

# *SkyRidge*

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**Business Center +  
Nature Preserve**

**5810 Baker Rd., S. 175  
Minnetonka, MN 55345**

***A Place for Innovation***

[SkyRidgeMN.com](http://SkyRidgeMN.com)

Managed by *Bailey*

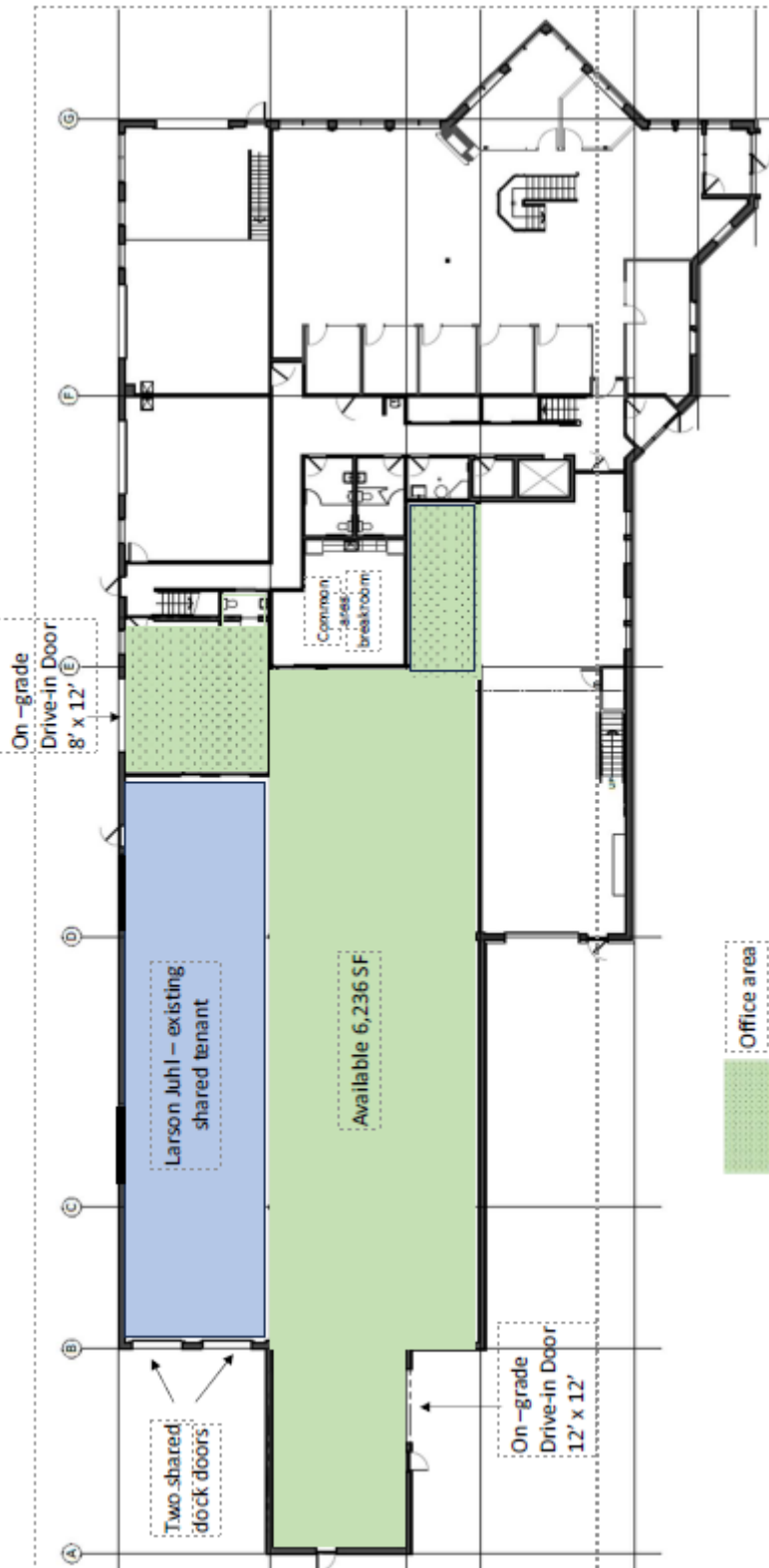


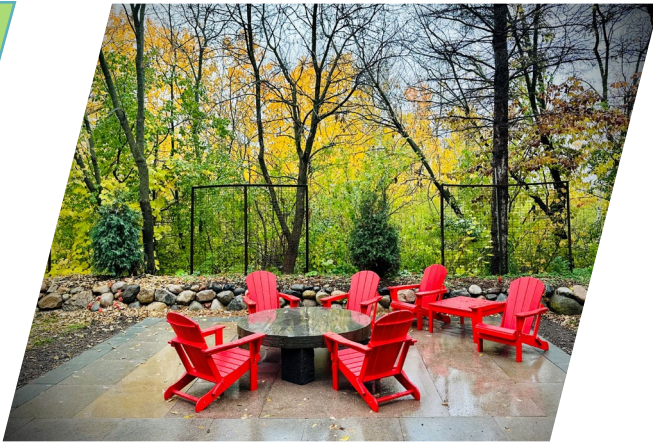
## Property Highlights

- 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 175 Facts

- 5810 Baker Road, Suite 175  
Minnetonka, MN
- Currently Available: 1,113SF Office, 5,123SF Warehouse  
18' clear
- Drive in door with access to dock doors.
- Utilities: Individually metered electric and natural gas through landlord.
- Rates: Negotiable
- Tax & OPEX (2023): \$5.90 PSF





WAREHOUSE,  
STORAGE USE



SEAMLESS OUTDOOR  
TO INDOOR  
INTEGRATION



18' CLEAR CEILING  
HEIGHT

GREEN  
WORKSPACE

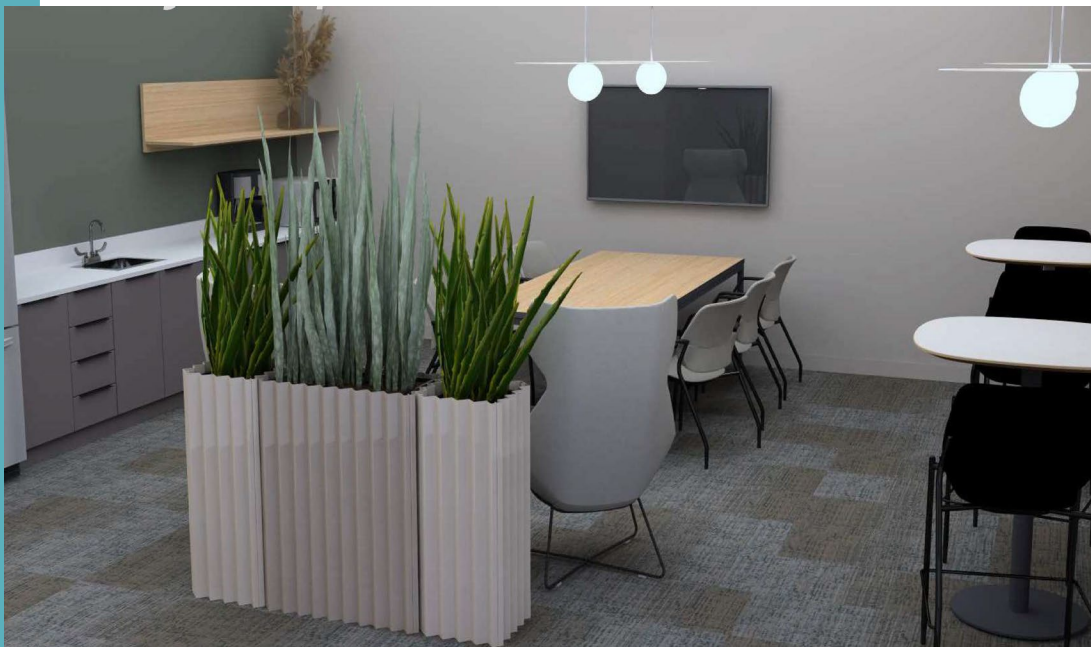


5 EASY ACCESS  
PARKING STALLS



CONVENIENT  
ACCESS TO HWY 494  
& HWY 62





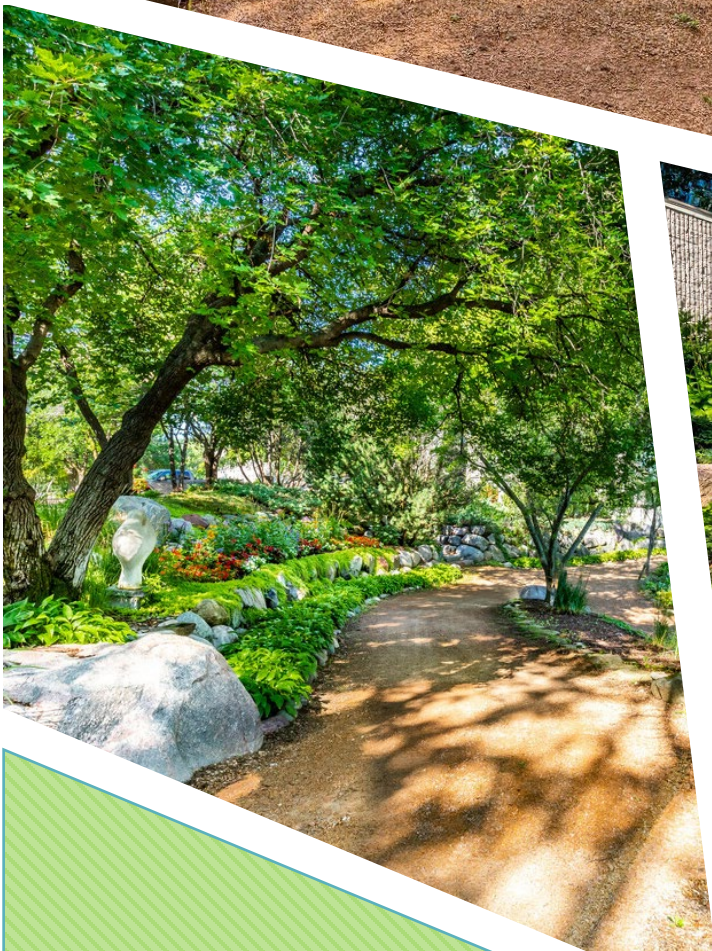
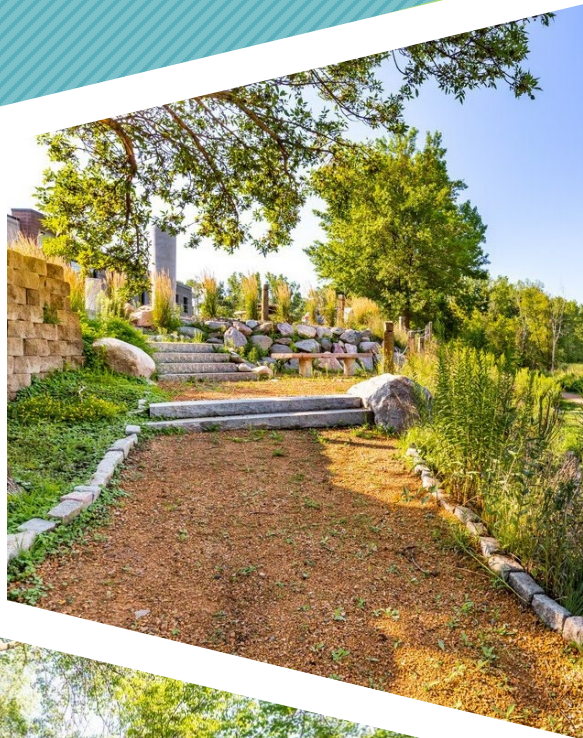
# Master Plan

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.