



**BAKER TECH**

Owned and managed by:



**A Space for Ideas.**

[bakertechmn.com](http://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.





BAKER ROAD

BAKER ROAD

WEST 62ND STREET

494

MINNESOTA  
62

Suite 473-475  
5,617 - 19,428 SF

# 5929 Baker Road Building IV

## Suite 473

Available: 3,661 SF office  
1,956 SF warehouse  

---

5,617 SF Total

Loading: 2 dock doors

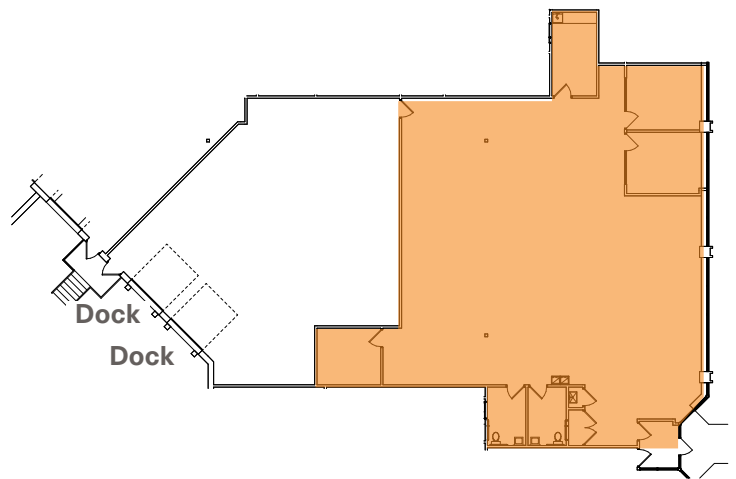
Rates: Negotiable

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

HVAC: Yes

Telecom: Fiber

Clear Height: 12'



## Suite 475

Available: 11,228 SF office  
2,583 SF warehouse  

---

13,811 SF Total

Loading: 1 dock door  
1 drive-in door

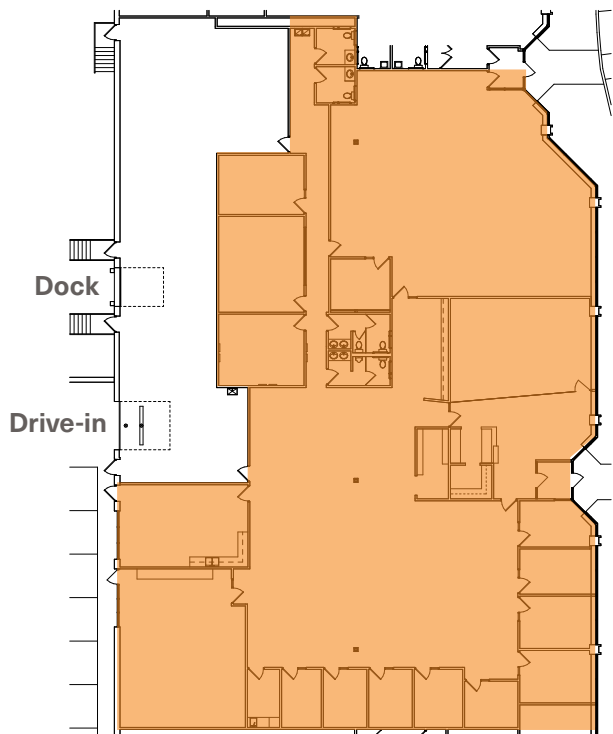
Rates: Negotiable

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

HVAC: Yes

Telecom: Fiber

Clear Height: 12'



# 5929 Baker Road Building IV

## Suites 473-475

**Available:** 14,889 SF office  
4,539 SF warehouse  

---

19,428 SF Total

**Loading:** 3 dock doors  
1 drive-in door

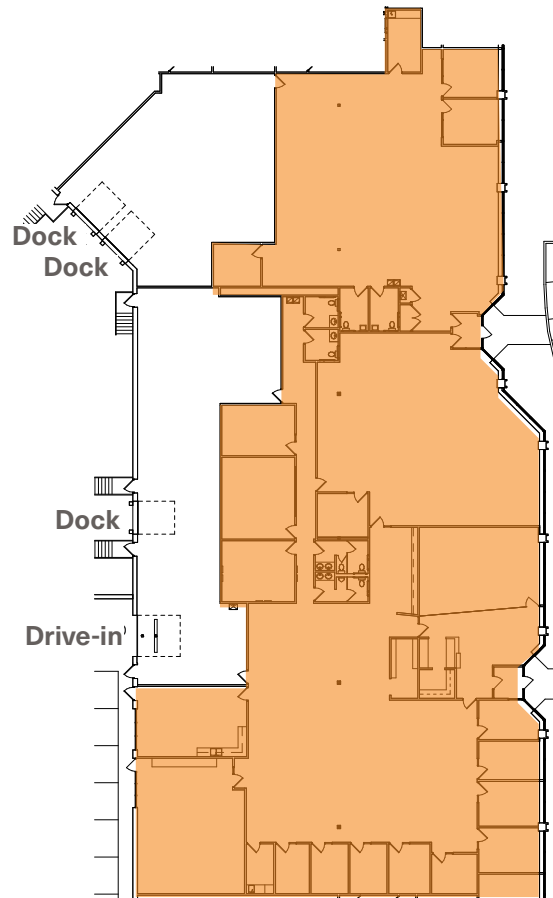
**Rates:** Negotiable

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

**HVAC:** Yes

**Telecom:** Fiber

**Clear Height:** 12'





Owned and managed by:



Leasing contacts:

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

CORBIN CHAPMAN  
952 374 5811  
corbin.chapman@colliers.com



Colliers International  
Minneapolis-St. Paul  
colliers.com/msp