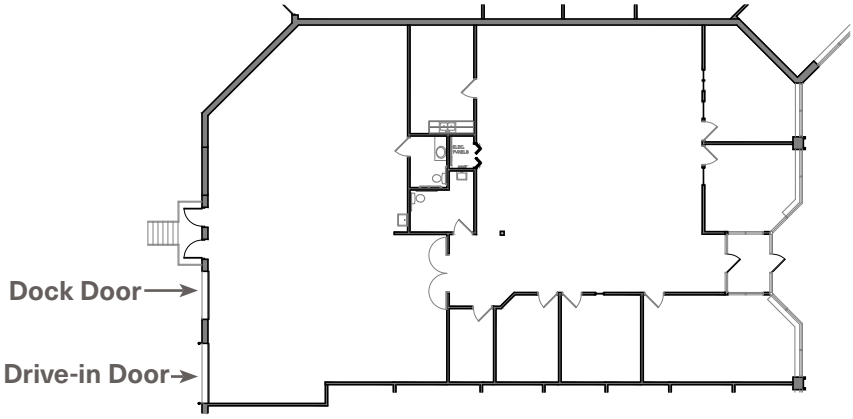
BOOM ISLAND

BAKER ROAD
Suite 500
14,730 SF
V
Suite 570
6,026 SF
IV
III
BAKER ROAD
II
Suite 103
5,796 SF
I
Suite 108
7,174 SF
494
WEST 62ND STREET
MINNESOTA
62

6121 Baker Road Building I

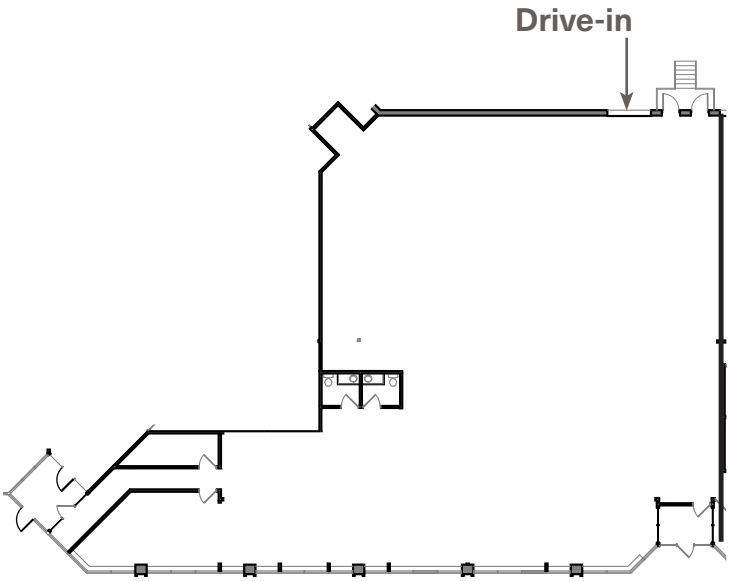
Suite 103

Available 12/1/2022:	3,653 SF office 2,143 SF warehouse 5,796 SF Total
Loading:	1 dock door 1 drive-in
Rates:	Negotiable
Tax & CAM (2022):	$5.75 PSF total
HVAC:	Yes (fully AC'd warehouse)
Telecom:	Fiber
Clear Height:	12'



Suite 108

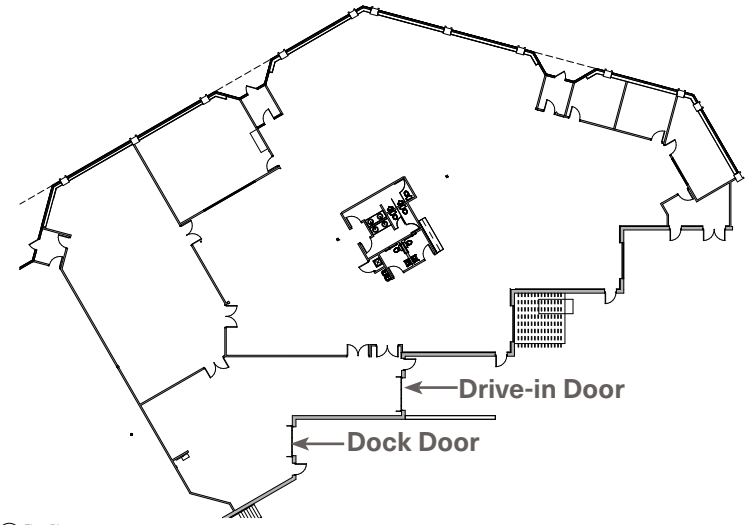
Available Now:	7,174 SF Total
Loading:	Metal ramp drive-in Ability for dock door
Rates:	Negotiable
Tax & CAM (2022):	$5.75 PSF total
HVAC:	Yes
Telecom:	Fiber
Clear Height:	12'



5909 Baker Road Building V

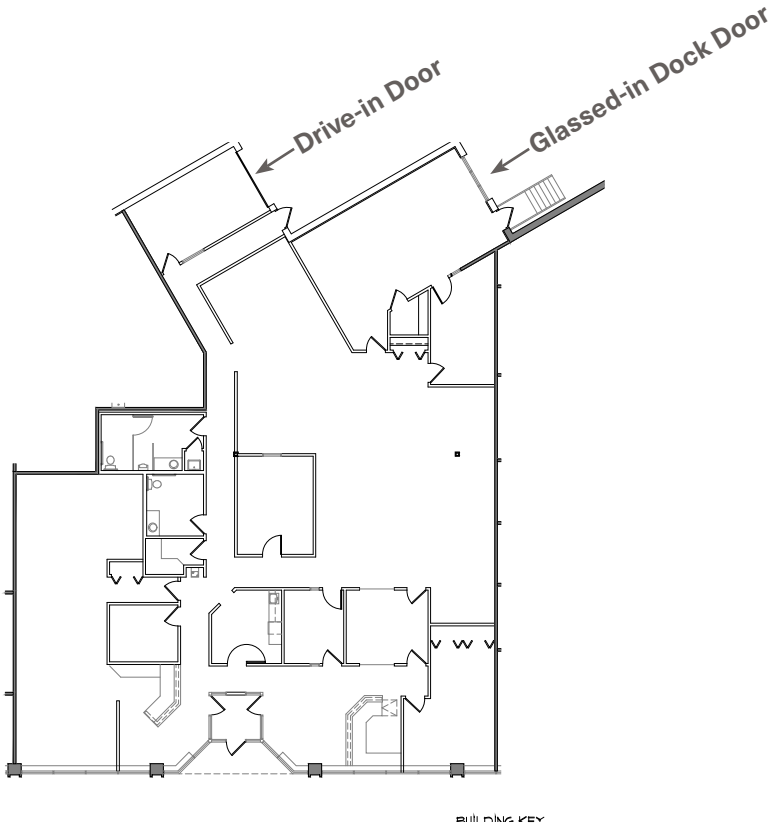
Suite 500

Available Now:	13,572 SF office 1,158 SF warehouse 14,730 SF Total
Loading:	1 dock 1 drive-in *Potential for 2 additional drive-in doors, currently glassed in.
Rates:	Negotiable
Tax & CAM (2022):	$5.75 PSF total
HVAC:	Yes
Telecom:	Fiber
Clear Height:	12’



Suite 570

Available 1/1/2023:	5,179 SF office 847 SF warehouse 6,026 SF Total
Loading:	1 drive-in *Potential for 1 dock door, currently glassed in.
Rates:	Negotiable
Tax & CAM (2022):	$5.75 PSF total
HVAC:	Yes
Telecom:	Fiber
Clear Height:	12’



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