

MIDTOWN OFFICE SPACES

4241 B STREET, ANCHORAGE



FOR LEASE

Property Features

Zoning: I-1

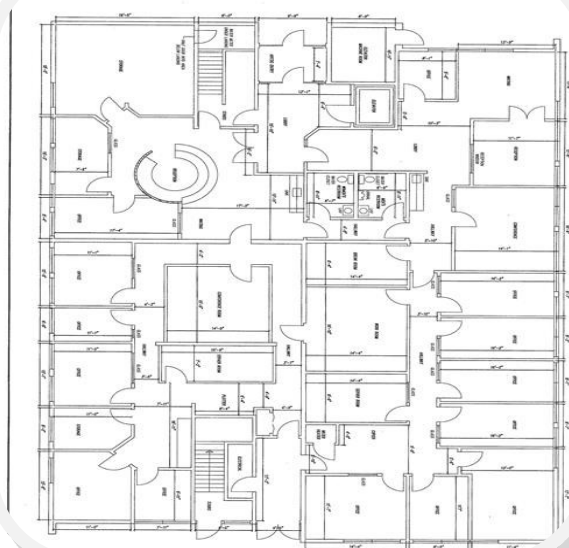
Available Suite Information

1st Floor Office: Suite 101 = Approx. 3,500sf

3rd Floor Office: Suite 304 = 825sf

Offered at: \$1.95psf Includes Utilities

Tenant Pays Own Janitorial, Telephone & Internet & Prorata Share of Increases in Operating Costs Over Bases Year



CURT NADING, PRESIDENT
CURT@CREALASKA.COM

SEASON BAKER
SEASON@CREALASKA.COM

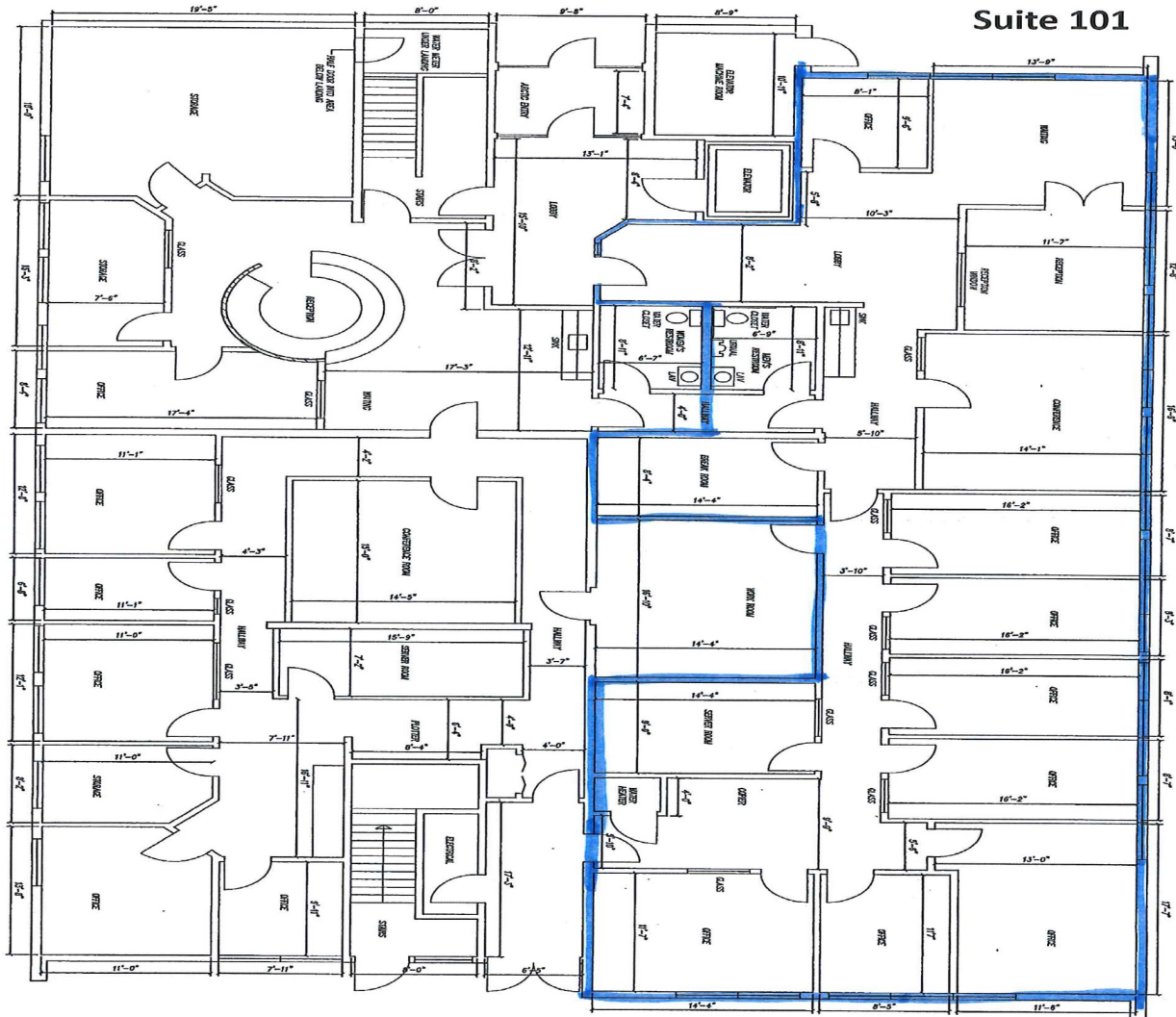
COMMERCIAL REAL ESTATE ALASKA
341 W. TUDOR, SUITE 103, ANCHORAGE, AK 99503 |
(907) 261-7302



1ST FLOOR

1ST FLOOR

Suite 101



NORTHWEST BUILDING
4241 B STREET
ANCHORAGE, AK 99503

10F3

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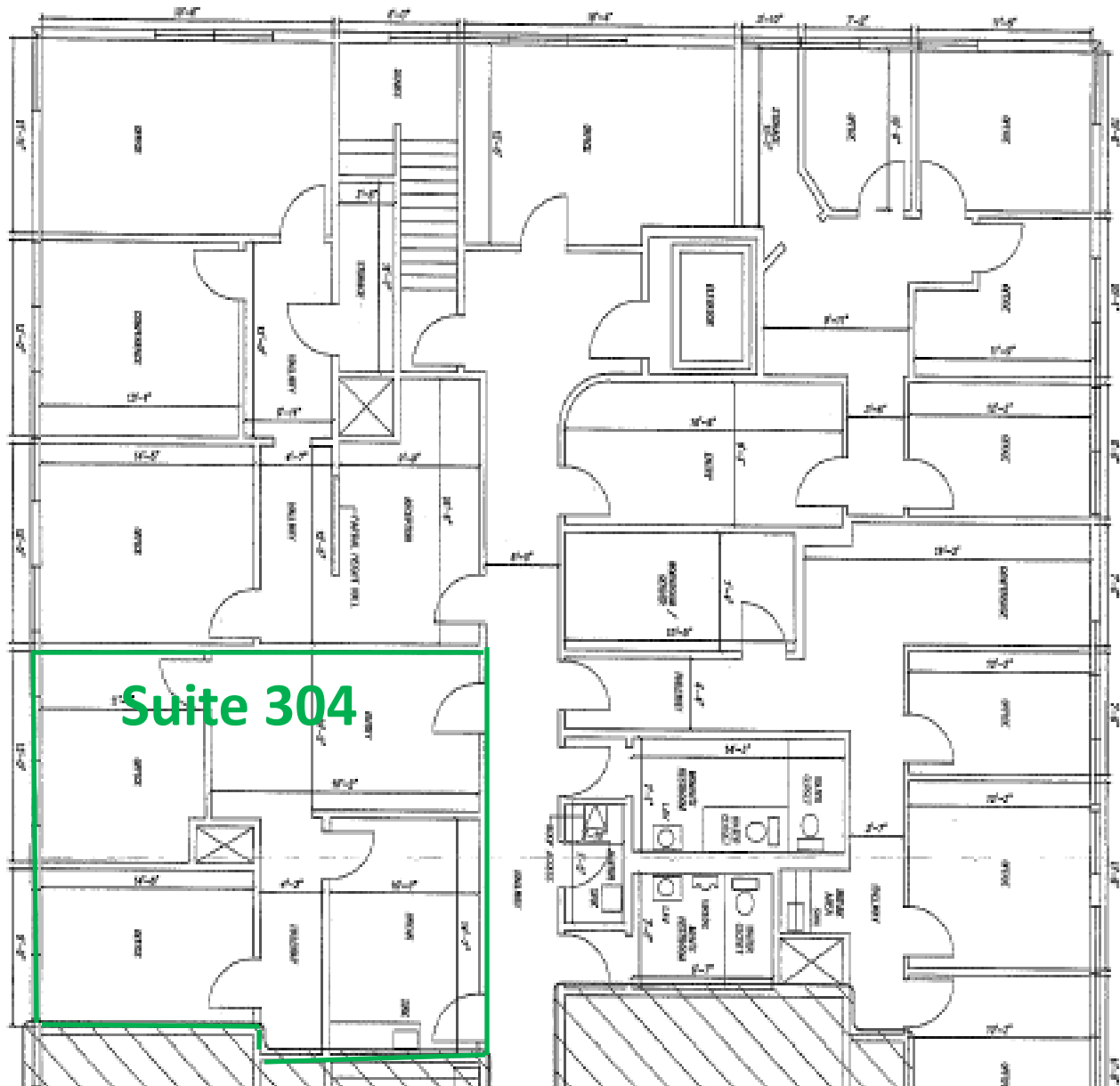
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3RD FLOOR



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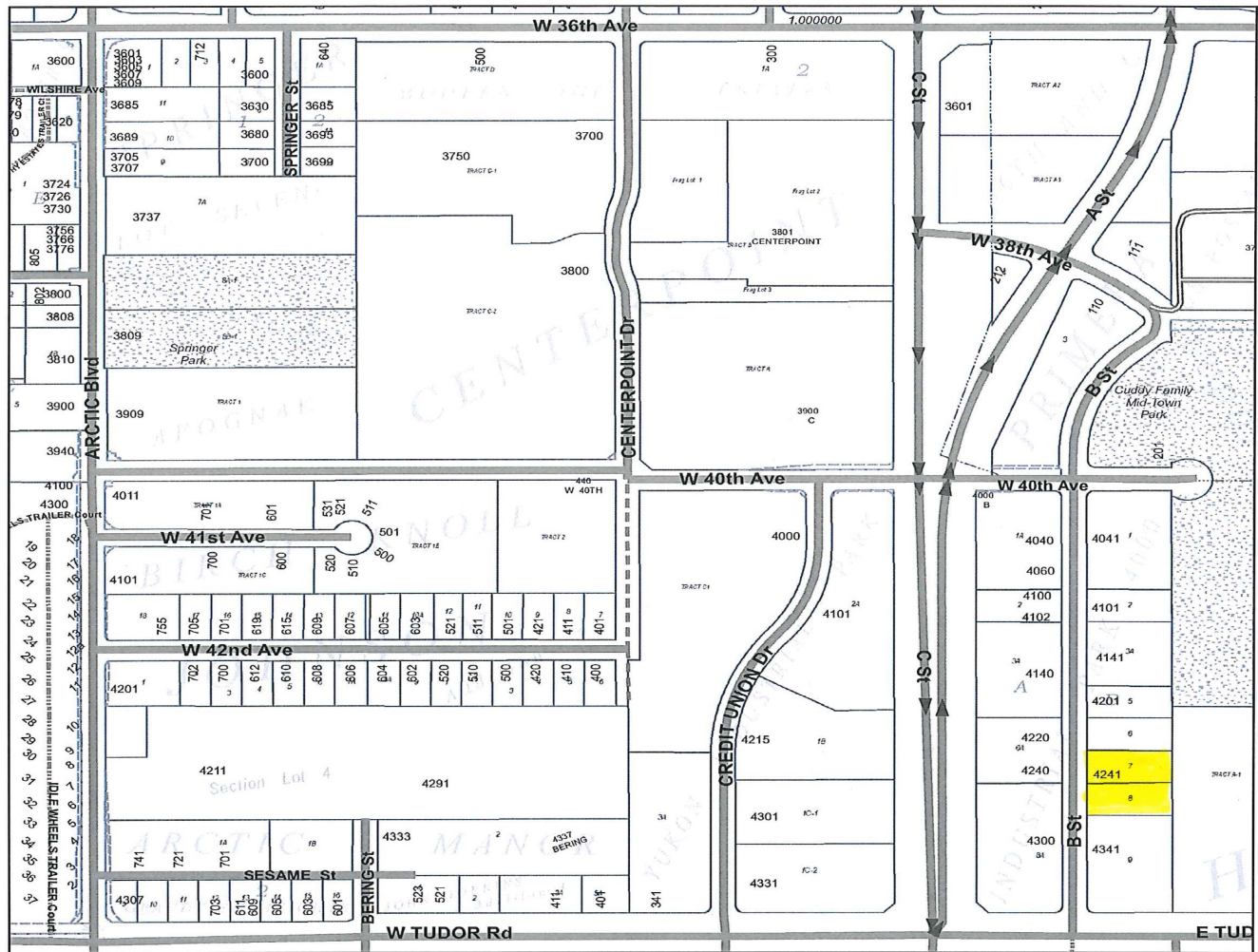
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4241 B STREET, ANCHORAGE



- 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

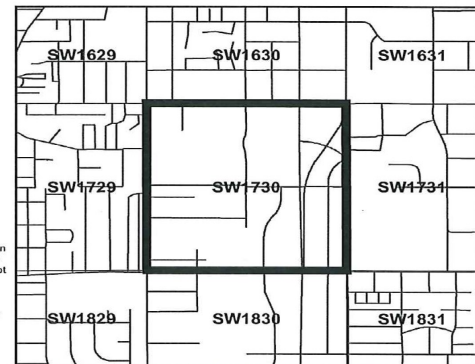


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Anchorage Bowl

SW1730 13N03W30

10 Dec 2013



Vicinity Map

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ZONING: I-1

Chapter 21.04: Zoning Districts
Sec.21.04.040 Downtown Districts

5. Enhanced Sidewalk Option

An enhanced sidewalk environment may be provided in lieu of required sidewalks and site perimeter landscaping, as provided in 21.07.060F.17.

21.04.040 DOWNTOWN DISTRICTS

New downtown districts will be adopted separately through the preparation of updated land use regulations specific to downtown, as indicated in the *Anchorage Downtown Comprehensive Plan*. Until the new downtown districts are implemented, all areas located in the B-2A, B-2B, and B-2C districts shall remain subject to the title 21 land use regulations that existed prior to the implementation of the Title 21 Rewrite Project (2002-2012) and were current as of [day before effective date].

A. DT-1: Downtown Core

[RESERVED]

B. DT-2: Downtown Mixed-Use

[RESERVED]

C. DT-3: Downtown Mixed-Use Residential

[RESERVED]

21.04.050 INDUSTRIAL DISTRICTS

A. General Purpose/Intent

The industrial zoning districts established in this section generally are intended to:

1. Create suitable environments for various types of industrial uses;
2. Reserve appropriately located areas for industrial purposes, and limit non-industrial uses that may erode the supply of industrial lands;
3. Provide adequate space to meet the needs of future industrial development, including off-street parking and loading;
4. Strengthen and diversify the municipality's economic industrial base and provide employment opportunities;
5. Minimize land use impacts of industrial development on abutting non-industrial districts; and
6. Protect stream corridors, wetlands, and other important natural resources from the adverse impacts of industrial development.

B. I-1: Light Industrial District

1. Purpose

The I-1 district is intended primarily for public and private light manufacturing, processing, service, storage, wholesale, and distribution operations along with other uses that support and/or are compatible with industrial uses. Business-industrial parks and single-commodity bulk retail sales and building supply stores and services are allowed. Many commercial uses are also permitted and/or conditionally allowed, with some limitations on the more intensive customer retail, community service, and commercial employment establishments, to reduce land use and traffic conflicts, promote efficient use of industrial lands, and encourage the location of intensive commercial activities in commercial centers. This district is applied in areas designated as industrial/commercial by the comprehensive plan.

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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>