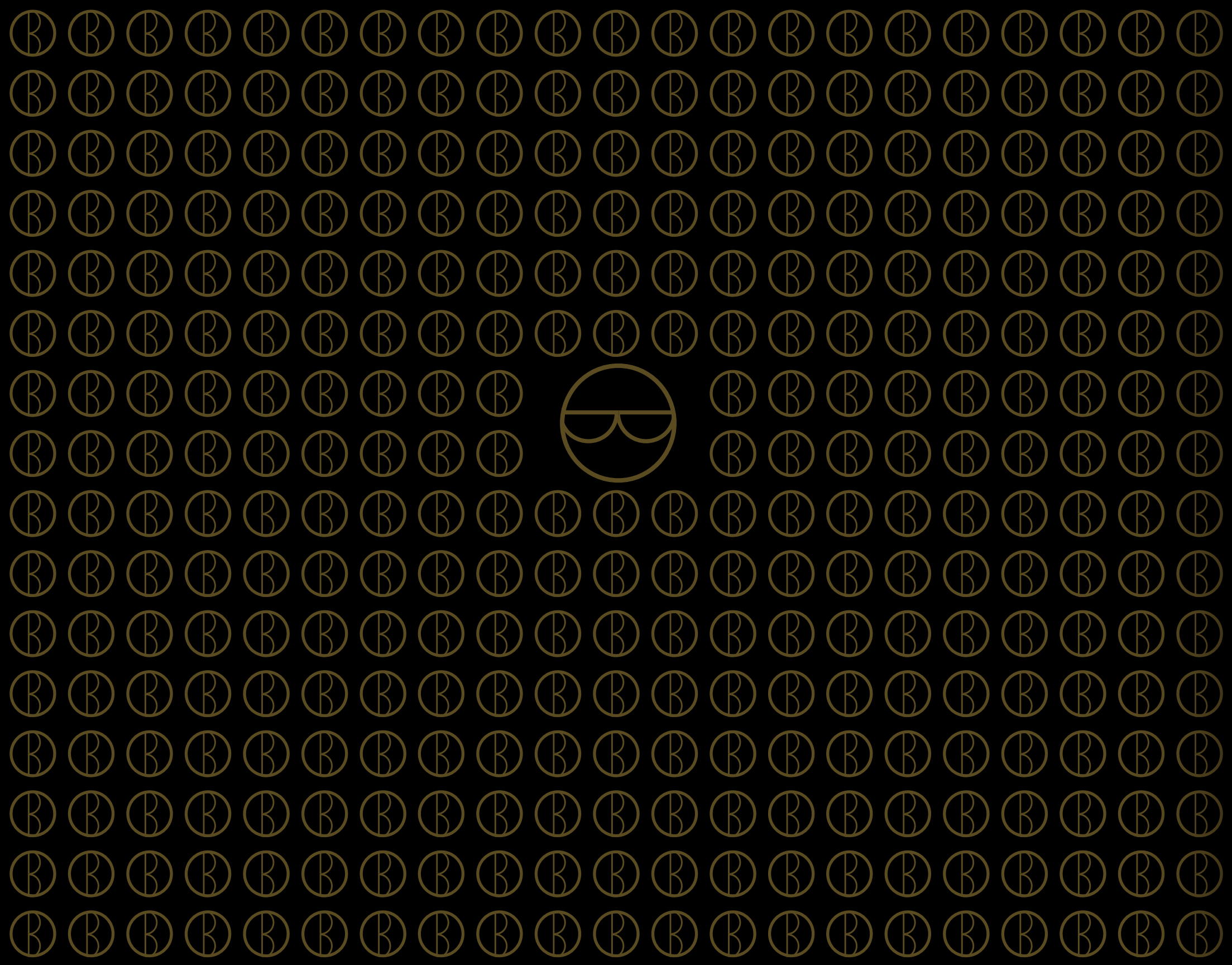
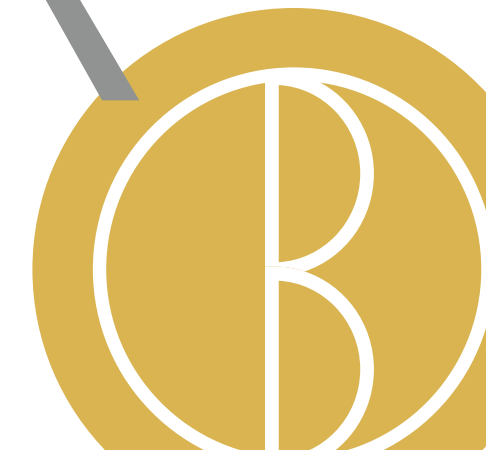




BAKER CENTER



WELCOME TO
BAKER
CENTER





NEW ENTRANCE AT
8TH & MARQUETTE

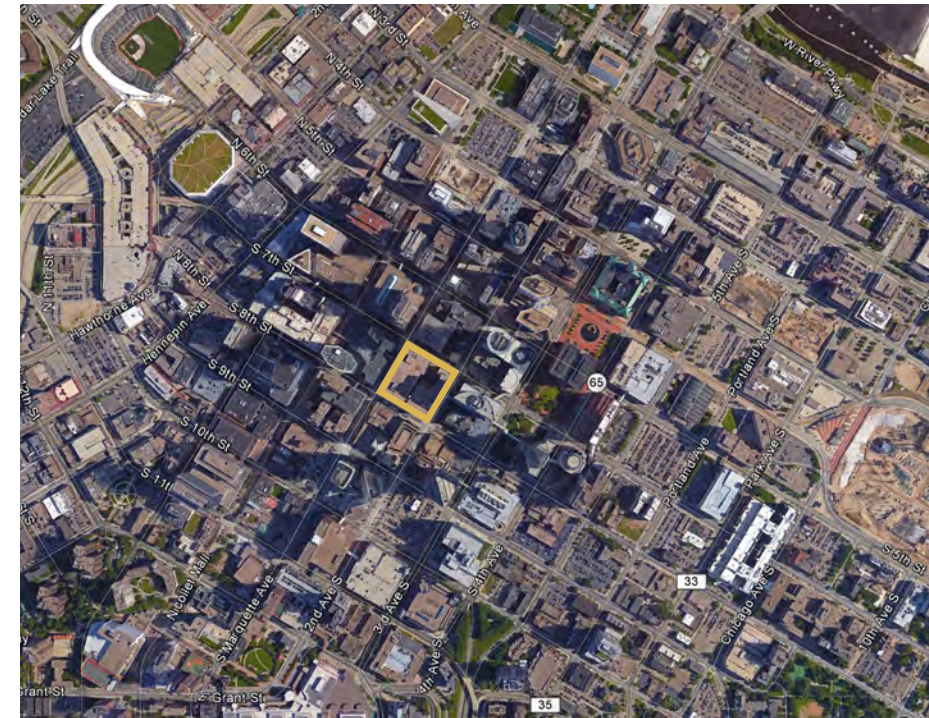


CENTER YOUR FOCUS

The historic center of downtown has been revived. After completing a major renovation in 2017, tenants enjoy an abundance of new features including the prominent new entrance at Marquette and Eighth Street featuring a striking glass curtain wall extending 12 stories and expanded window lines on street level that showcase the brand new entrance lobby. The impressive exterior renovations set the stage for how the building has been repositioned to a modern and attractive option for tenants looking for downtown space, all while maintaining its historic presence through key design elements. Welcome to the new Baker Center.



CENTER YOUR BUSINESS



Baker Center's proximity affords tenants and guests a sense of connectivity to everything that the city has to offer. Situated in the heart of Minneapolis' downtown business district means that at Baker Center, you're within walking distance of the city's most prominent sports, art, dining and entertainment venues, most notably Guthrie Theater, Target Field, Target Center, US Bank Stadium, Walker Art Center, and Orchestra Hall. Baker Center boasts one of the busiest skyway connections within the largest continuous skyway system in the world: eight miles of skyway connect 80 city blocks without ever stepping foot outdoors, a necessity in Minnesota's frigid winter months.

CENTER YOUR COMMUTE



- (B)** Baker Center Tenant Parking
215 stalls - \$265-280/month
- 1** Gaviidae Common Parking Ramp
500 stalls - \$330-370/month
- 2** IDS Parking Ramp
655 stalls - \$340-425/month
- 3** RSM Plaza Parking Ramp
500 stalls - \$250-400/month
- 4** 121 S 8th St Parking Ramp
205 stalls - \$250-300/month
- 5** Capella Tower Parking Ramp
605 stalls - \$310-380/month
- 6** Northstar Parking Ramp
1000 stalls - \$270-300/month
- 7** 333 South Seventh Parking Ramp
630 stalls - \$275-385/month

Whether your everyday commute relies on train, bus, car or bike, Baker Center exceeds expectations. If Baker Center's easy in-and-out 215-stall, temperature controlled parking garage is not a luxury enough in itself – you are sure to appreciate the new valet lobby just steps from the garage. If you choose to park off-site, there's an abundance of other options with over 3,400 parking stalls within a one-block-walk, and often skyway connected.

Baker Center is situated within blocks of Minneapolis' award-winning bike lane and trail system and offers the bike commuter indoor bike racks and changing rooms. For those that prefer a bike-share option, there are eight NiceRide stations within three blocks.

Its proximity to public transit options makes Baker Center an attractive option for a transit-oriented workforce. The complex is straddled by Marq2, the city's primary express bus transit corridor running along Marquette and Second Avenues. In addition, light rail service can be accessed just two blocks from Baker Center at the Government Plaza station. Riders enjoy access from Target Field, MSP Airport, and Mall of America on the Blue Line, east to St. Paul on the Green Line, and as far north as Big Lake on the Northstar Line.

BAKER CENTER
ENTRY LOBBY,
EVENT SPACE &
MEDIA WALL



1ST FLOOR
COLLABORATIVE
SEATING AREAS



CENTER YOUR IMPRESSIONS

Given the considerable amount of time spent at work each day, it is reasonable to demand an enjoyable workplace environment. At Baker Center, it's all about the details. The impressive new two-story entry lobby features a 60-foot media wall – the first of its kind in the region, with several relaxed seating options on both street and skyway levels, and updated corridor finishes that together create a notable first impression for both tenants and guests to appreciate.

CENTER YOUR PRIORITIES

Tucked just beyond the new building entry lobby awaits Baker Center's new, well-appointed valet lounge. This comfortable, sophisticated lounge provides an opportunity for parking clients a moment to unwind at the beginning or end of the workday, to utilize the space as a third workplace, or for tenants to greet clients the moment they arrive. Convenience and efficiency are the top priorities in Baker Center's enhanced private parking ramp where parking clients have the option to self-park or valet, and enjoy the added convenience of an on-site, soft-cloth, car-wash during the workday. If your vehicle is in need of service or repairs, our Concierge can help facilitate a hassle-free appointment including direct pick-up from and drop-off to the ramp.



VALET LOUNGE
& THIRD WORKPLACE



PRIVATE PARKING
RAMP WITH VALET



200 PERSON
TRAINING ROOM



CENTER YOUR COLLABORATION

The amenity floor at Baker Center features three flexible conference rooms that have the connectivity and technology available to accommodate a variety of meeting sizes – from small team huddles to a classroom-style configuration with up to 200 attendees. In addition to the private conference rooms, there is a collaborative lounge available for smaller, more casual interactions.

In alignment with the expectations of today's professionals, Baker Center offers full-time, on-site concierge services. We know the importance of attracting and retaining top talent, and recognize that providing an opportunity for people to prioritize what they value most in their lives can be that differentiator. Located conveniently at the center of the amenity floor, the spectrum of services offered includes scheduling transportation and arranging dinner reservations, to facilitating spa appointments or vehicle servicing and repairs.

COLLABORATIVE
LOUNGE &
CONCIERGE



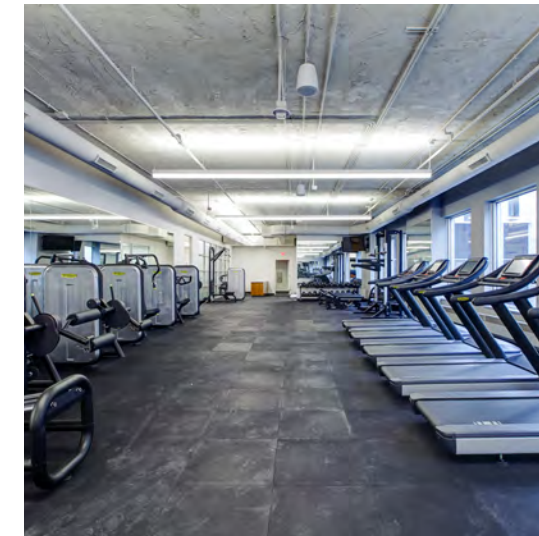
STEELE Fitness provides members with an unparalleled wellness experience in a luxurious, motivating and welcoming environment.



FULL SERVICE
FITNESS CENTER

CENTER YOUR WELLNESS

Whether your regimen calls for cardio or weights, training on your own, with a group, or one-on-one with a trainer, Baker Center's partnership with STEELE Fitness means that the latest in fitness equipment and an experienced staff will meet and exceed your expectations. The convenience of an on-site fitness center with locker rooms and showers allows tenants the opportunity to maintain their fitness routine before, during or after the workday.





ROOFTOP
LOUNGE

CENTER YOUR ENJOYMENT

The cherry on top as you look at Baker Center, literally speaking, is the modern, relaxed rooftop patio where tenants can entertain clients or simply unplug at the end of the day. This one-of-a-kind rooftop patio offers up an outdoor experience rarely found in the heart of the urban core. This distinctive space offers retreat from the hustle and bustle during the workday, and is also available for private events, accommodating up to 225 people. Featuring a variety of seating arrangements and complimentary Wi-Fi, Baker Center's rooftop lounge acts as an extension of the office. Whether you're looking for a third workplace, an area to collaborate, or a retreat to recharge, the experience is always accentuated by remarkable views of the Minneapolis skyline.



BAKER CENTER
SKYWAY PRESENCE



CENTER YOUR PRESENCE

Baker Center is one of the highest traveled skyway systems in downtown Minneapolis, with 1st floor retail spaces available on the prominent Marquette Avenue as well as highly visible skyway level suites perfect for any type of retail tenant.

THE CREATIVE ORIGINAL

- BUILDING LOCATION

Corner of 2nd & 7th

- BUILDING SIZE

96,476 square feet

- YEAR BUILT

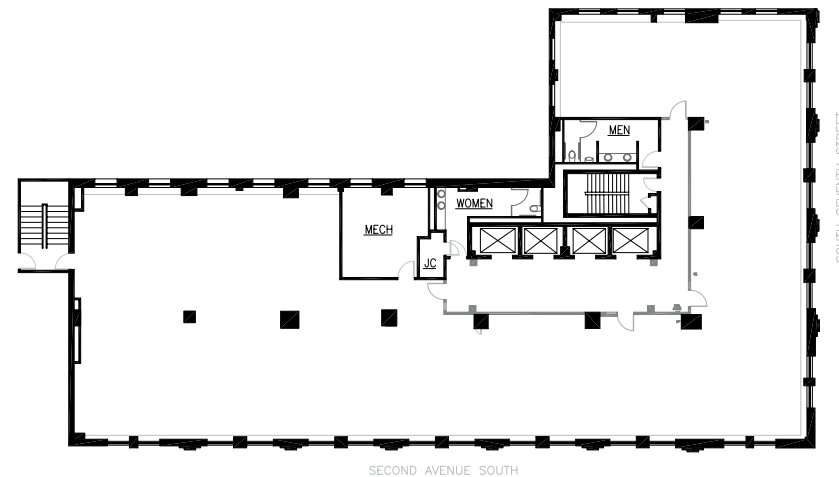
1926

- FLOORS

12

- SUITE SIZE OPTIONS

2,000 - 7,200 square feet



THE VALUE OPTION

- BUILDING LOCATION

Corner of 2nd & 8th

- BUILDING SIZE

299,790 square feet

- YEAR BUILT

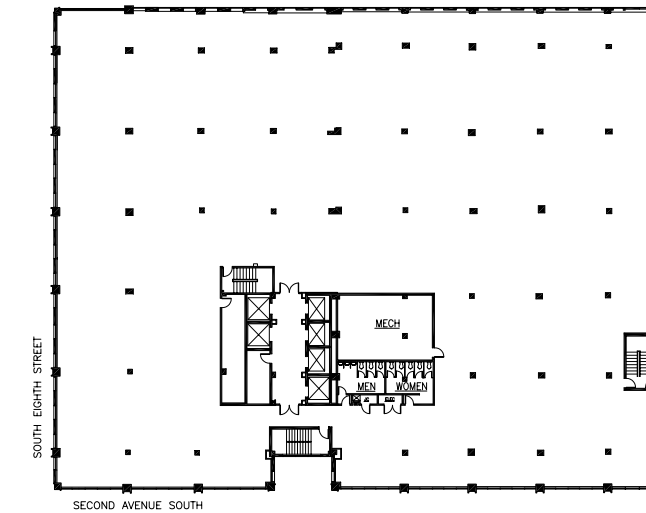
1965-1968

- FLOORS

14

- SUITE SIZE OPTIONS

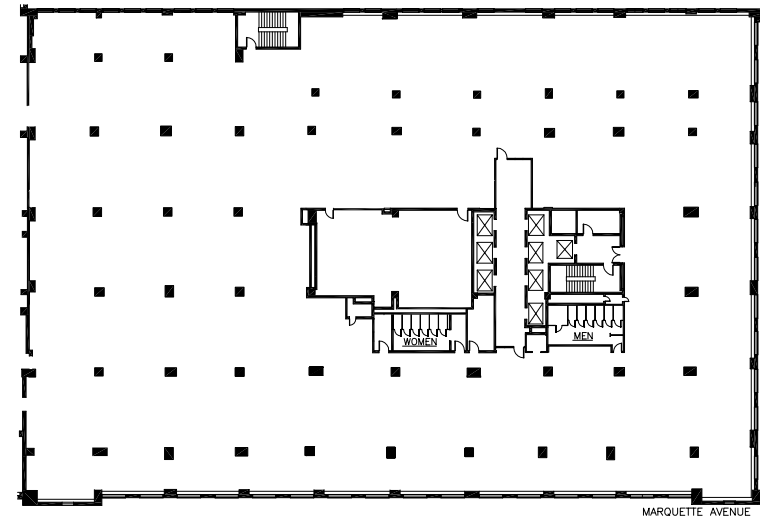
5,000 - 27,000 square feet





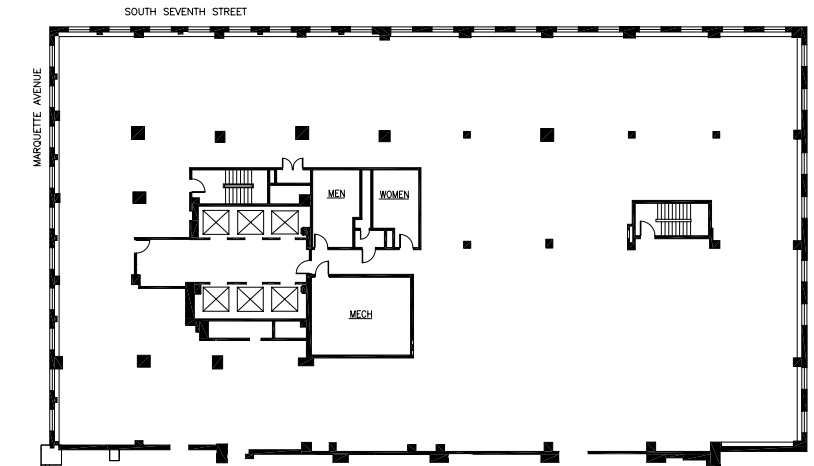
ROOM WITH THE VIEW

- BUILDING LOCATION
Corner of 8th & Marquette
- BUILDING SIZE
396,145 square feet
- YEAR BUILT
1927
- FLOORS
13
- SUITE SIZE OPTIONS
18,000 - 35,000 square feet



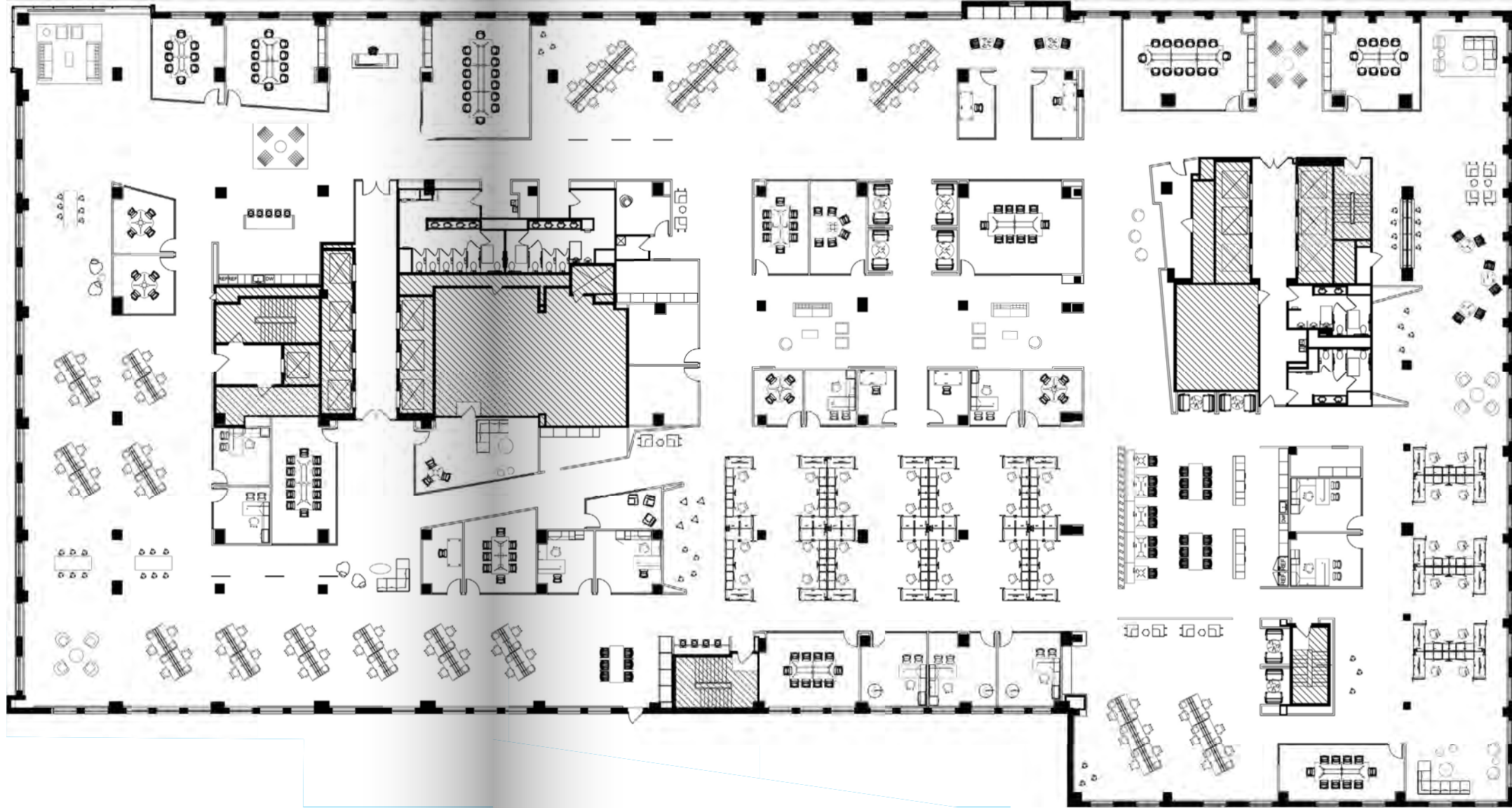
FULL FLOOR TENANT

- BUILDING LOCATION
Corner of 7th & Marquette
- BUILDING SIZE
178,858 square feet
- YEAR BUILT
1927
- FLOORS
12
- SUITE SIZE OPTIONS
10,000 - 16,000 square feet



HEAD QUARTER OPTION

- AVAILABLE ON FLOORS
3 - 9, & 11
- SUITE SIZE
52,000 square feet

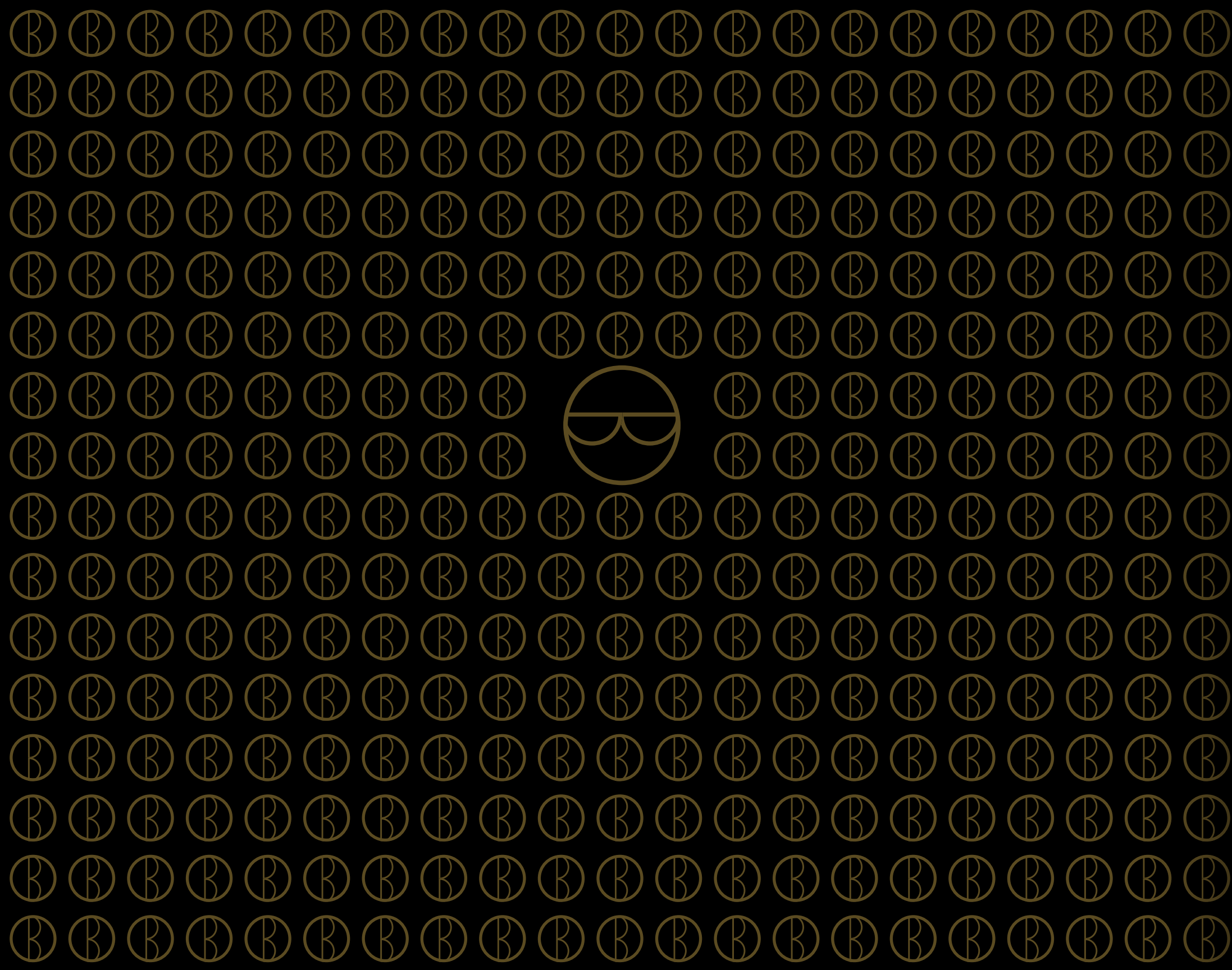


27 COLLABORATION SPACES

15 CONFERENCE ROOMS

172 MINIMUM EMPLOYEES

268 MAXIMUM EMPLOYEES

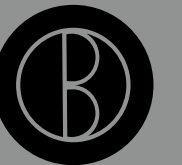


MORE INFO:

MIKE HONSA, SIOR
(612) 359-1631
mike.honsa@transwestern.com

REED CHRISTIANSON, SIOR
(612) 359-1610
reed.christianson@transwestern.com

TERESA BORGEN
(612) 359-1621
teresa.borgen@transwestern.com





BAKER CENTER