



# BAKER CENTER



## SKYWAY AND STREET LEVEL SPACE FOR LEASE IN DOWNTOWN MINNEAPOLIS

### A VARIETY OF SUITES RANGING IN SIZE FROM 490 SF - 12,909 SF

Located in the heart of downtown, Baker Center has the highest pedestrian traffic counts in the Minneapolis skyways. Availabilities include premier street level spaces on Marquette Avenue, 2nd Avenue, 7th and 8th Streets, as well as highly visible skyway level spaces perfect for retail and services business.

Baker Center is within walking distance of the city's most prominent sports, art, dining, and entertainment venues, most notably The Ordway, Target Field, Target Center, US Bank Stadium, The Guthrie, Walker Art Center, and Orchestra Hall.

#### HIGHLIGHTS & FEATURES

- Located in the center of downtown Minneapolis
- Over 3,400 parking stalls within a one block walk
- Light rail service access just two blocks away
- The skyway from IDS to Baker Center is the most heavily trafficked skyway in downtown Minneapolis
- Great glass lines
- Over 43,000 downtown residents

DEMOGRAPHICS	1-mile	3-mile	5-mile
Population	19,700	159,207	320,432
Daytime Population	171,402	343,250	480,948
Median HH Income	\$43,664.20	\$40,262.58	\$48,124.30
Average HH Income	\$57,020.70	\$50,063.36	\$57,278.68
Median Age	34.1	29.7	33.1

#### RETAIL TENANTS INCLUDE



FASTSIGNS

TAKATSU

afro deli & grill

vellee



J&D dental



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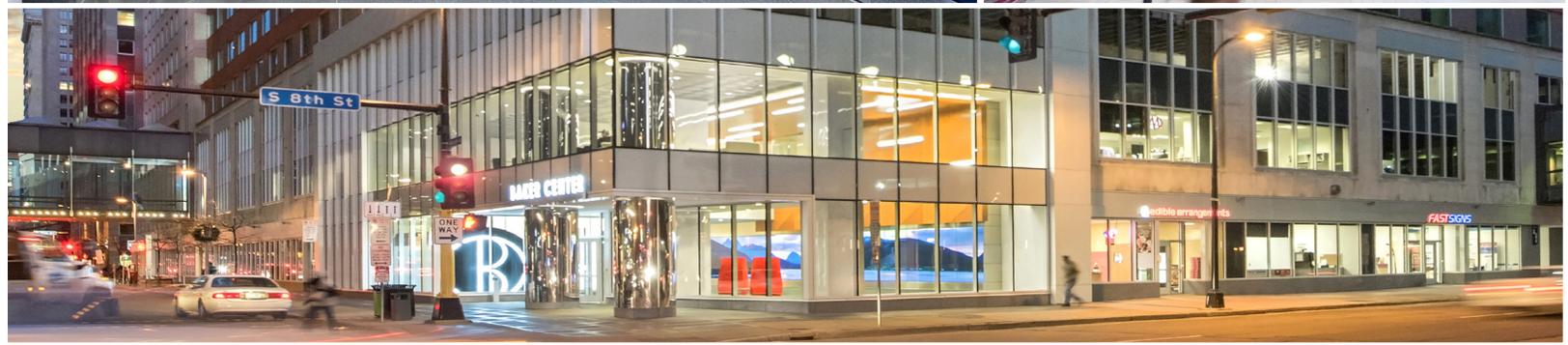
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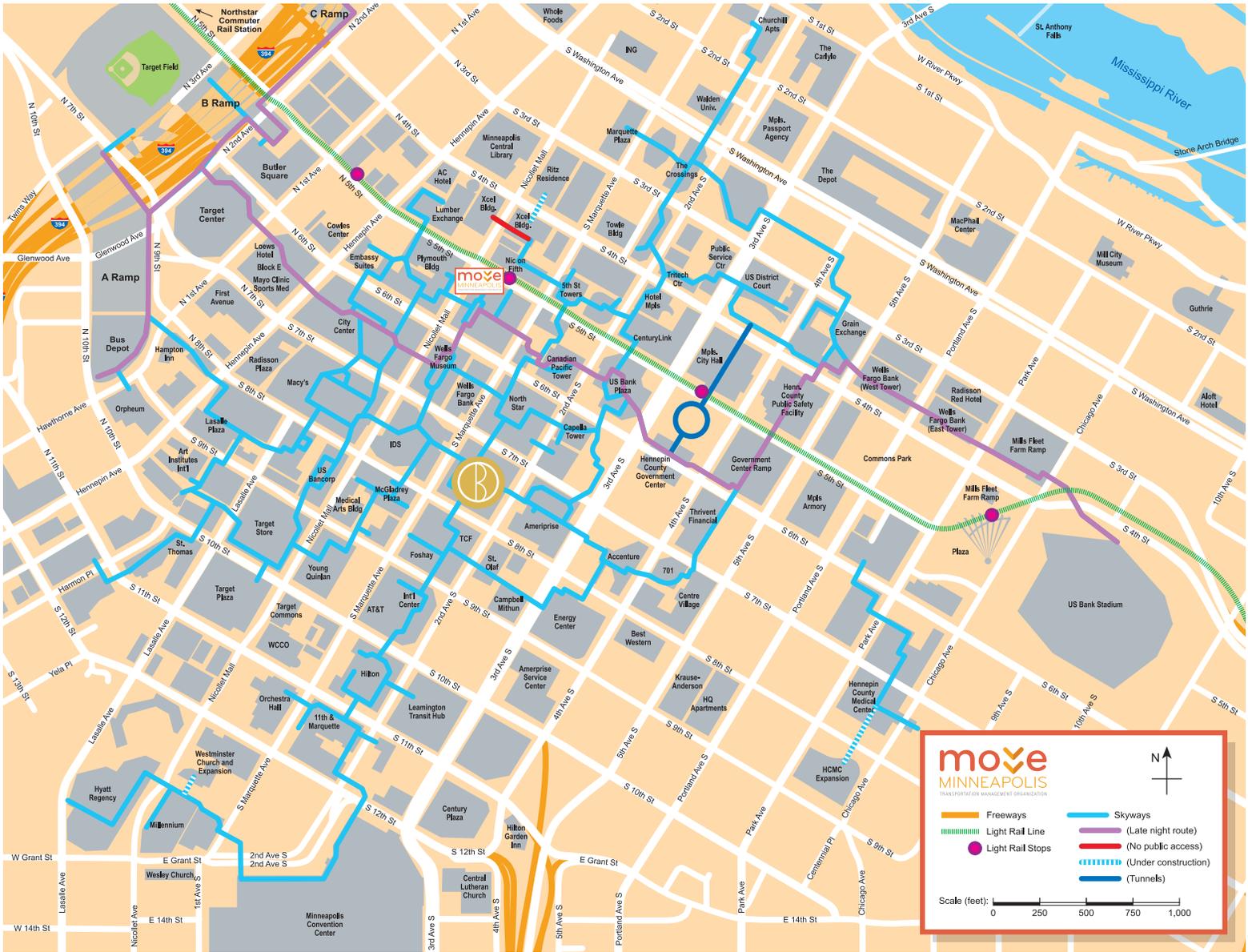
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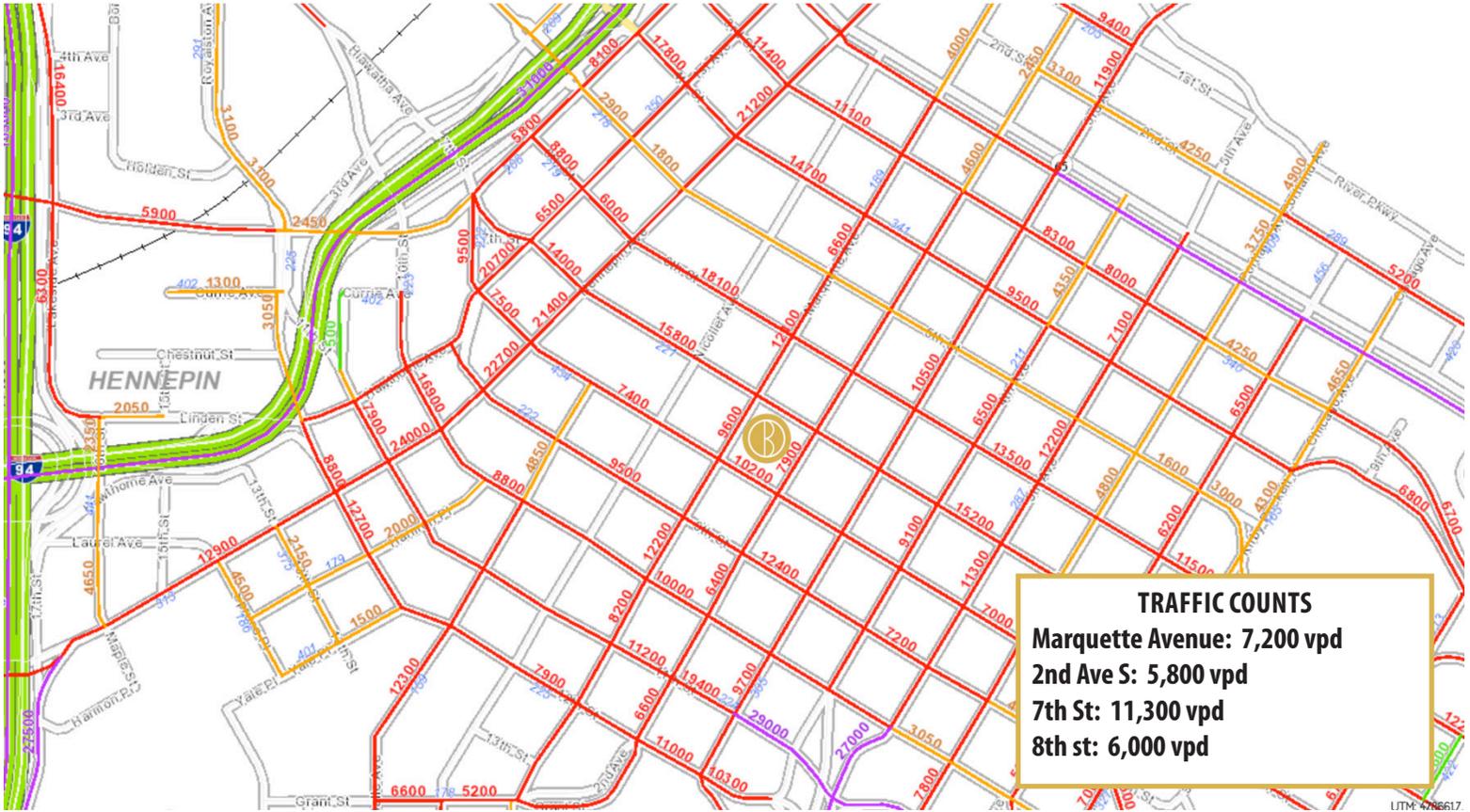
BAKER CENTER



# SKYWAY MAP



# TRAFFIC COUNTS



# AERIAL

