



S 8th St

BAKER  CENTER

ONE WAY
→



MEET

BAKER CENTER

Situated at the center of downtown, home to the most traveled and energetic skyway in the Minneapolis CBD and taking up an entire city block, Baker Center provides a distinctive office place experience you won't find anywhere else in the Twin Cities. Baker Center is made up of nearly 1 million square feet of office and retail space, spanning between four connected and historic, yet renovated, buildings that appeal to users across all industries.



FEEL THE BUZZ

AT BAKER CENTER

Renovated and including all of the amenities today's modern workforce demands, Baker Center's connectivity to everything downtown is unmatched. With its four skyway connections and coveted retailers, Baker Center's position in the epicenter of the CBD creates a distinctive buzz.



Premier location



Strong ownership



Amenities and convenience



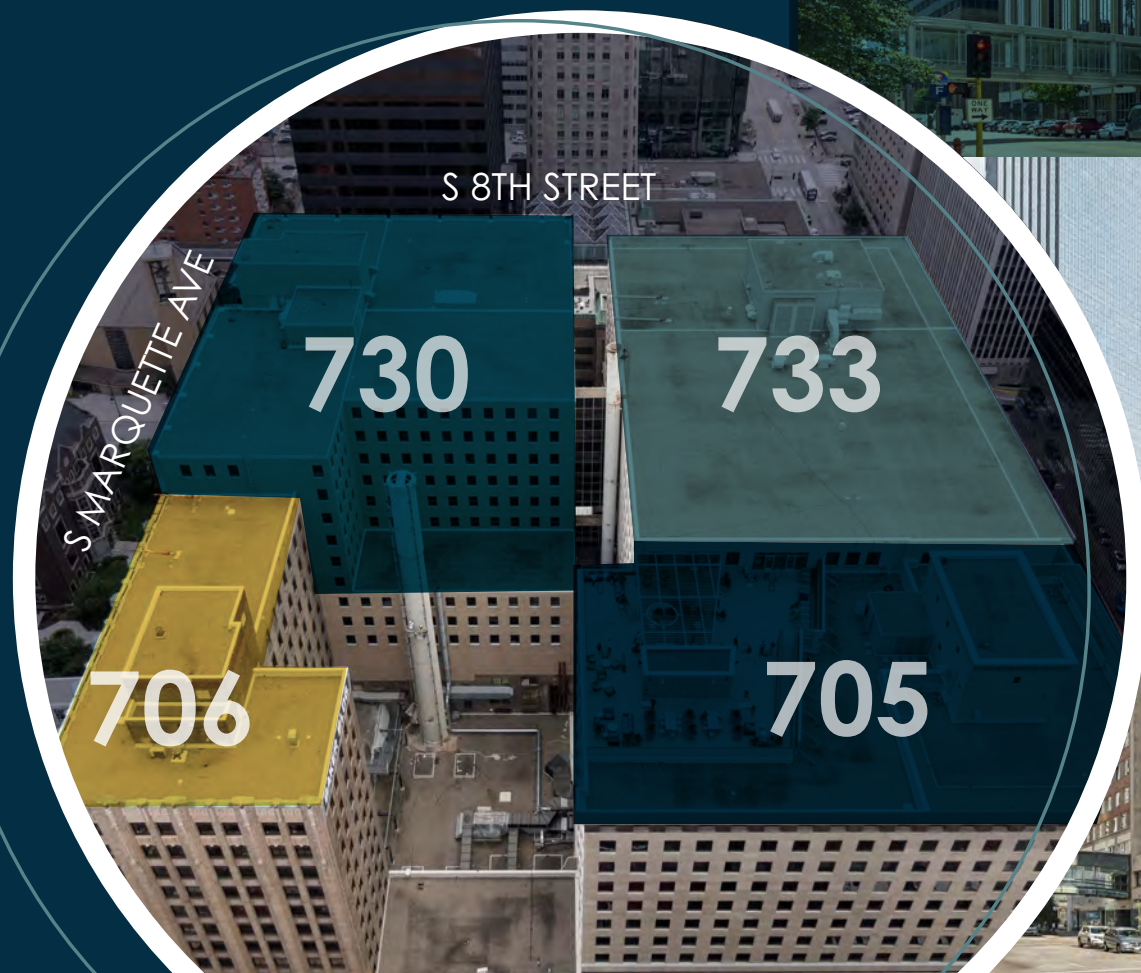
Urban energy



GET TO KNOW

THE FOUR CORNERS OF BAKER CENTER

Baker Center consists of four buildings, taking up a full city block between Marquette and 2nd Avenues, and 7th and 8th Streets.



THE 706 BUILDING

Boutique Building



THE 733 BUILDING

Prime Corner



THE 730 BUILDING

Efficient and Functional



THE 705 BUILDING

Unique Floor Plate Offering



THE 733 BUILDING

CORNER OF 8TH & MARQUETTE
733 S MARQUETTE AVE, MINNEAPOLIS, MN 55402

PRIME CORNER

BUILT IN 1927

454,014 RSF
BUILDING SIZE

12
STORIES

34,000 SF
APPROX. FLOORPLATE SIZE



IMMEDIATELY ACCESSIBLE FROM THE 733 BUILDING



Have a sit down lunch or casual dinner across the street at 8th Street Grill.



Directly adjacent to the MARQ2 bus transit corridor for an easy commute.



THE 705 BUILDING

CORNER OF 7TH & MARQUETTE
705 S MARQUETTE AVE, MINNEAPOLIS, MN 55402

UNIQUE FLOOR PLATE OFFERING

BUILT IN 1929

277,163 RSF

BUILDING SIZE

12

STORIES

15,500 SF

APPROX. FLOORPLATE SIZE



IMMEDIATELY ACCESSIBLE FROM THE 705 BUILDING

MARQUETTE
Lounge

Walk across the street to the Crystal Court, a downtown urban park with numerous restaurants including the Marquette Lounge located on the first floor of the 4-star Marquette Hotel.



THE 706 BUILDING

CORNER OF 2ND & 7TH
706 2ND AVE S, MINNEAPOLIS, MN 55402

BOUTIQUE BUILDING

BUILT IN 1926

126,972 RSF
BUILDING SIZE

12
STORIES

7,500 SF
APPROX. FLOORPLATE SIZE



IMMEDIATELY ACCESSIBLE FROM THE 706 BUILDING

HOTEL
INDIGO

Star Bar
& BISTRO

Host a happy hour at Star Bar Bistro and offer visiting clients a convenient place to stay at the 4-star Hotel Indigo right across the street.



THE 730 BUILDING

CORNER OF 2ND & 8TH
730 2ND AVE S, MINNEAPOLIS, MN 55402

EFFICIENT AND FUNCTIONAL

BUILT IN 1968

350,000 RSF

BUILDING SIZE

14

STORIES

24,000 SF

APPROX. FLOORPLATE SIZE



IMMEDIATELY ACCESSIBLE FROM THE 730 BUILDING



Start your day off right with breakfast at the famous Hen House Eatery or grab a drink and enjoy their patio in summertime, then go across the street to network with city leaders at the Minneapolis Club.



AMENITIES THAT INSPIRE



Baker Center Wellness – a fully equipped fitness center with locker rooms and showers



Stunning Rooftop Terrace with city views



Executive Boardroom conveniently located adjacent to the rooftop terrace



Dramatic two-story entrance on the prime corner of Marquette and 8th Street

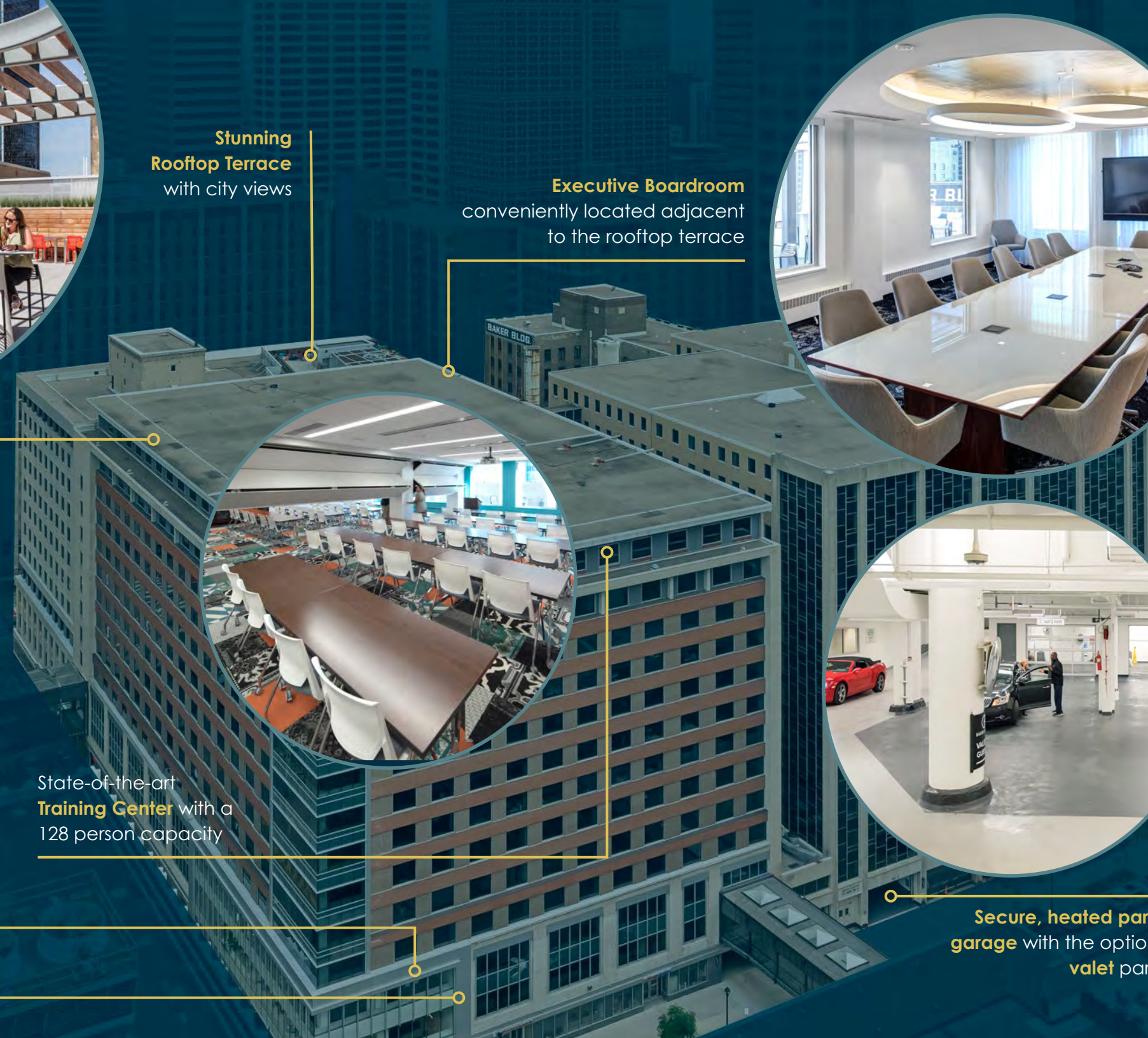
Third Workspaces – a variety of tenant lounge spaces are available throughout Baker Center for tenants to work, meet, or take a break



State-of-the-art **Training Center** with a 128 person capacity



Secure, heated parking garage with the option for valet parking



BAKER CENTER

WHERE YOU WANT TO BE

THE CENTERPIECE OF DOWNTOWN

- Walking distance to dining, sports, entertainment venues, and hotels
- MARQ2 bus line located right outside Baker Center on Marquette and 2nd Avenues
- 2 Blocks from the Government Plaza LRT station
- On-site parking as well as many nearby parking garages

DINE

Hen House Eatery
Sushi Takatsu
Afro Deli & Grill
Vellee Deli
Green + The Grain
Star Bar & Bistro
Vitality Roasting
My Burger
Savouré Vietnamese Eatery
EGGFLIP
Crêpe Avenue
Kadai Indian Kitchen
Bruegger's Bagels
Bon Appetit Cafe
Starbucks
Leeann Chin
Los Ocampo Express
Cardigan Donuts
Naf Naf Grill
Fhima's Minneapolis
Fogo de Chão
Tom's Watch Bar
Keys At The Foshay
Prohibition Bar
Manny's Steakhouse
Ginellis Pizza
Gray Fox Coffee & Wine
8th Street Grill
801 Chophouse
Come Pho Soup
Zelo
Hell's Kitchen Inc.
Jimmy John's

Hibachi Daruma
The Melting Pot
Charlie's Minneapolis Club
Six15 Bar & Lounge
Dan Kelly's Broadway Pizza
Mother Dough Bakery
Andrea Pizza
Starbucks
Roti Mediterranean
People's Organic Cafe
Cardigan Donuts
Jolliet House
Potbelly
The Marquette Lounge
noa Minneapolis
123 Sushi
Wood + Paddle Eatery
Gray Fox Coffee
Dave's Downtown
Ruth's Chris Steak House
The Local - Minneapolis
Barrio
Lumi Restaurant
Corner Coffee Downtown
801 Fish Minneapolis
The Northern Lights Tea Co
Andrea Pizza
Subway
Dairy Queen
Northstar Cafeteria
Krona Cafe
Walkin Dog
Rosewood Room

STAY

The Lofton Hotel
Hyatt Centric Downtown
Minneapolis Marriott City Center
Residence Inn
Hilton
The Westin
Emery, Autograph Collection
Hotel Indigo

DoubleTree Suites by Hilton
Four Seasons Hotel
Embassy Suites by Hilton
Tru by Hilton
Hyatt Place
AC Hotel by Marriott
Rand Tower Hotel
The Marquette Hotel

ENTERTAIN

U.S. Bank Stadium
Target Field
Target Center
First Avenue
Pantages Theatre
Skyway Theatre
State Theatre
Orpheum Theatre
The Armory

- Dine
- Entertain
- Stay
- Parking



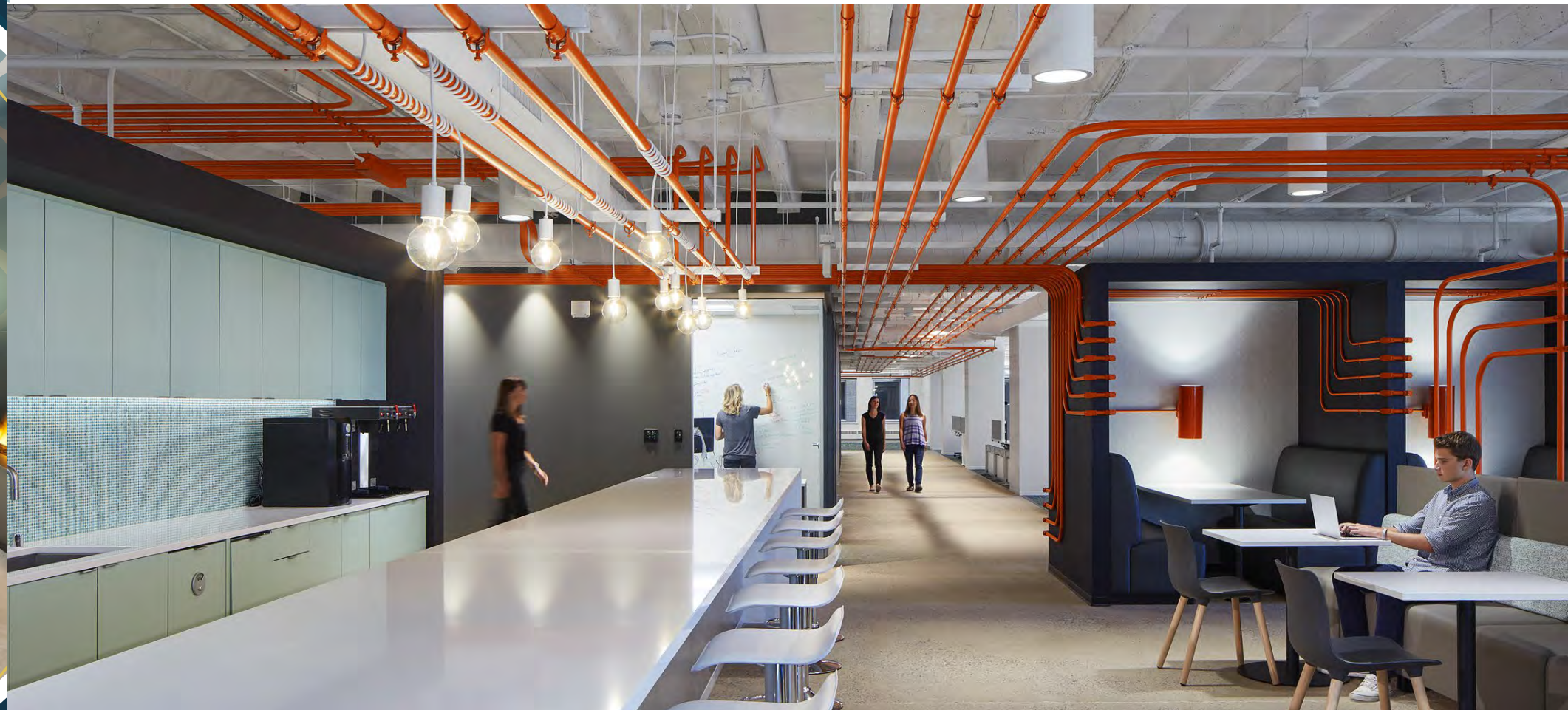
WALK
 Government Center - 5 minute walk
 First Avenue - 8 minute walk
 Target Center - 9 minute walk
 Minneapolis Convention Center - 10 minute walk

CONVENIENT ON-SITE DINING



GREEN
+ THE
GRAIN

TENANT SPACES THAT INSPIRE



THE BAKER CENTER DIFFERENCE

WHY OFFICE HERE?
LET US SHOW YOU.

 @baker_center



WHY BAKER CENTER?

Baker Center offers an incredible value to tenants who want the convenience and liveliness of downtown, access to the project's impressive amenities and the ability to create an inspiring office space.



Premier CBD Location

In the heart of the Minneapolis CBD, Baker Center offers a distinctive experience with access to the top retailers downtown



Strong Ownership

Baker Center has been under the same ownership for over 30 years and is debt free. The long-term and highly capitalized ownership is ready and able to fund all types of transactions



Urban Energy

Home to the first and the most highly trafficked skyway downtown



Amenities and Convenience

With all the best amenities that tenants demand, including an inviting rooftop deck, an expansive conference center, multiple lounges, on-site restaurants, valet parking and more, Baker Center has it all



Broad Appeal

From financial services to creative firms, companies of all types call Baker Center home



Space for Every Requirement

Baker Center boasts a wide range of move-in ready and customizable office spaces for companies across all industries



BAKER CENTER

Leasing

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Managed by



TRANSWESTERN

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