



**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

I

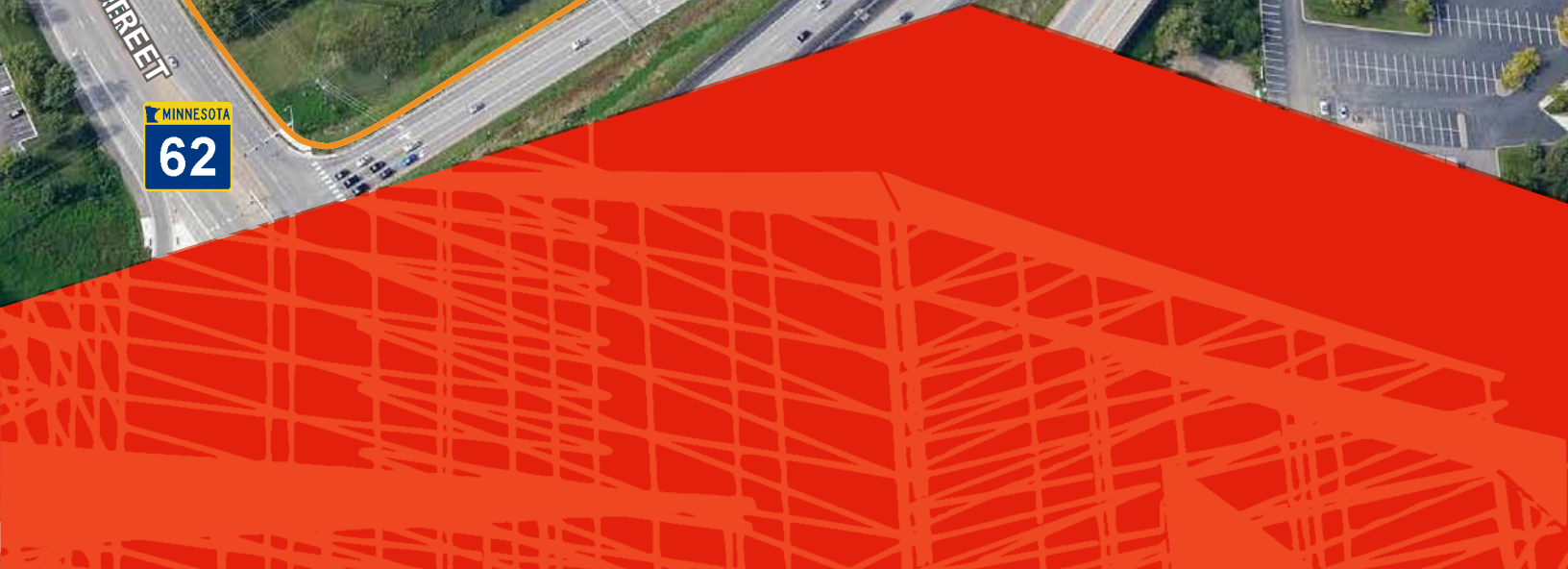
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III

IV

V

Suite 473  
5,617 SF



# 5929 Baker Road Building IV

## Suite 473

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

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5,617 SF Total

Loading: 2 dock doors

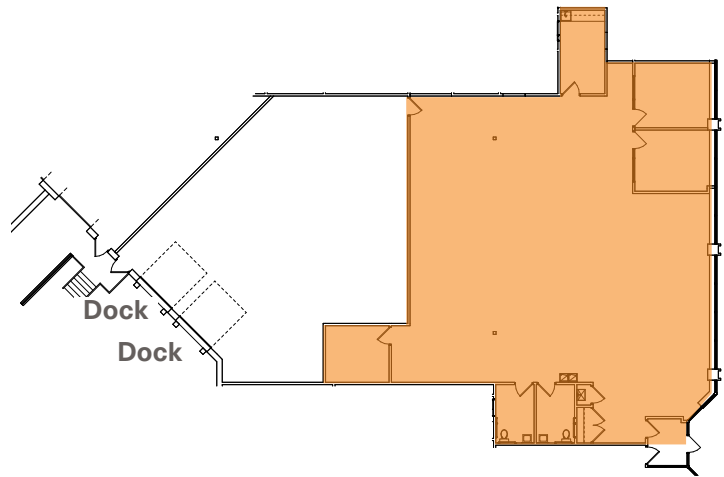
Rates: Negotiable

Tax & CAM (2024): \$6.25 PSF total

HVAC: Yes

Telecom: Fiber

Clear Height: 12'



Glen Lake Village - 1.2 miles



Downtown Hopkins  
2.7 miles

Glen Lake Center - 1.9 miles



Sundial Shopping Center - 1.2 miles



W 62nd Street

**BAKER TECH**

Glen Lake Golf Course

LIFETIME FITNESS  
0.2 miles



Minnetonka Crossing - 1.2 miles

Shady Oak Retail Center - 1.4 miles



Menards Plaza - 1.9 miles



Bent Creek Golf Club

Prairie Village Mall  
2.8 miles

Prairieview Center - 1.9 miles



Eden Prairie Center - 2.8 miles



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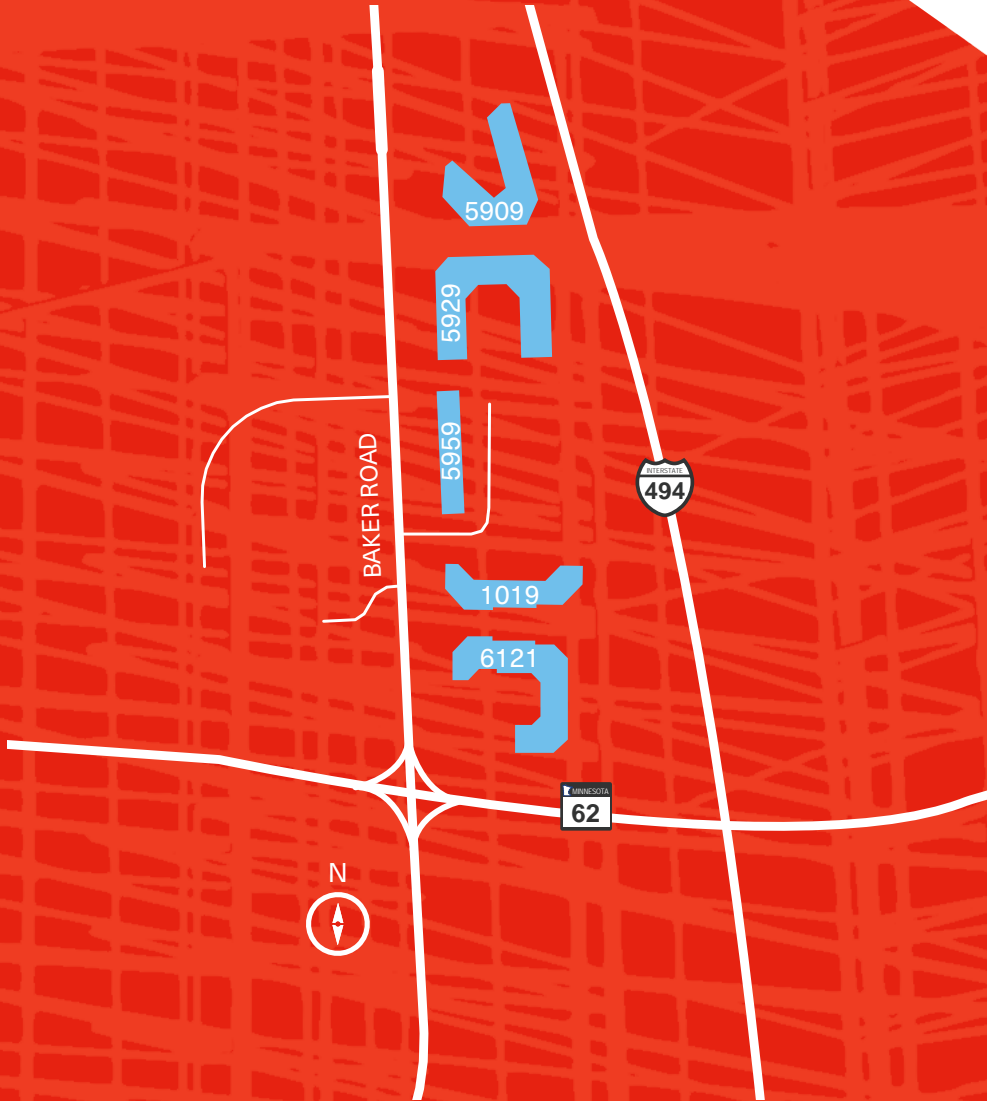
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