

401 E NORTHERN LIGHTS BLVD, ANCHORAGE



FOR LEASE

Property Features

Prime midtown Office and Retail Space

Located on busy E Northern Lights Blvd
across the street from REI @ Midtown Mall

1st Floor Office @ \$1.25psf—1st Year: Suite #100=2,753sf
Suite #101 = 2,161sf, and combined for 4,914sf
(\$1.85psf subsequent year)

2nd Floor Offices @ \$0.95psf: Suite #201 = 545sf, Suite # 202 = 987sf, Suite 206=642sf,
Suite #207=632sf, Suite #208 = 643sf, Suite #209 =666sf,
(\$1.65psf subsequent year)

Includes gas & electric | Tenant pays own janitorial, telephone & internet

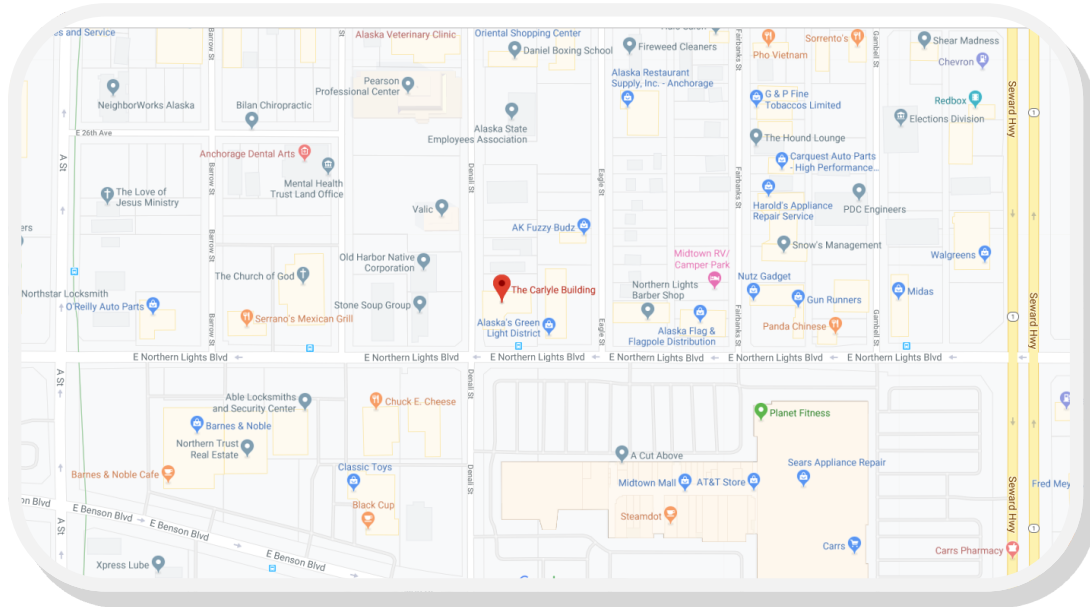
CURT NADING, PRESIDENT
CURT@CREALASKA.COM

SEASON BAKER
SEASON@CREALASKA.COM

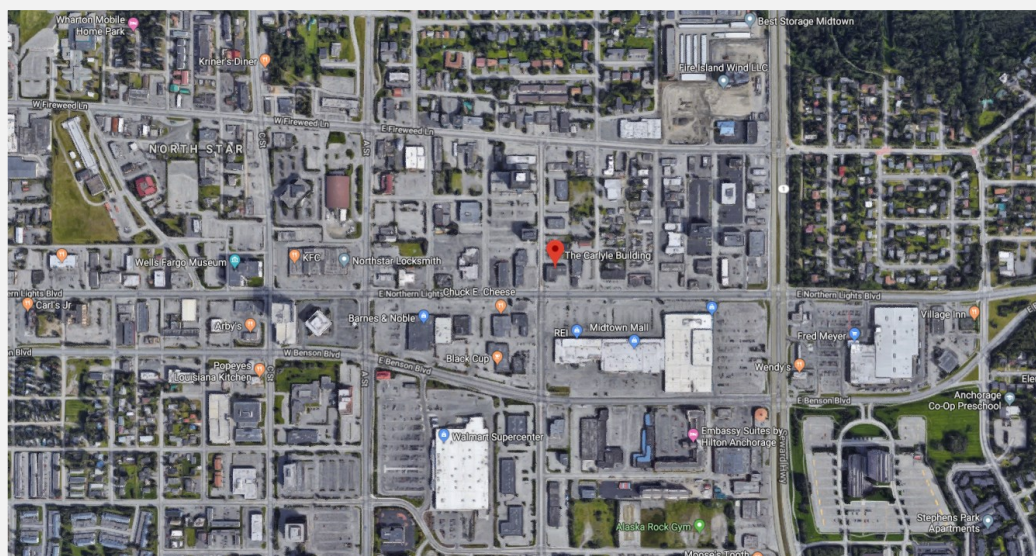
COMMERCIAL REAL ESTATE ALASKA
341 W. TUDOR, SUITE 103, ANCHORAGE, AK 99503 |
(907) 261-7302



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AREA MAP



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1ST FLOOR



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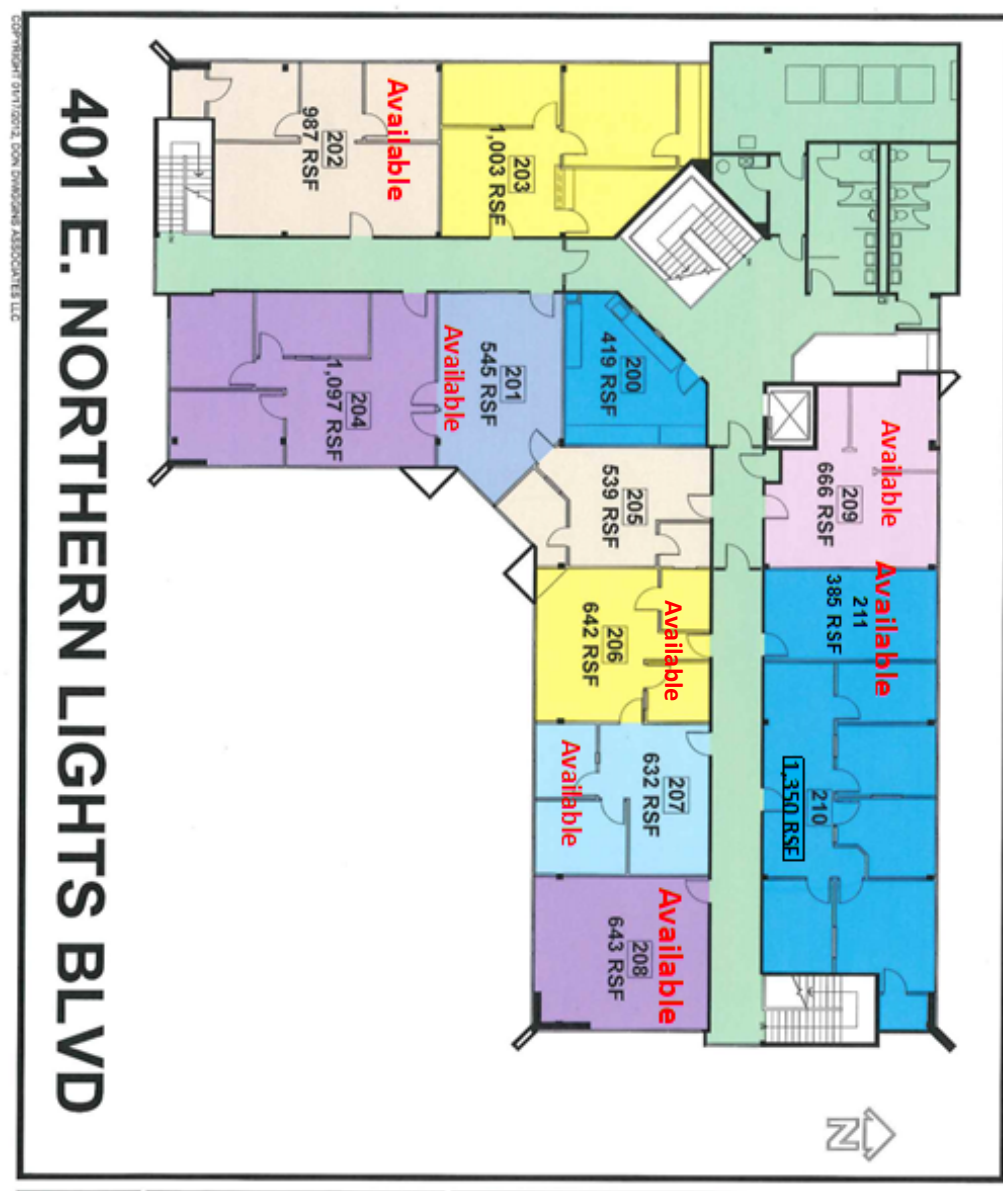
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2ND FLOOR



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ZONING: B-3

Public Inquiry Parcel Details

[Parcel on Map](#)

PARCEL: 009-013-39-000 01/01 Commercial Retail - Multi Occ 11/19/19

SK INVESTMENTS CO LLC

SMITH #1

BLK 1 LT 15A

PO Box 91305

Anchorage AK 99509 1305 Site 401 E Northern Lights Blvd

Lot Size:	29,933	---Date Changed---	----Deed Changed----	GRW: PIWt
Zone :	B3	Owner : 04/02/15	Stateid: 2015 0009265	
Tax Dist: 003		Address: 04/02/15	Date : 03/10/15	
Grid : SW1531		Hra # :	Plat : 760045	
GRW: PIWC			REF #:	

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2017:	871,500	800,500	1,672,000	
Appraised Val 2018:	871,500	816,700	1,688,200	--Exemption---
Appraised Val 2019:	871,500	845,500	1,717,000	-----Type-----
Exempt Value 2019:	0	0	0	
State Exempt 2019:			0	
Resid Exempt 2019:			0	
Taxable Value 2019:			1,717,000	

Liv Units: Common Area: Leasehold: Insp Dt: 09/05 Land Only
04/16 Quick Reinv
11/11 Desk Edit

BUILDING DATA

Name: CARLYLE BUILDING Bldg Area: 17,659 Yr Blt: 1976
Eff Yr: 1976 Ident
Bldg Type: Retail Multi-Occ'y Grade : Average # Units: 000 Bldgs: 1

INTERIOR FEATURES

Floor Level	Size Area:	Use Type:	Wall Hgt :	Wall Material:	Constrct Type:	Heat Type:	Air Phys Con Cond:	Funct Utilt
01/01	8,984	Retail	14	Stucco	Fire Resist	Hot Air	1 Normal	Normal
02/02	8,675	Multi-Use	14	Stucco	Fire Resist	Hot Air	1 Normal	Normal

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ZONING: B-3

OTHER BUILDING AND YARD IMPROVEMENTS

Yard Structure:	Size/Amt:	Units:	Yr/Blt:	Condition:	Funct/Util:
Paving Asphalt Pk	20,500	01	86	Fair	Normal

BUILDING OTHER FEATURES-ATTACHED IMPROVEMENTS

Qty:	Structure Code:	Size1:	Size2:	Qty:	Structure Code:	Size1:	Size2:
1	Porch Covered	919	1				
1	Ov'hd Dr Wood/M	7	9				

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DISCLAIMER

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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. Copies of the current Title 21 can be found at <http://www.muni.org/Departments/OCPD/Planning/Projects/t21/Pages/Title21Rewrite.aspx>