



**BAKER TECH**

**A Space for Ideas.**

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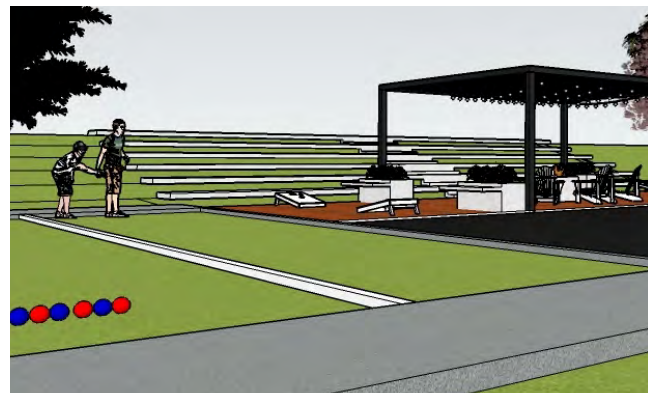
[bakertechmn.com](http://bakertechmn.com)

# The New Tech

BakerTech is a business park re-envisioned for today's creative workplace. Centrally located just off the intersection of Highway 494 and Crosstown Highway 62, BakerTech 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. BakerTech fits the way you work in a location that offers excellent off-site lifestyle options and on-site planned amenities.



**Exciting property improvements are thoughtfully designed to modernize BakerTech and engage a creative workforce.**



## Planned Property Upgrades

- On-site bike loan program for tenants
- On-site food trucks
- Prospective brewery taproom
- New grills for dining and entertaining
- Modern, collaborative outdoor gathering areas
- Updated green spaces
- Whitebox interior spaces
- New patios
- All updates scheduled to be complete spring 2018



## Key Building Features

- 12' clear height
- 4/1000 parking
- Distinct entrances
- Immediate access
- Dock and drive in loading
- Ribbon glass windows
- Flexible and expandable floor plates

## The Future is Customizable

The spaces available at BakerTech 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 BakerTech.





# BAKER TECH

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# A Space for Ideas.



## Property Overview

- Five building business park
- Suites available ranging in size from 2,922 to 34,806 square feet
- Contemporary buildings feature brick construction, ribbon glass, and distinctive entrances
- Long-term growth and expansion opportunities
- Excellent visibility along I-494, with immediate access to I-494 and Highway 62
- Area amenities include: Lifetime Fitness, retail shops and services, hotels, restaurants and golf courses
- Well maintained and professionally managed and leased by Colliers International MSP
- Exciting property improvements designed to modernize and engage a creative workforce



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## Key Building Features

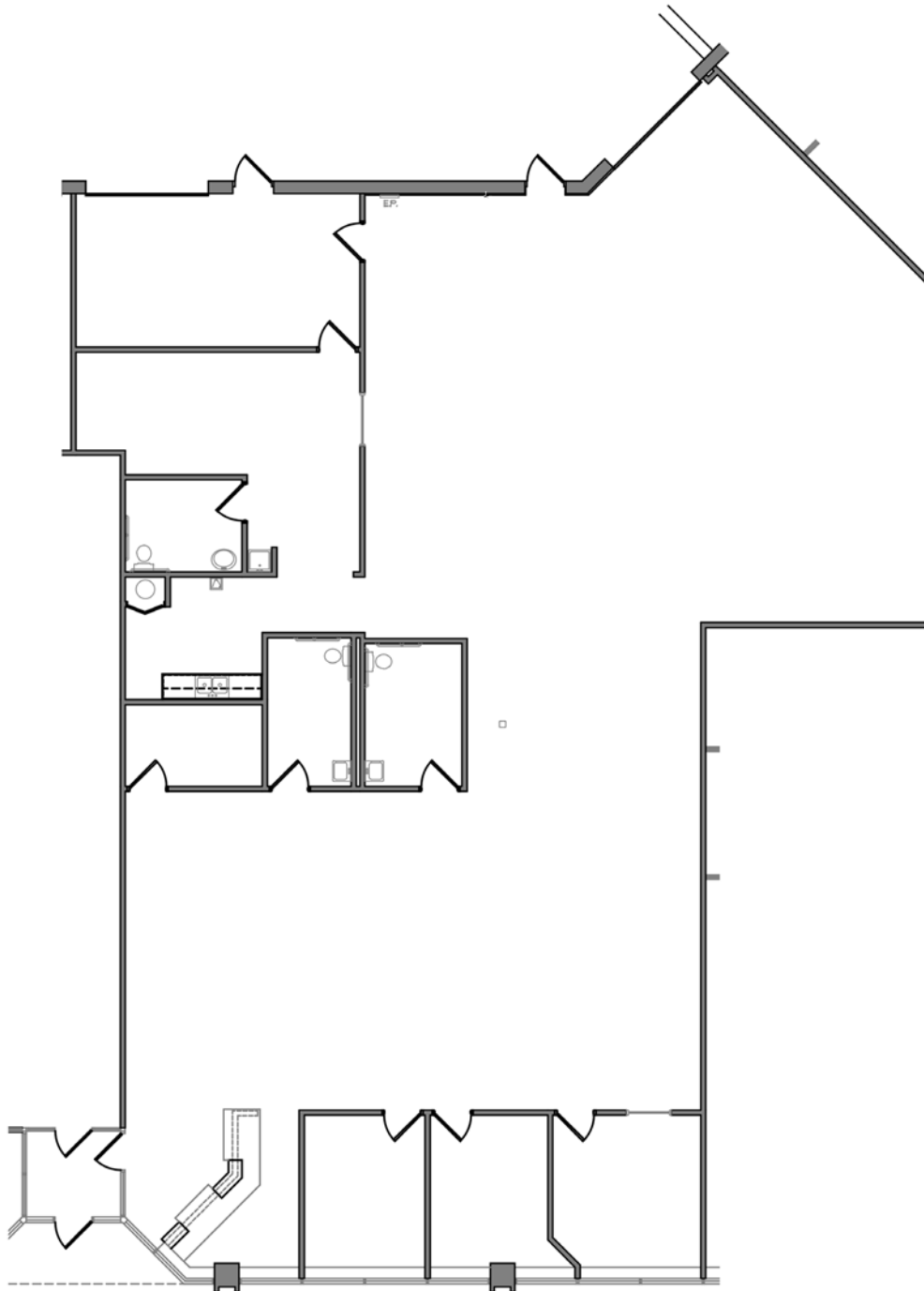
<b>Property Address:</b>	5909-6121 Baker Road, Minnetonka, MN
<b>Building Type:</b>	Class A office with flex warehouse options
<b>Total Rentable Area:</b>	254,274 SF
<b>Year Built:</b>	1985
<b>Parking/Ratio:</b>	4/1000
<b>Electrical:</b>	Individually metered electric and natural gas
<b>HVAC:</b>	Yes
<b>Telecom:</b>	Comcast available
<b>Rates:</b>	\$11.00 psf office / \$5.50 psf warehouse
<b>Tax &amp; CAM:</b>	\$4.81 psf total

- Energy efficient entrances with high-visibility tenant signage for each
- Ample employee and client parking; 4/1000 ratio
- Flexible and expandable floor plates
- Class A ribbon-glass windows with abundant natural light
- Custom space planning available
- Dock and drive-in loading
- 12' clear height in warehouse area



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# Floor Plan



**BAKER TECH**

**5929 Baker Road  
Suite 440**

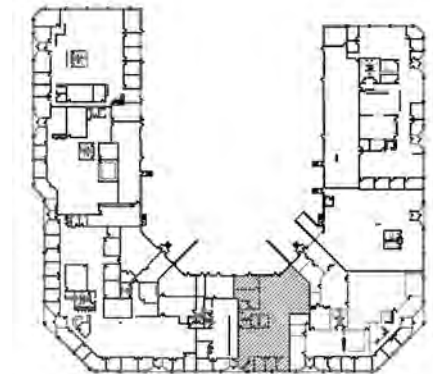
**Office:** 4,454 SF

**Warehouse:** 324 SF

**Tech:** 313 SF

**Total:** 5,091 SF

**Loading:** 2 drive-in doors



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# Floor Plan

## Suite 480

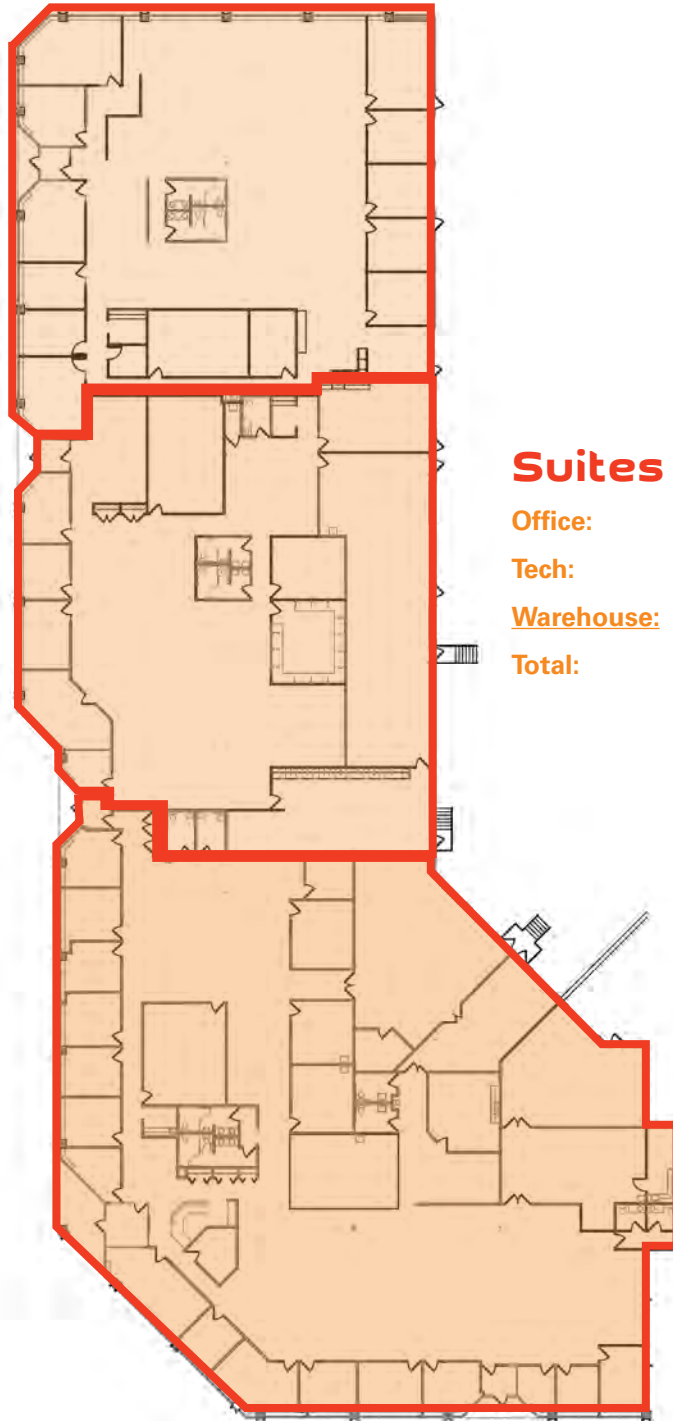
**Office:** 9,024 SF  
**Tech:** 0 SF  
**Warehouse:** 0 SF  
**Total:** 9,024 SF

## Suite 475

**Office:** 7,015 SF  
**Tech:** 1,308 SF  
**Warehouse:** 1,742 SF  
**Total:** 10,065 SF

## Suite 470

**Office:** 12,332 SF  
**Tech:** 1,779 SF  
**Warehouse:** 2,660 SF  
**Total:** 16,771 SF



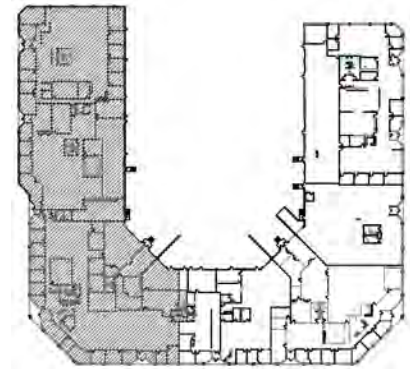
## Suites 470-480

**Office:** 28,371 SF  
**Tech:** 3,087 SF  
**Warehouse:** 4,402 SF  
**Total:** 35,860 SF



**BAKER TECH**

**5929 Baker Road  
Suites 470-480**



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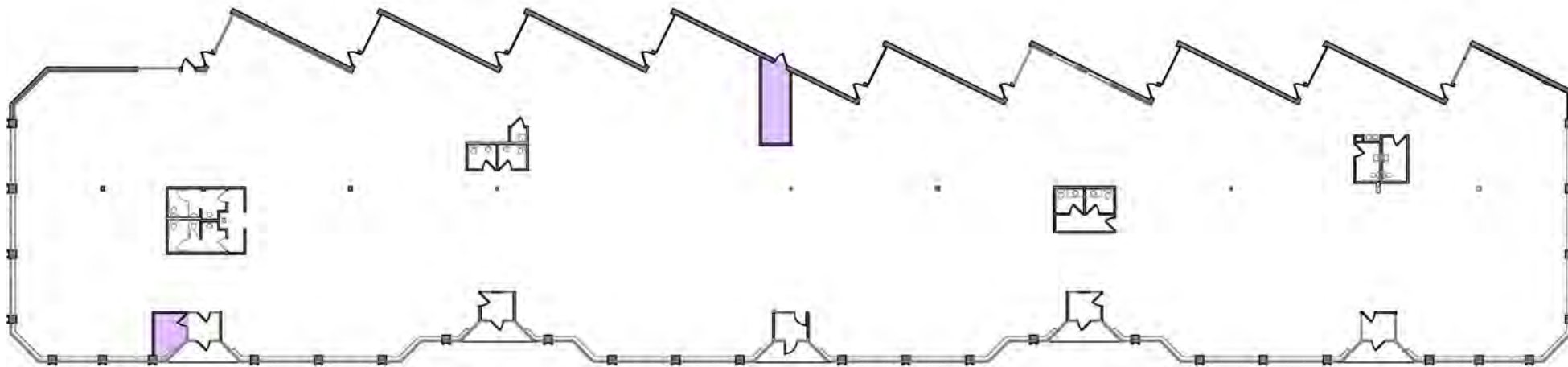
# Floor Plan



**BAKER TECH**

**5959 Baker Road**

**Office:** 27,423 SF  
**Electrical:** 160 SF  
**Total:** 27,583 SF



**Whitebox Office/Creative Tech/Warehouse Space**

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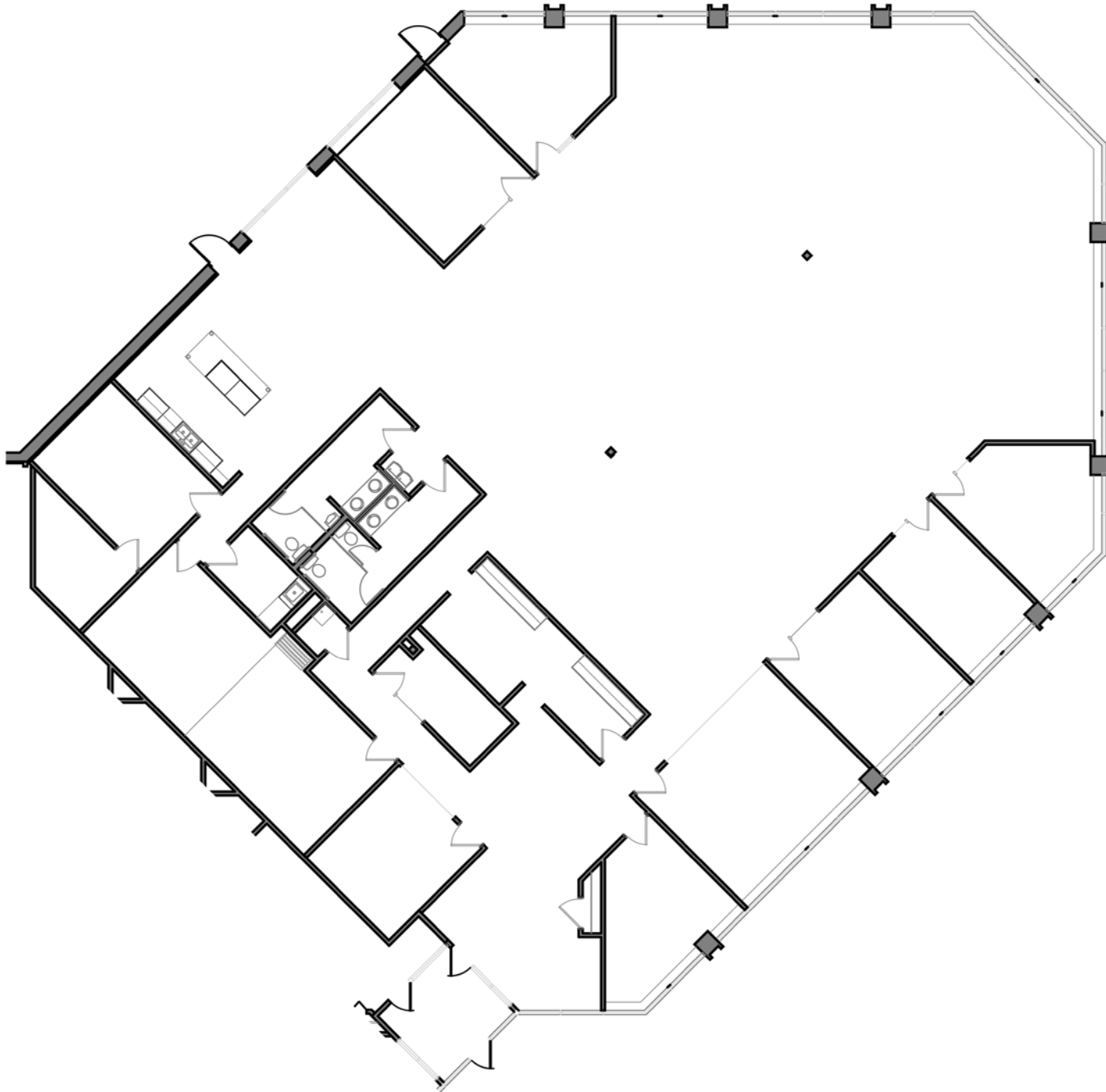
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# Floor Plan



**BAKER TECH**

**6101 Baker Road  
Suite 207**

**Office:** 8,550 SF  
**Warehouse:** 516 SF  
**Total:** 9,066 SF  
**Loading:** 2 drive-in doors



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