

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.

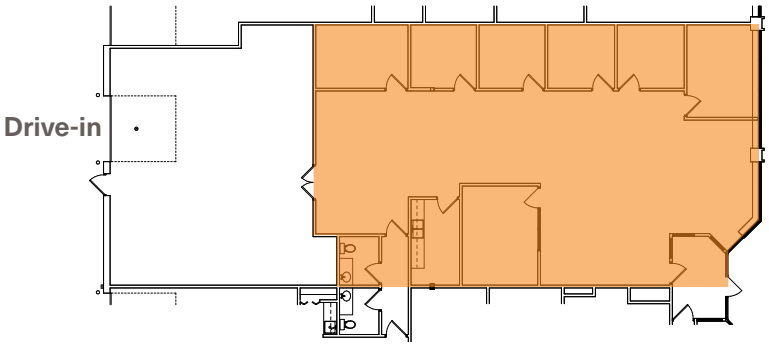

Tenant Signag
BOOM ISLAND


BAKER ROAD
V
Suite 575
2,940 SF
IV
III
BAKER ROAD
II
494
Suite 104
3,907 SF
I
Suite 107
7,478 SF
WEST 62ND STREET
MINNESOTA
62

6121 Baker Road Building I

Suites 104

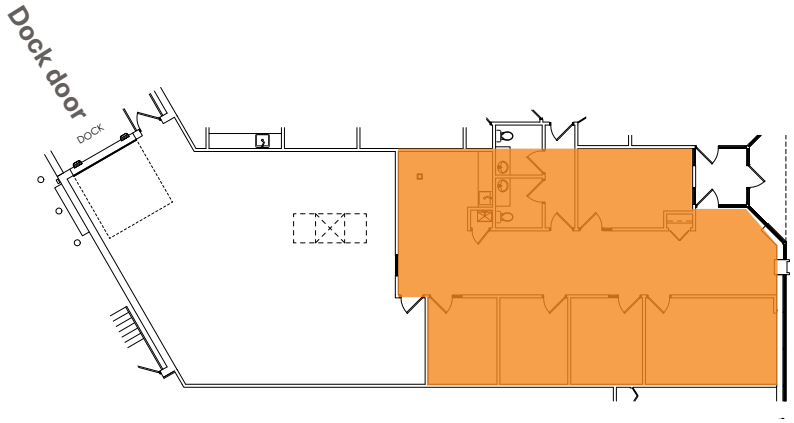
Available:	2,655 SF office 1,252 SF warehouse 3,907 SF Total
Loading:	1 drive-in
Rates:	Negotiable
Tax & CAM (2026):	$6.85 PSF total
HVAC:	Yes
Telecom:	Fiber
Clear Height:	12’



5909 Baker Road Building V

Suite 575

Available:	1,582 SF office 1,358 SF warehouse 2,940 SF Total
Loading:	1 dock doors
Rates:	Negotiable
Tax & CAM (2026):	$6.85 PSF total
HVAC:	Yes
Telecom:	Fiber
Clear Height:	12’

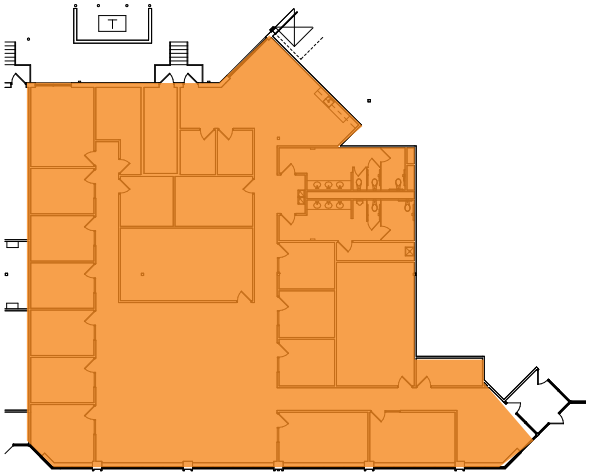


Potential Plan

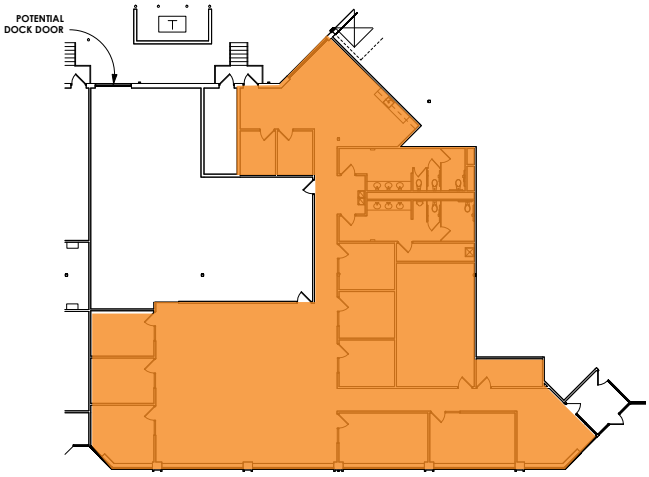
6121 Baker Road Building I

Suite 107

Current Space:	7,478 SF office 0 SF warehouse 7,478 SF Total
Potential Plan:	5,605 SF office 1,873 SF warehouse 7,478 SF Total
Loading:	Potential dock door
Rates:	Negotiable
Tax & CAM (2026):	$6.85 PSF total
HVAC:	Yes
Telecom:	Fiber
Clear Height:	12’



Current Plan



Potential Plan

Current Suite Interior





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