

SkyRidge

**Business Center +
Nature Preserve**

**5810 Baker Rd., S. 125
Minnetonka, MN 55345**

A Place for Innovation

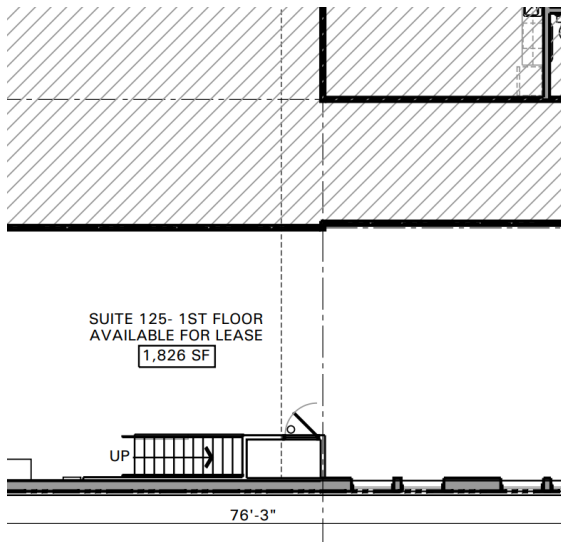
SkyRidgeMN.com

Managed by *Bailey*



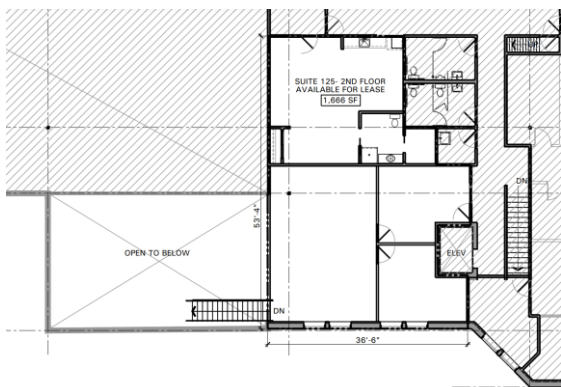
Property Highlights

- On-site private walking trails
- Incredible outdoor environments
- Expansive green space
- On-site nature preserve
- Private gym, chiropractor and massage salon
- Recently renovated offices and common areas
- Easy access to I-494 + Crosstown Highway 62



Suite 125 First Floor

2,069 RSF



Suite 125 Second Floor

1,871 RSF
3 Private Offices

Suite 125 Facts

- 5810 Baker Road, Suite 125
Minnetonka, MN
- Currently Available: 3,940SF
- 3 private offices
- Class A office/flex
- 12' Glass Overhead Door
- Utilities: Individually metered
electric and natural gas
- Rates: Negotiable
- Tax & OPEX (2022): \$10.16 PSF



OFFICE, TECH, FLEX,
MEDICAL USE



SEAMLESS OUTDOOR
TO INDOOR
INTEGRATION



AMPLE NATURAL
LIGHT – 12' GLASS
GARAGE DOOR

GREEN
WORKSPACE



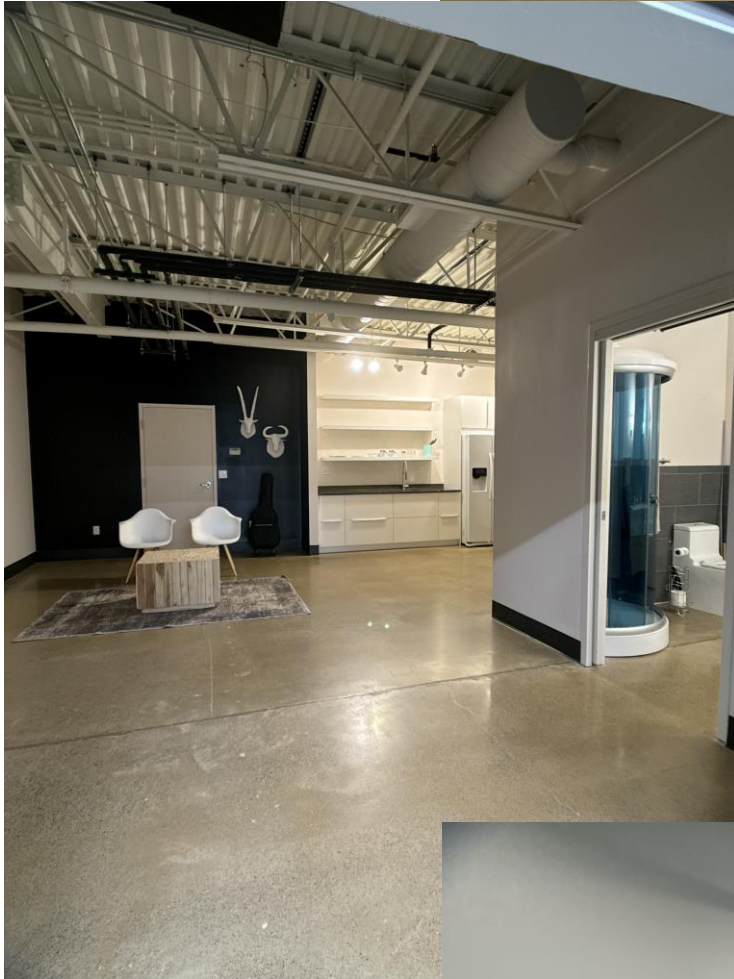
8 EASY ACCESS
PARKING STALLS



CONVENIENT
ACCESS TO HWY 494
& HWY 62







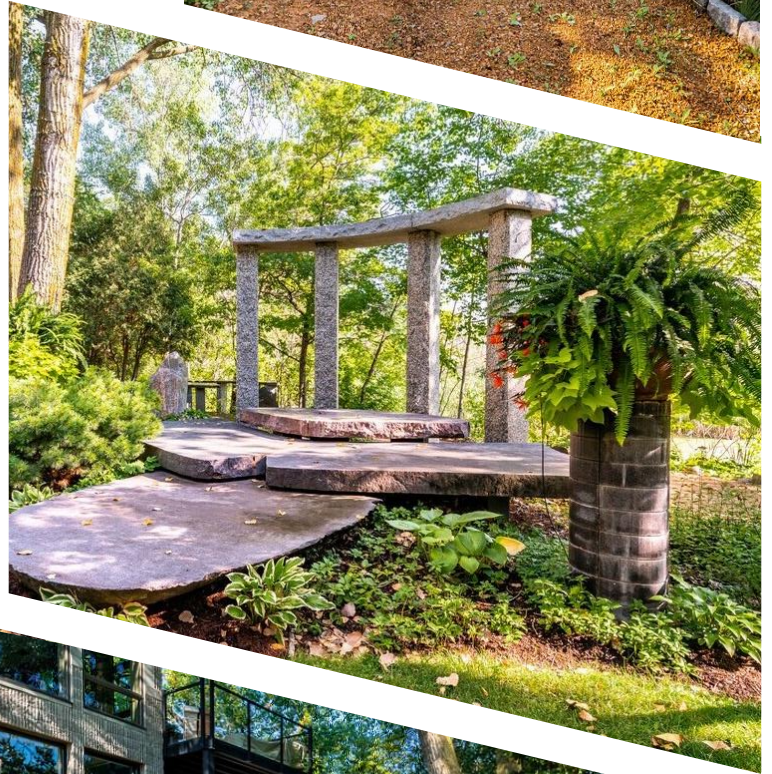
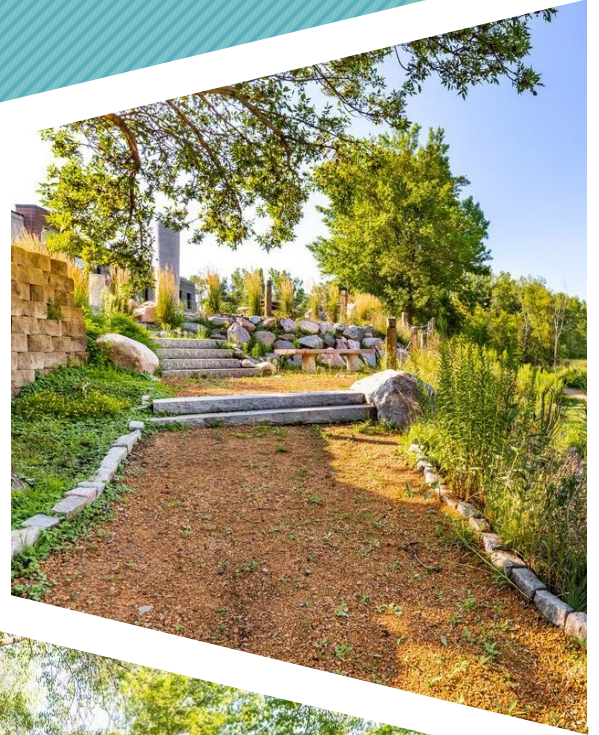
Master Plan

SkyRidge Business Center
+ Nature Preserve



On-site Amenities

- Private gym, chiropractor and massage salon
- 7-acre nature preserve with over a mile of private walking trails
- Extensive gardens
- Sculptures
- Exterior patios
- Incredible outdoor environments





With our wide variety of private walking trails and nature preserve, SkyRidge offers both your company and employees a refreshing and peaceful work environment. The entirety of SkyRidge features gorgeous scenery and a very serene atmosphere.