

**11432 BUSINESS BLVD**



## FOR LEASE

Get Location  
Heart of  
Eagle River

### Property Features

**Location:** This property is located just off the Old Glenn Highway in the downtown business core of Eagle River

**Zoning:** B-3

### Available Suite Information

**Offered at:** \$1.85psf

**Suite 22:** approx. 1,030sf

**Utilities & Services:** Tenant responsible for gas, electric, telephone, internet, janitorial and a prorated share of refuse, property taxes and insurance.

(Sorry no restaurants or sit down food service or cannabis)

**CURT NADING, PRESIDENT**  
**CURT@CREALASKA.COM**

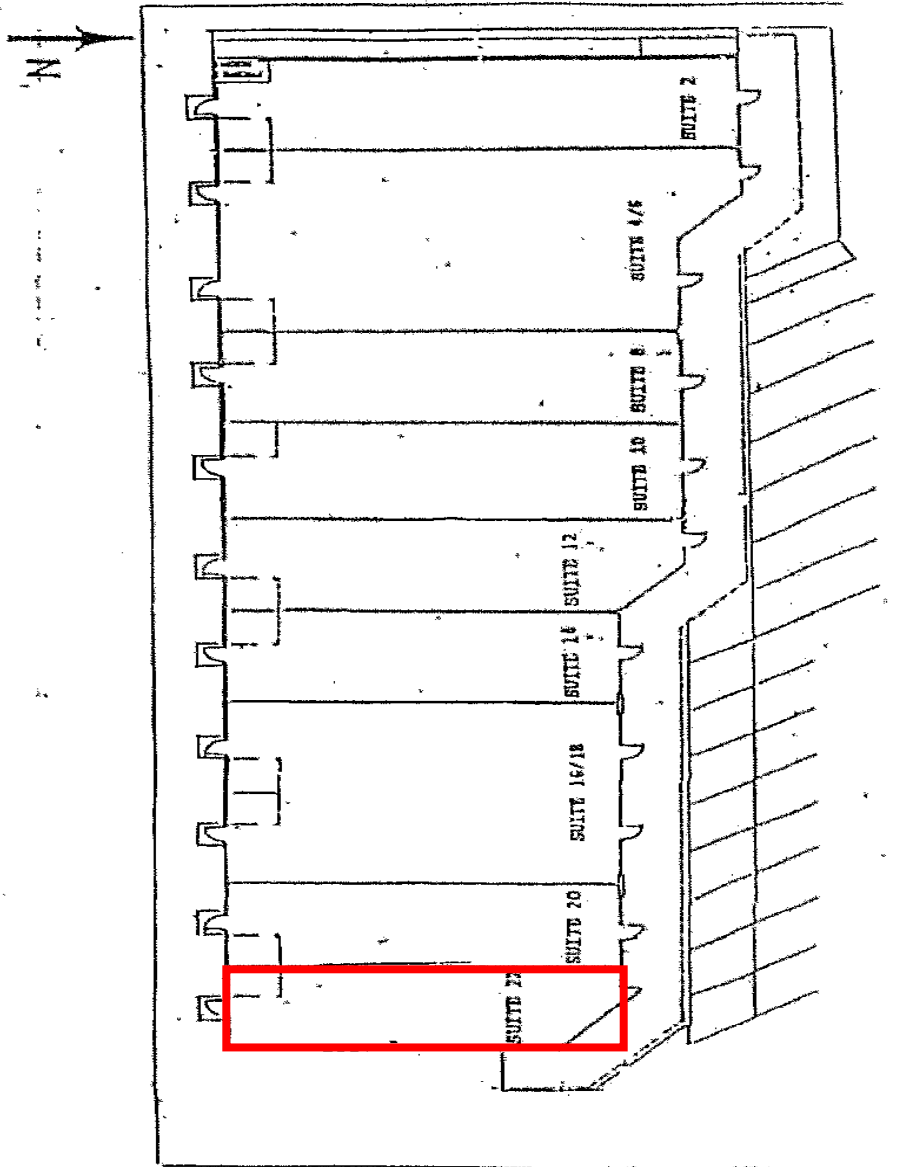
**SEASON BAKER**  
**SEASON@CREALASKA.COM**

**COMMERCIAL REAL ESTATE ALASKA**  
**341 W. TUDOR, SUITE 103, ANCHORAGE, AK 99503 |**  
**(907) 261-7302**



11432 BUSINESS BLVD

## SUITE 12



PIPPEL CENTER  
11432 BUSINESS BLVD. EAGLE RIVER

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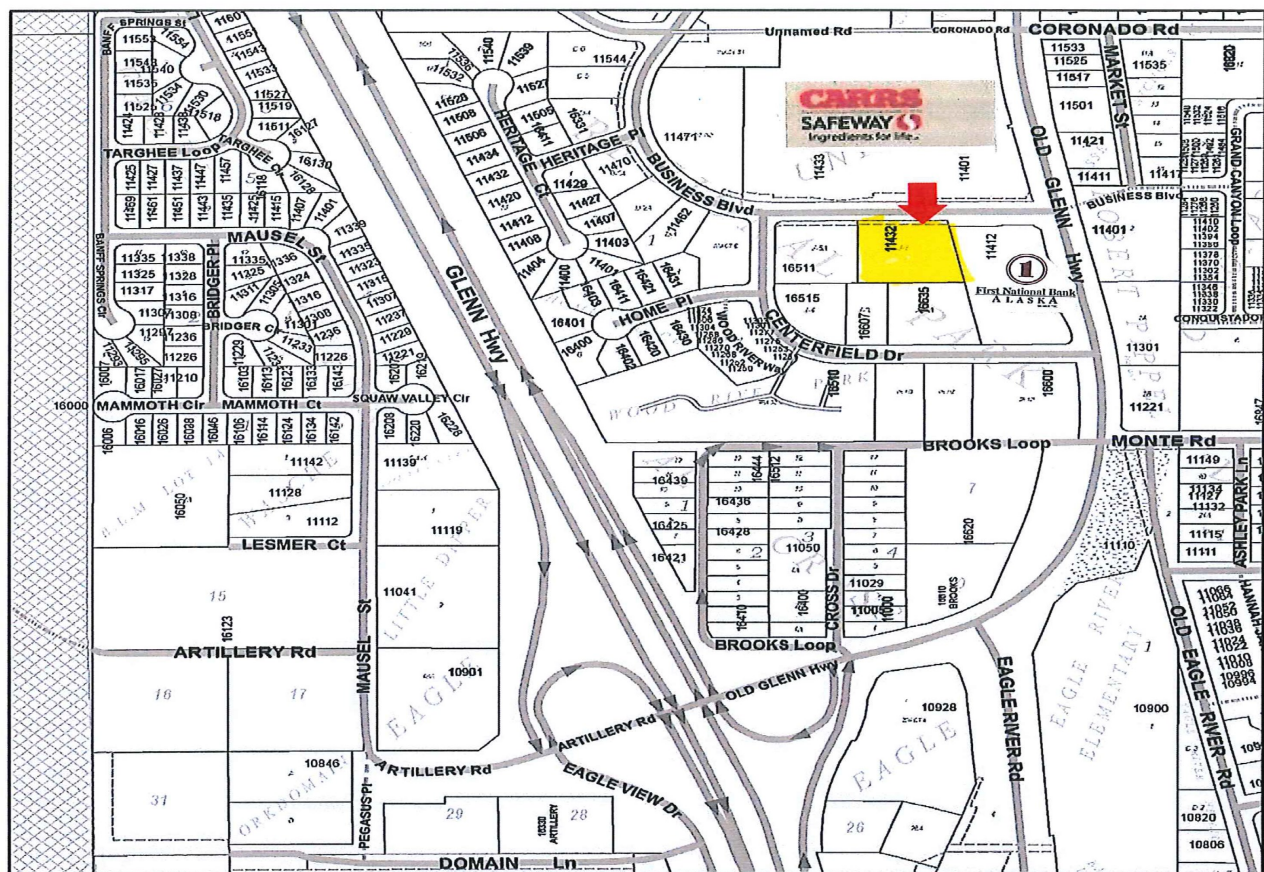
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# AREA MAP



- 4819 Active Address
- Public Road
- One Way Road
- Platted/Not-Built Public Road
- Private Road
- Private Road, 4WD Access
- Driveway
- Buildings
- Parks
- Military Boundary
- Gate Preventing Through Access
- Railroad Tracks

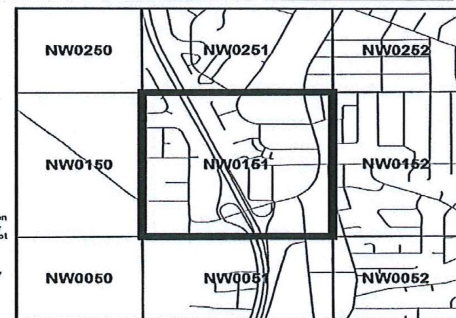
1 inch = 380 feet

## Municipality of Anchorage

Addressing  
addressing@muni.org  
907.343.8466  
4700 Elmore Road  
P.O. Box 196650  
Anchorage, AK 99519-6650



This map is derived from Geographic Information Systems data developed and maintained by the Municipality of Anchorage (MOA). This map is not the official representation of any of the information included and is made available to the public solely for informational purposes. This map may be outdated, inaccurate and may omit important information. Do not rely on this information. The Municipality of Anchorage will not be liable for losses arising from errors, inaccuracies or omissions in the map.



Vicinity Map

Chugiak/Eagle River NW0151 14N02W11

12 Dec 2013

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## ZONING: B-3

Chapter 21.04: Zoning Districts  
Sec.21.04.030 Commercial Districts

c. **Mixed-Use Development**  
Mixed-use development in this district shall comply with the standards of subsection G. below.

d. **Nursing Facilities**  
Nursing facilities with up to 16 residents are a permitted use in the B-1B district. Nursing facilities with more than 16 residents are allowed by conditional use approval in the B-1B district.

3. **District Location Requirements**  
In addition to the general rezoning criteria, the following requirements shall apply in the creation or expansion of the B-1B district:

a. The minimum contiguous area for a B-1B district shall be two acres.

b. The maximum contiguous area for a B-1B district shall be 20 acres.

D. **B-3: General Business District**

1. **Purpose**

The B-3 district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. These commercial uses are intended to be located on arterials, or within commercial centers of town, and to be provided with adequate public services and facilities. They are subject to the public view and should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. Environmental impacts should be minimized. Abutting residential areas should be protected from potentially negative impacts associated with commercial activity. While B-3 district areas shall continue to meet the need for auto-related and other auto-oriented uses, it is the municipality's intent that the B-3 district also shall provide for safe and convenient personal mobility in other forms. Planning and design shall accommodate pedestrians and bicyclists. In addition to a wide range of commercial office, retail and commercial services, other use categories such as residential and community uses, and mixed-use projects, are allowed.

2. **District-Specific Standards**

a. **Residential in B-3**

Residential household living uses in the B-3 district shall be subject to the R-4 related FAR provisions in subsection 21.04.020I.2.c. The building height increase of subsection 21.04.020H.2.d. is available to residential household living uses in the B-3 district.

b. **Height Increase Permitted**

Buildings in the B-3 district may exceed the maximum height established for areas outside of Midtown in table 21.06-2, up to a maximum height of 60 feet, subject to the following:

i. The development shall be within an area designated by the comprehensive plan as a commercial center or other type of urban center above the neighborhood scale.

ii. The development shall be subject to administrative site plan review and section 21.07.070, *Neighborhood Protection*.

c. **Conditional Height Increase**

Buildings in the B-3 district may exceed the height increase permitted in subsection 2.b. above, up to a maximum height of 75 feet, subject to a conditional use review and the following additional approval criteria:

## ZONING: B-3

### Chapter 21.04: Zoning Districts Sec.21.04.030 Commercial Districts

- i. The development is within an area designated by the comprehensive plan as a commercial center, town center, or other type of urban center above the neighborhood scale.
    - ii. The building height, massing, and intensity of use is consistent with any applicable area-specific element of the comprehensive plan.
    - iii. The building complies with subsections 21.04.030G.3. and 7., and any additional placement and orientation conditions determined by the conditional use review.
  - d. Mixed-use development in this district shall follow the standards of subsection H. below.
- 3. **District Location Requirements**
  - a. Establishment of the B-3 district or changes to existing B-3 district boundaries shall meet the general rezoning criteria of this code and shall not be expanded along street corridors or into surrounding neighborhoods unless consistent with the comprehensive plan.
  - b. Future rezonings to B-3 shall take into consideration the desirability of B-3 being located on arterials and being served with adequate public services and facilities.

#### E. RO: Residential Office District

- 1. **Purpose**

The RO district is intended to provide areas for professional, business, and medical service (outpatient) office uses, or areas with a compatible mix of office and residential uses. The district provides for small- to medium-sized office buildings, often in transition locations between residential areas and more intense commercial uses and road traffic, or in commercial locations inappropriate for auto-oriented retail uses or intense mixed-uses. The district allows multifamily residential, group living, and visitor accommodations.
- 2. **District-Specific Standards**
  - a. **Limitations on Retail Uses**

Any uses allowed by table 21.05-1 and categorized by this code as "entertainment and recreation," "personal services, repair, and rental," or "food and beverage service" may be located in the RO district only within a building that also contains office, health services, and/or residential uses, except that "food and beverage kiosk" may be located in a stand-alone building on those lots with frontage on a street of collector classification or higher. Such commercial uses shall be limited to 25 percent of the gross floor area of the building. No outdoor storage or merchandise display is allowed.
  - b. **Limitations on Visitor Accommodations**

Any uses categorized by this code as "visitor accommodations" and allowed by table 21.05-1 shall comply with the multifamily residential design standards set forth in subsection 21.07.110C.
  - c. **Residential in RO**

Residential household living uses in the RO district shall be subject to the R-4 related FAR provisions in subsection 21.04.020I.2.c. The building height increase of subsection 21.04.020H.2.d. is available to residential household living uses in the RO district.
  - d. **Conditional Building Height Increase**

Buildings with nonresidential or group living uses in the RO district may exceed the maximum height established in table 21.06-2, up to a maximum total height of 65

**11432 BUSINESS BLVD**

## **DISCLAIMER**

The information contained herein was obtained from the Owner, and other various private and governmental sources deemed reliable at the time of preparation, but is subject to errors, omissions, change of price, other terms, prior sale, or withdrawal from market without notice. Commercial Real Estate Alaska makes no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein. The reader is hereby encouraged to verify all information presented in this package for accuracy. The reader is also encouraged to check with their CPA and/or attorney for any tax liability or legal implications.

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By acceptance of these marketing materials, the recipient acknowledges and agrees to bear all risk for any inaccuracies or omissions and to hold Commercial Real Estate Alaska and their Licensee(s) harmless therefrom.

### **Tenant responsible to conduct own due diligence including suitability for intended purpose.**

a. Tenant is advised to research land use, building regulations, zoning, CC&R's, utility locations, code compliance, status of permits issued, availability and cost of insurance, the possible existence of mold or asbestos or radon or other substances/gases known to cause health issues, and any other issues which may affect the Property and/or the Tenant's intended use of the Property.

b. **TITLE 21 ZONING REWRITE EFFECTIVE 1/1/2014.** The Anchorage Assembly approved a comprehensive rewrite of Title 21, which took effect on January 1, 2014. The implementation of this rewrite may have resulted in material changes to the specific regulations and use restrictions that applied to the subject property prior to the rewrite implementation and it is your responsibility to research and confirm that the use you intend to put the property and the improvements associated therewith comply with all applicable codes and regulations pertaining thereto. Portions of the Title 21 Zoning regulations may be included in this marketing package for demonstration purposes, however, other portions of the Title 21 Zoning regulations not included may be applicable to the subject property as well. You are strongly encouraged to research the full applicability of current Title 21 Zoning regulations governing the subject property by contacting the Municipality of Anchorage Planning and Zoning Department (907) 343-7921, or online at [www.muni.org](http://www.muni.org). Copies of the current Title 21 can be found at <http://www.muni.org/Departments/OCPD/Planning/Projects/t21/Pages/Title21Rewrite.aspx>