



**BAKER TECH**

**A Space for Ideas.**

---

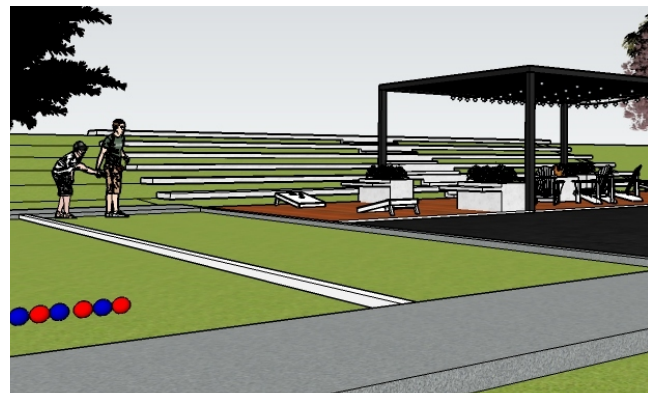
[bakertechmn.com](http://bakertechmn.com)

# 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.



# A Space for Ideas.



## Property Overview

- Five building business park
- Suites available ranging in size from 5,091 to 35,860 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, taproom, 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



**BAKER TECH**

### Leasing contacts:

JASON SIMEK  
952 897 7898  
jason.simek@colliers.com

PETER MORK  
952 897 7772  
peter@capitalpartnersmn.com

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

## Key Building Features

<b>Property Address:</b>	5909-6121 Baker Road, Minnetonka, MN
<b>Building Type:</b>	Class A office/flex
<b>Total Rentable Area:</b>	58,735 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

Owned by:

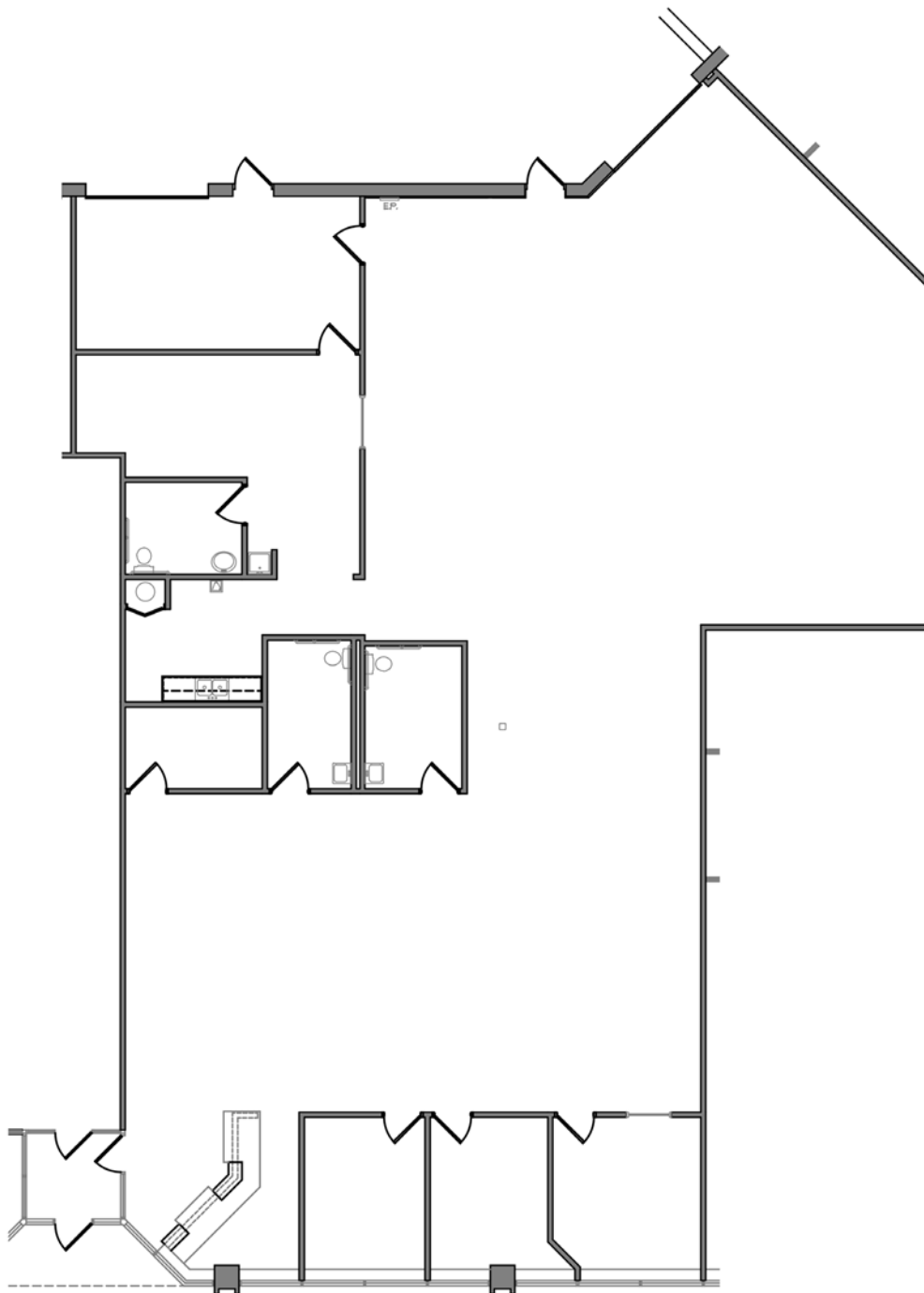


Capital Partners



Accelerating success.

# Floor Plan



**BAKER TECH**

**5929 Baker Road  
Suite 440**

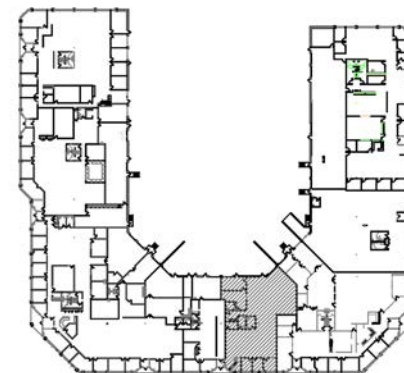
**Office:** 4,454 SF

**Warehouse:** 324 SF

**Tech:** 313 SF

**Total:** 5,091 SF

**Loading:** 2 drive-in doors



## Leasing contacts:

JASON SIMEK  
952 897 7898  
[jason.simek@colliers.com](mailto:jason.simek@colliers.com)

PETER MORK  
952 897 7772  
[peter@capitalpartnersmn.com](mailto:peter@capitalpartnersmn.com)

JOE OWEN  
952 897 7888  
[joe.owen@colliers.com](mailto:joe.owen@colliers.com)



Accelerating success.



# Floor Plan

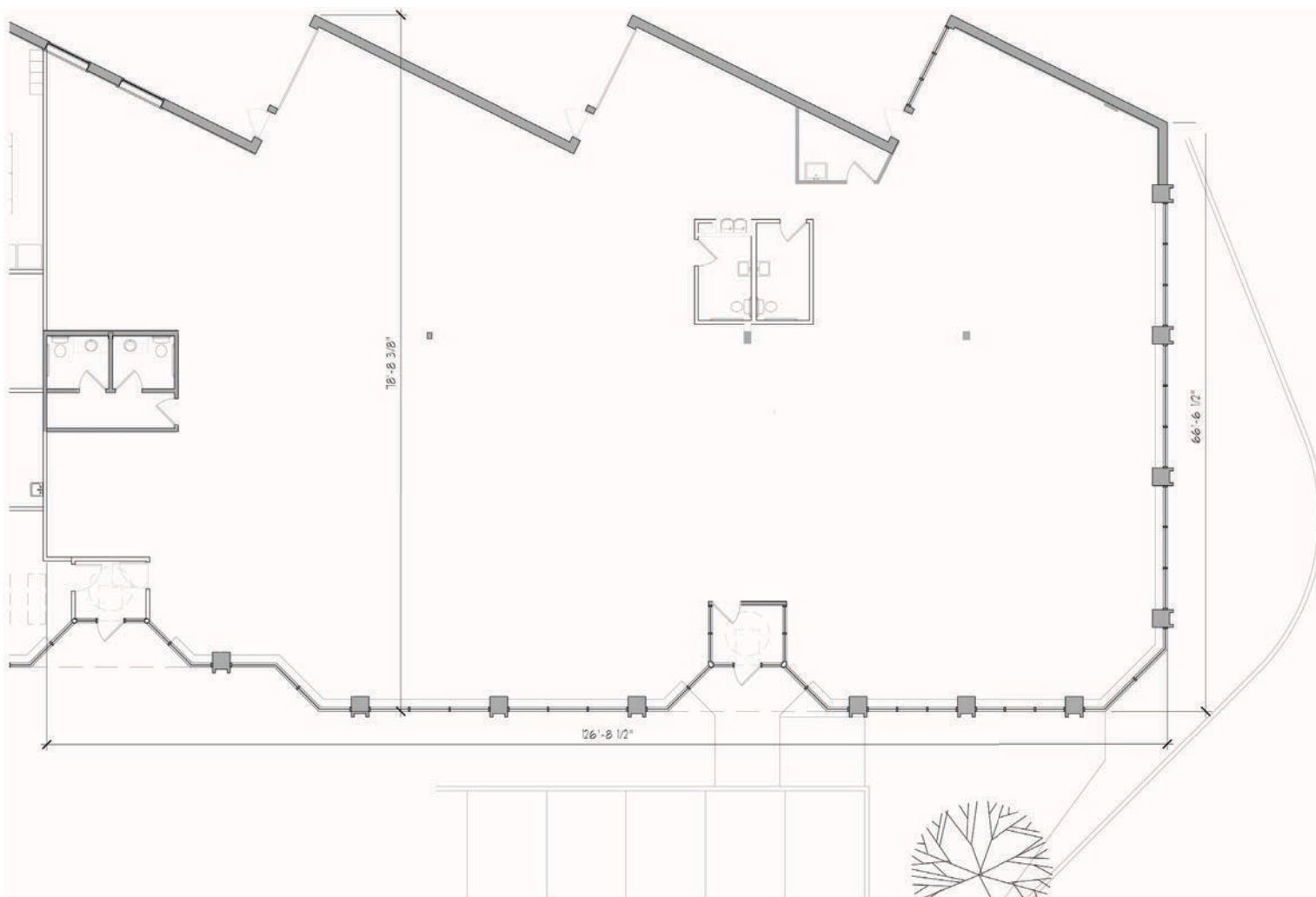


**BAKER TECH**

**5959 Baker Road**

**Shell Condition:** 8,718 SF

**Total:** 8,718 SF



## Leasing contacts:

JASON SIMEK  
952 897 7898  
jason.simek@colliers.com

PETER MORK  
952 897 7772  
peter@capitalpartnersmn.com

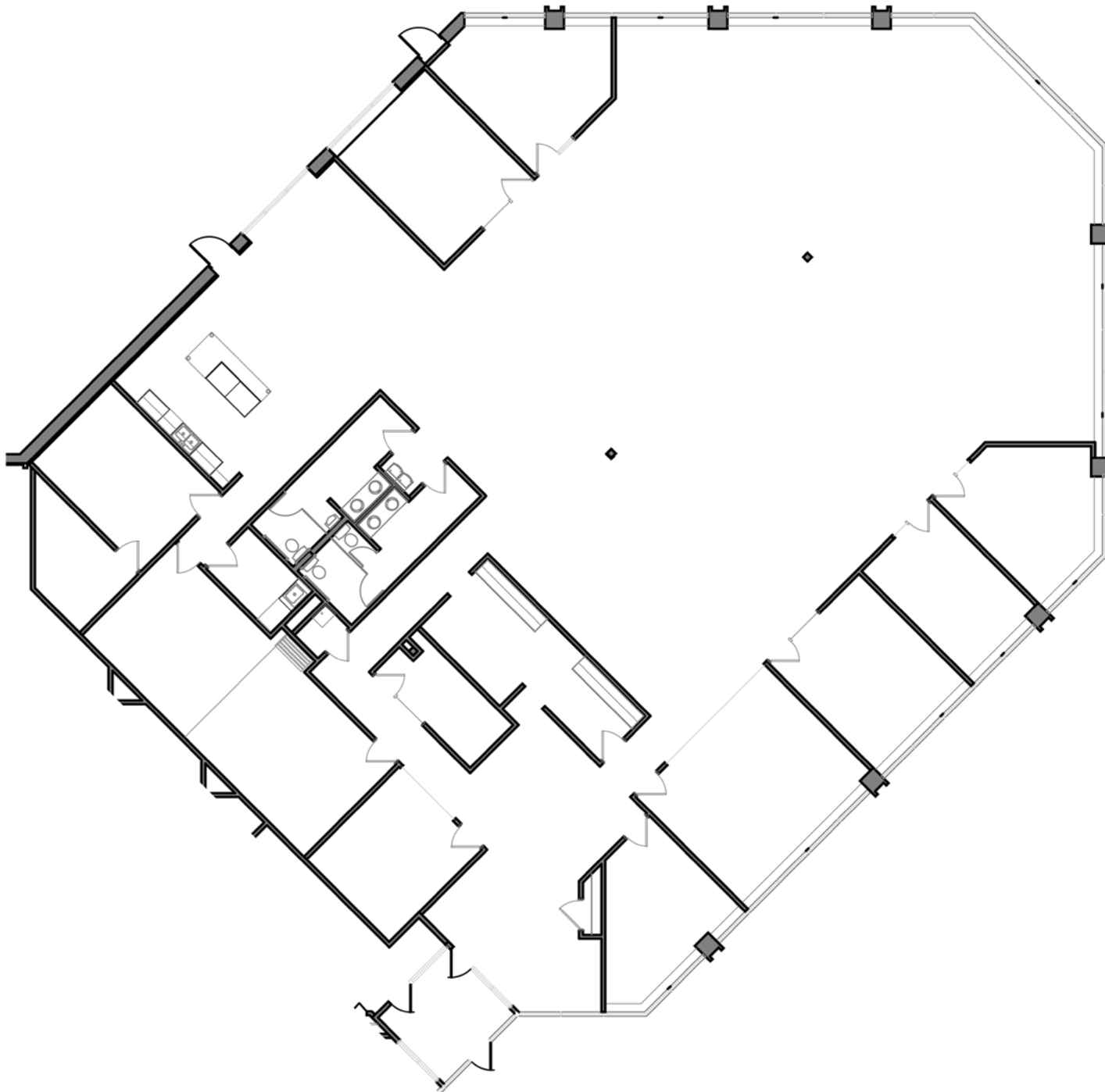
JOE OWEN  
952 897 7888  
joe.owen@colliers.com

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

Owned by:



# 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



#### Leasing contacts:

JASON SIMEK  
952 897 7898  
jason.simek@colliers.com

PETER MORK  
952 897 7772  
peter@capitalpartnersmn.com

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

Owned by:



Accelerating success.

# Floor Plan



**BAKER TECH**

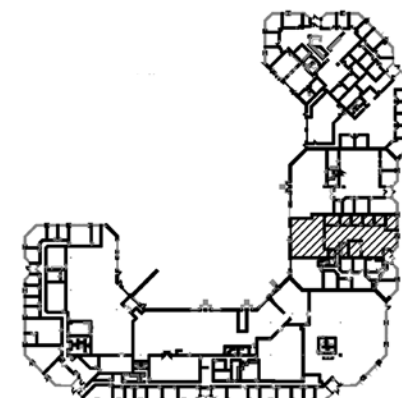
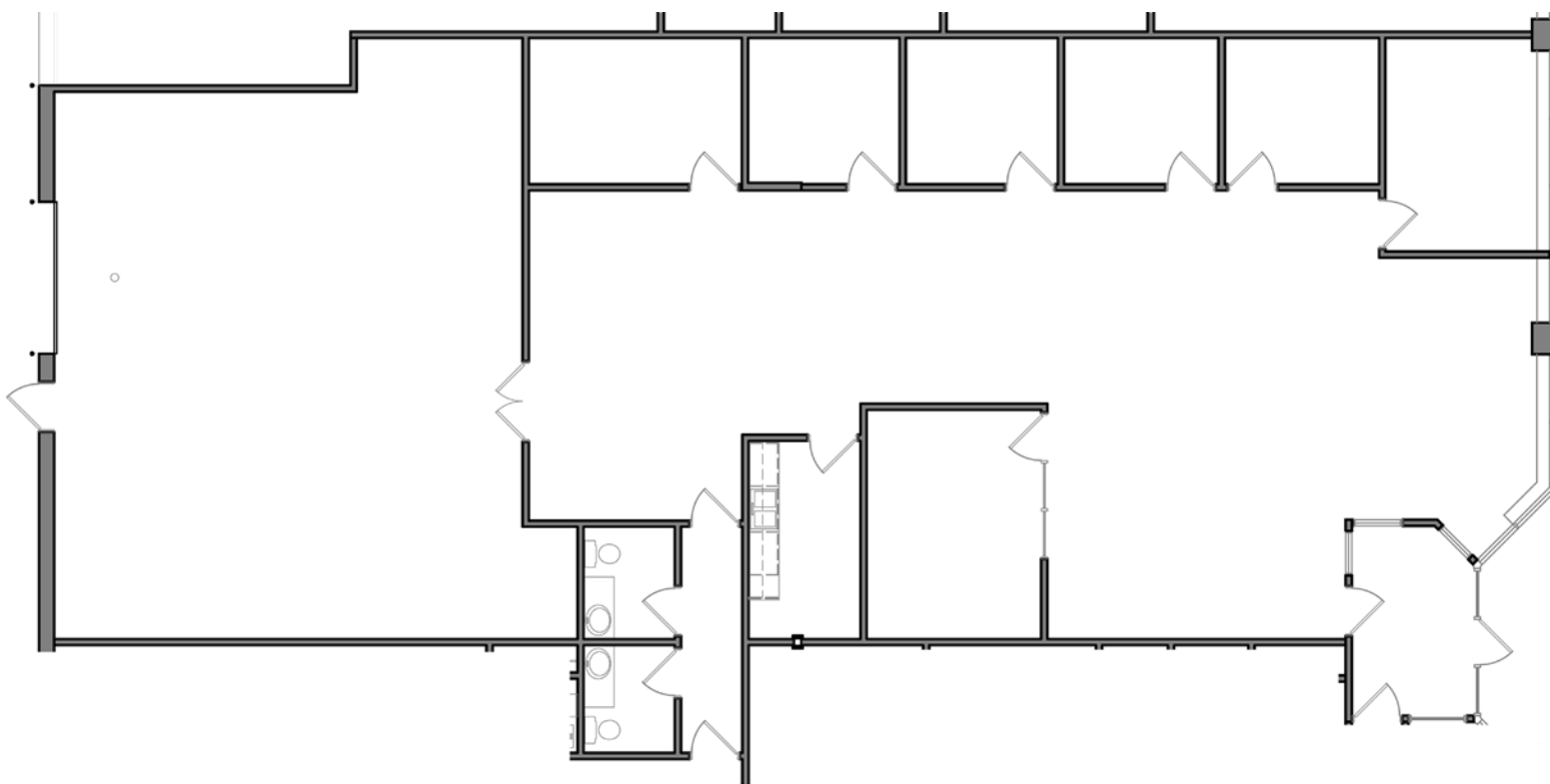
**6121 Baker Road  
Suite 104**

**Office:** 2,655 SF

**Warehouse:** 1,252 SF

**Total:** 3,907 SF

**Loading:** 1 drive-in door



**Leasing contacts:**

JASON SIMEK  
952 897 7898  
jason.simek@colliers.com

PETER MORK  
952 897 7772  
peter@capitalpartnersmn.com

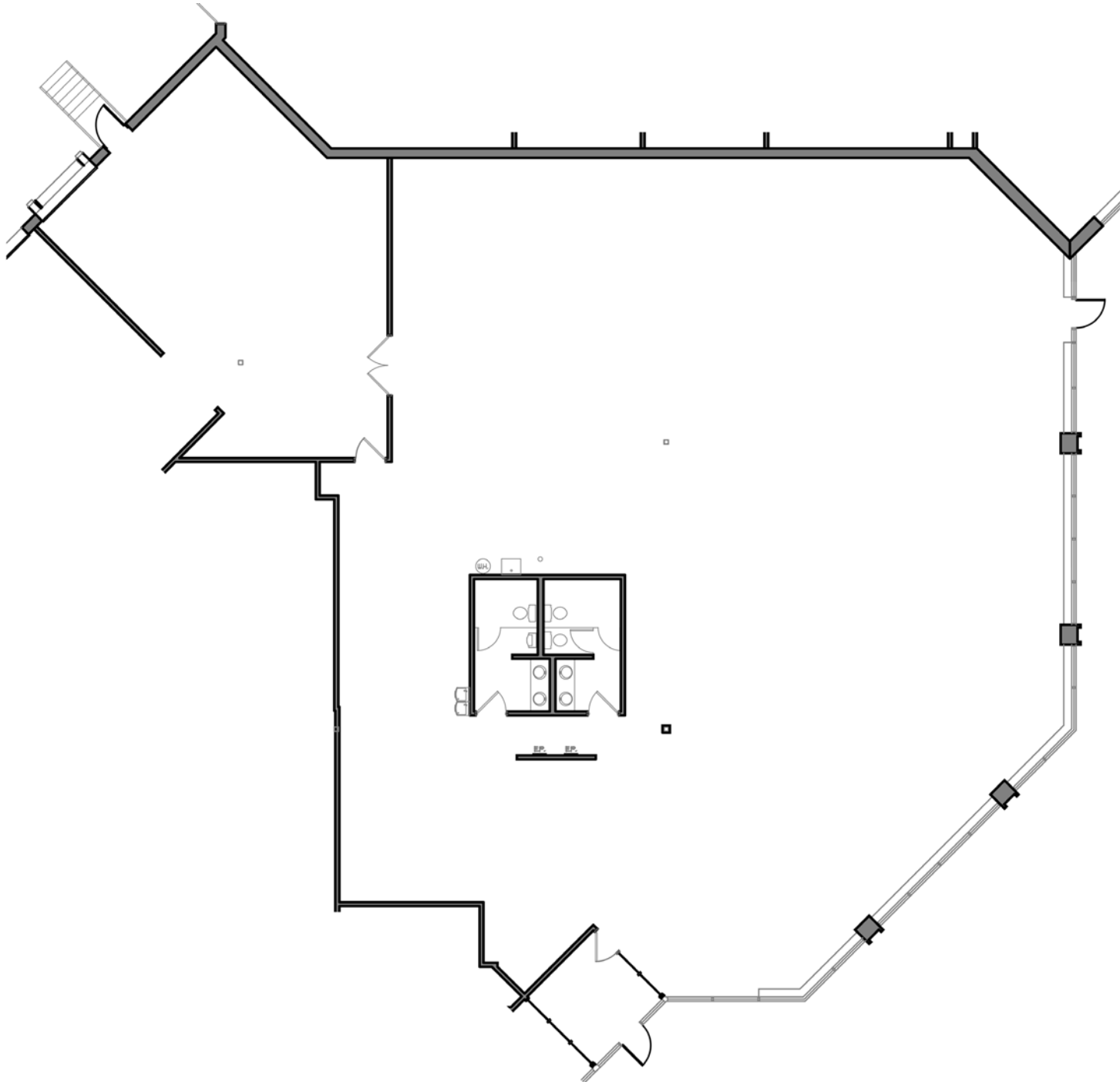
JOE OWEN  
952 897 7888  
joe.owen@colliers.com

Owned by:





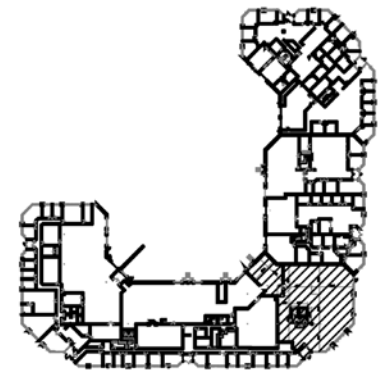
# Floor Plan



**BAKER TECH**

**6121 Baker Road  
Suite 106**

**Office:** 6,077 SF  
**Warehouse:** 1,050 SF  
**Total:** 7,057 SF  
**Loading:** 1 dock door



## Leasing contacts:

JASON SIMEK  
952 897 7898  
jason.simek@colliers.com

PETER MORK  
952 897 7772  
peter@capitalpartnersmn.com

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

Owned by:



Accelerating success.

# Floor Plan

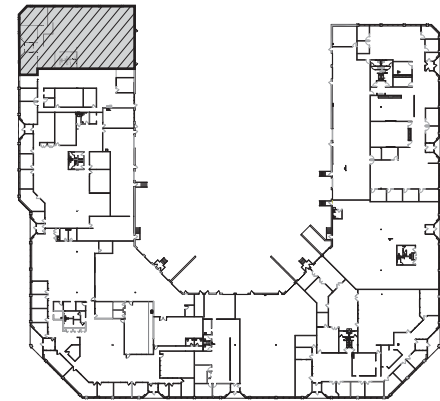
## Suite 480



**BAKER TECH**

### 5929 Baker Road Suite 480

**Office:** 5,424 SF  
**Tech:** 0 SF  
**Warehouse:** 0 SF  
**Total:** 5,424 SF



#### Leasing contacts:

JASON SIMEK  
952 897 7898  
jason.simek@colliers.com

PETER MORK  
952 897 7772  
peter@capitalpartnersmn.com

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

Owned by:



Accelerating success.



# BAKER TECH

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



Owned by:



## Leasing contacts:

JASON SIMEK  
952 897 7898

[jason.simek@colliers.com](mailto:jason.simek@colliers.com)

PETER MORK  
952 897 7772

[peter@capitalpartnersmn.com](mailto:peter@capitalpartnersmn.com)

JOE OWEN  
952 897 7888

[joe.owen@colliers.com](mailto:joe.owen@colliers.com)

Colliers International  
Minneapolis-St. Paul  
[colliers.com/msp](http://colliers.com/msp)