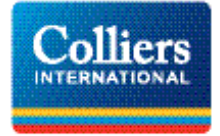


OFFICE SPACE FOR LEASE >

# Baker Road Corporate Center

4350 Baker Road | Minnetonka, MN 55343



Gold LEED® certified by the U.S. Green Building Council



## BUILDING AMENITIES

- > 4-story, 100,000 sf office building
- > Gold LEED certified by the U.S. Green Building Council (USGBC)
- > Great access and visibility to I-494
- > State-of-the-art construction by Welsh Construction & Welsh Facility Services
- > Underground parking
- > Property managed on-site by Colliers International
- > Located on beautiful, park-like setting with pond and walking trails
- > On-site cafeteria, conference room, training center, fitness center, patio and deck



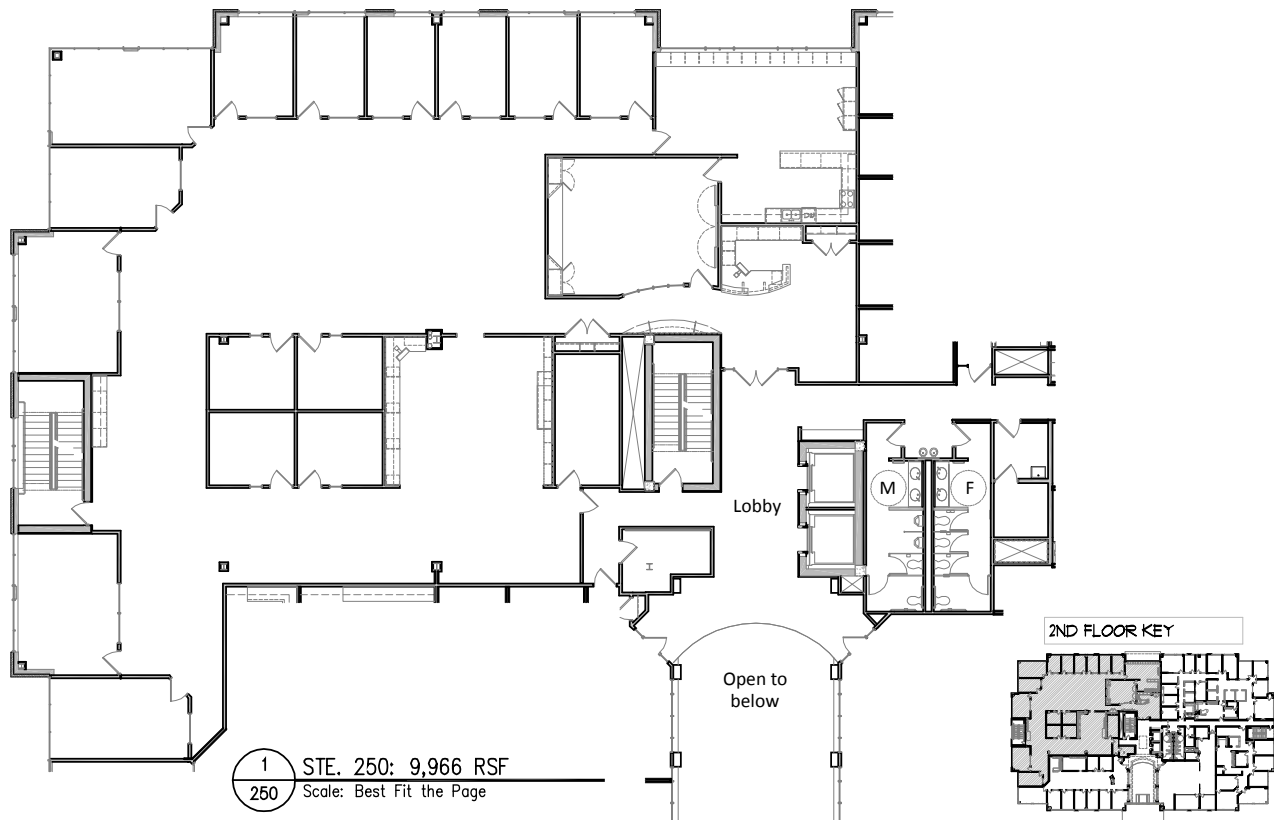
## CONTACT US

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## 4350 BAKER ROAD > FLOOR PLAN



## AVAILABLE SPACE & COSTS

Net Rent	<b>\$18.00/SF</b>
Tax & Operating Costs (2018 est.)	<b>\$8.50/SF ops</b> <b>\$5.30/SF taxes</b> <b>\$13.80/SF total</b>
Building Size	<b>96,368 SF</b>
Parking	<b>Ample surface stalls; 5:1 ratio and approximately 80 indoor stalls</b>
Year Built	<b>2008</b>
R/U Factor	<b>1.16</b>
Available	<b>January 1, 2019</b>
Suite 250	<b>9,966 RSF</b>

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