



# BAKER CENTER



# MEET BAKER CENTER



Tour Baker  
Center's 3D  
Model

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



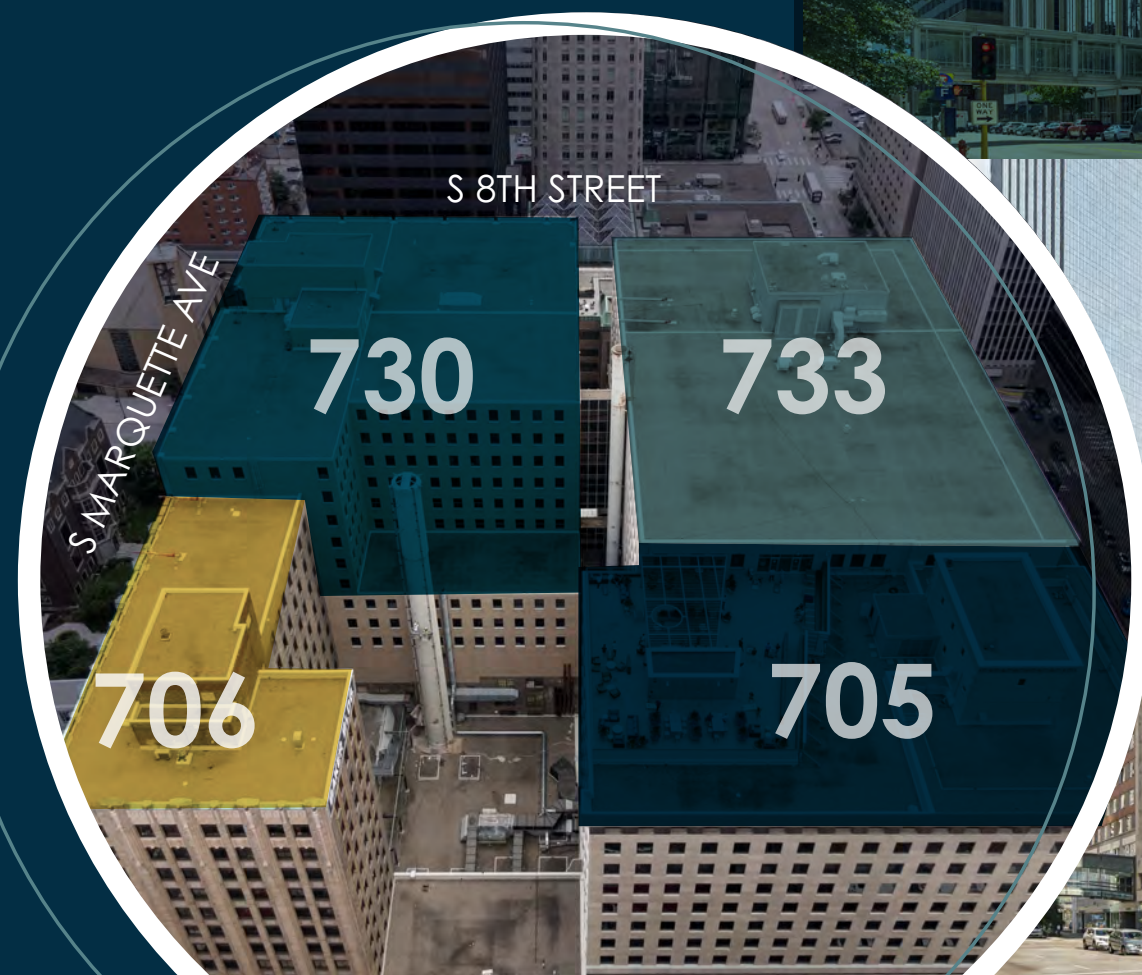
Urban energy



# 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



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



**Bike Room**



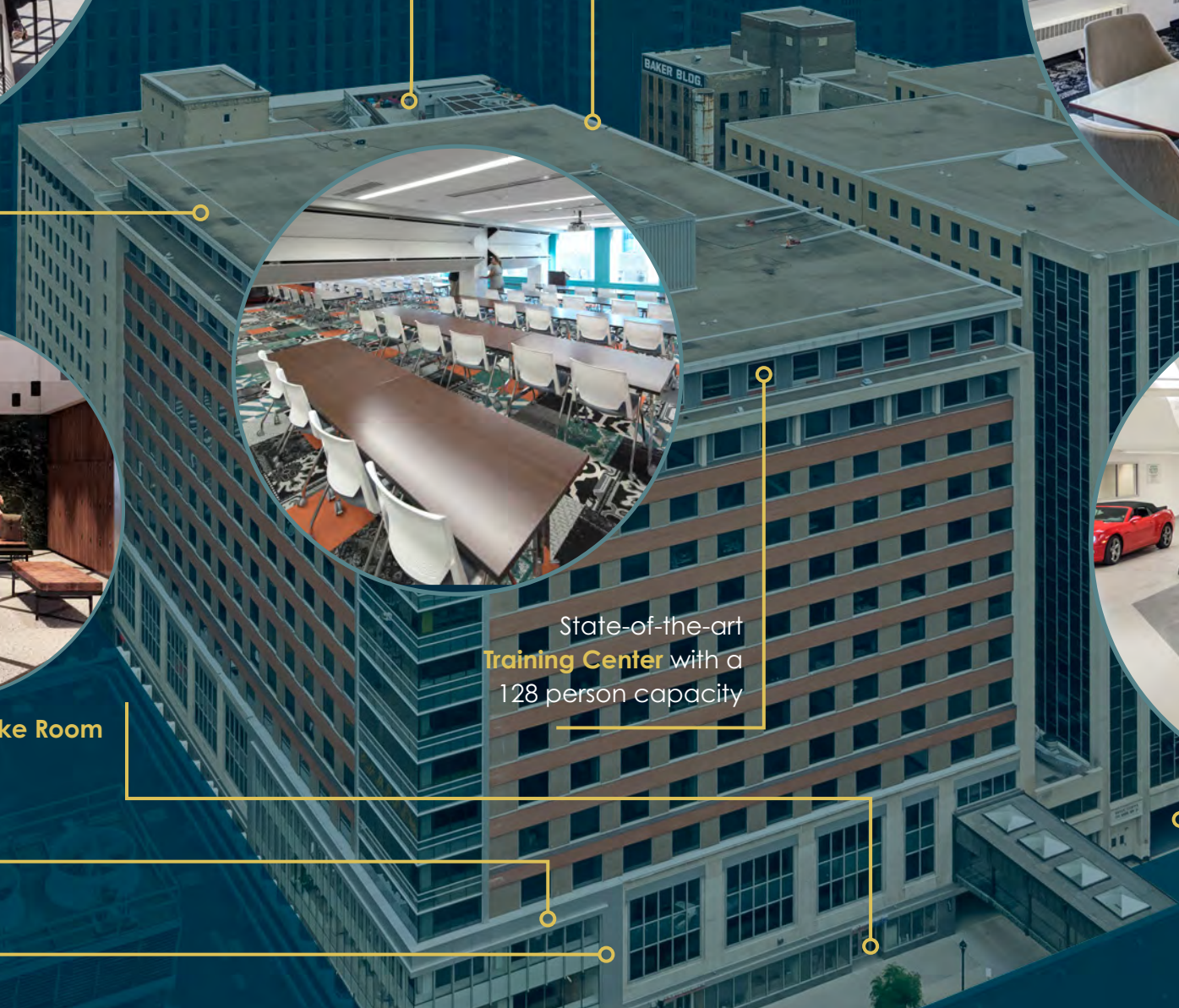
**Secure, heated parking garage** with the option for valet parking



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



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



## 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  
PaperBoy  
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  
Rhima'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  
Joliet 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
- P Parking



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



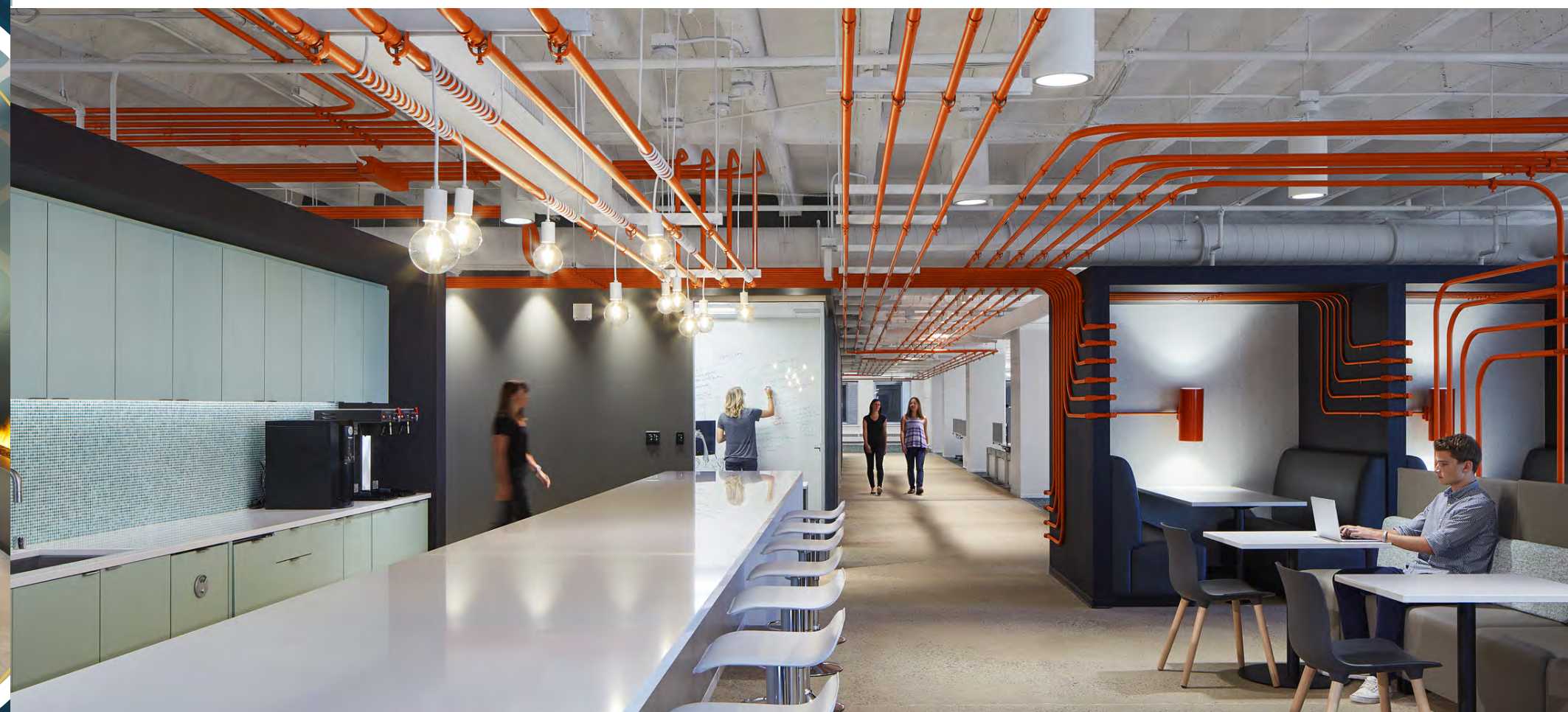
# CONVENIENT ON-SITE DINING



GREEN  
+ THE  
GRAIN



# TENANT SPACES THAT INSPIRE



# THE BAKER CENTER DIFFERENCE

WHY OFFICE HERE?  
LET US SHOW YOU.

 @baker\_center



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# 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



## Leasing

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## Managed by



**TRANSWESTERN**



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