

8840 OLD SEWARD HWY, ANCHORAGE



FOR LEASE

Property Features

Zoning: I-1

Prime South Anchorage Retail/Office Space:

By Dimond Mall, Wal-Mart, Sportsman's Warehouse
Located in the Hottest Consumer Shopping Area

Available Suite Information

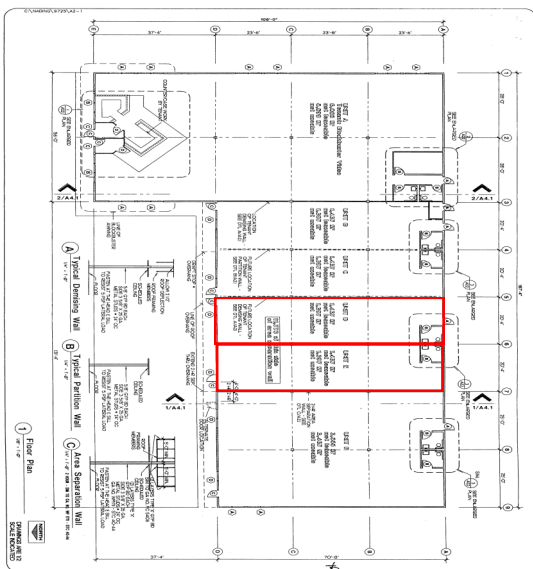
Suite D: 1,437 sft

Suite E: 1,437 sft

Offered at: \$2.25psf + CAM

Sub-Lease Subject to CC&R's

(Tenant responsible for gas, electric, telephone & janitorial)



CURT NADING, PRESIDENT
CURT@CREALASKA.COM

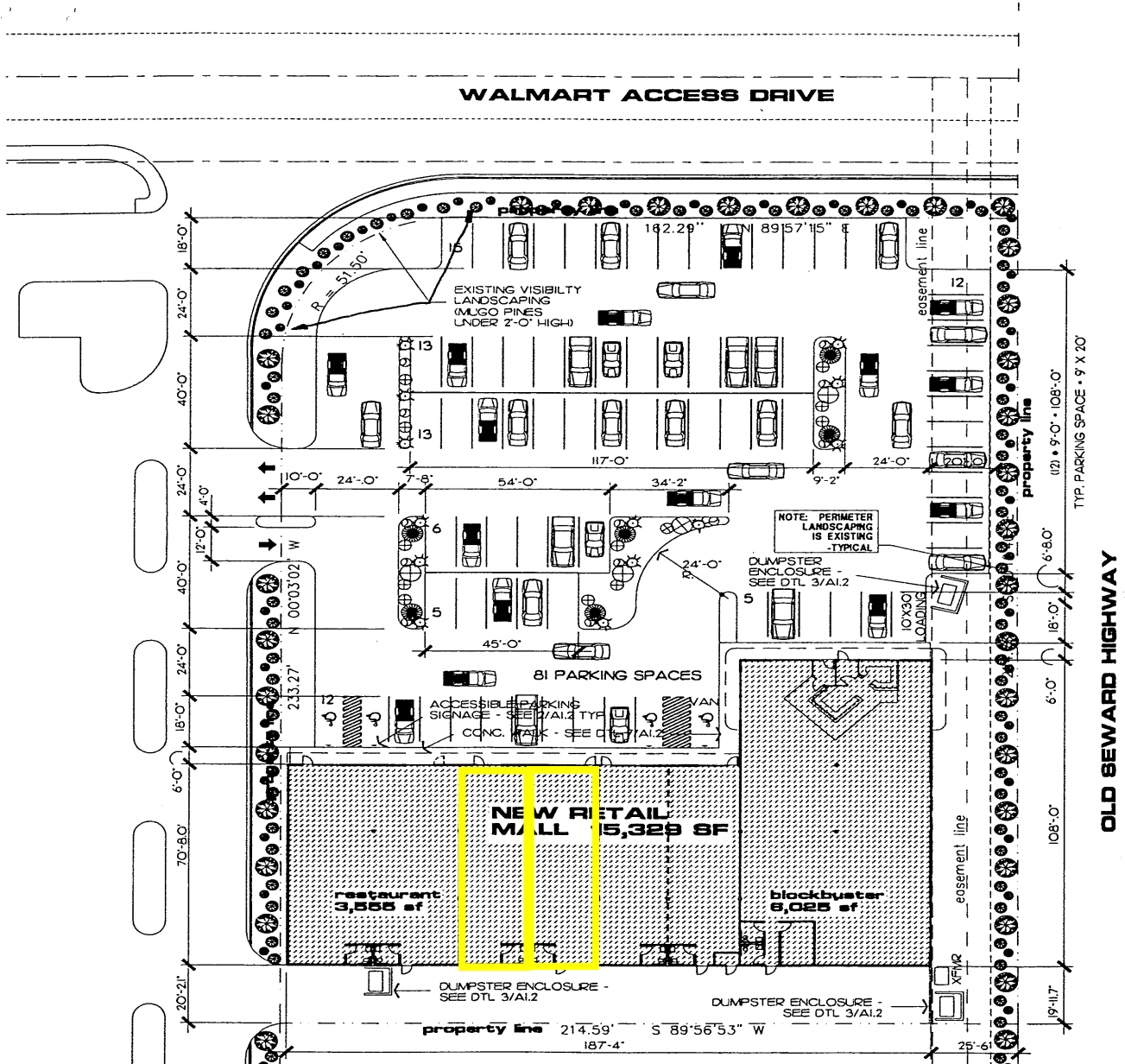
SEASON BAKER
SEASON@CREALASKA.COM

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



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SITE/PARKING PLAN MAP



1

Site/Parking Plan

1" = 20'-0"

SCHEME B

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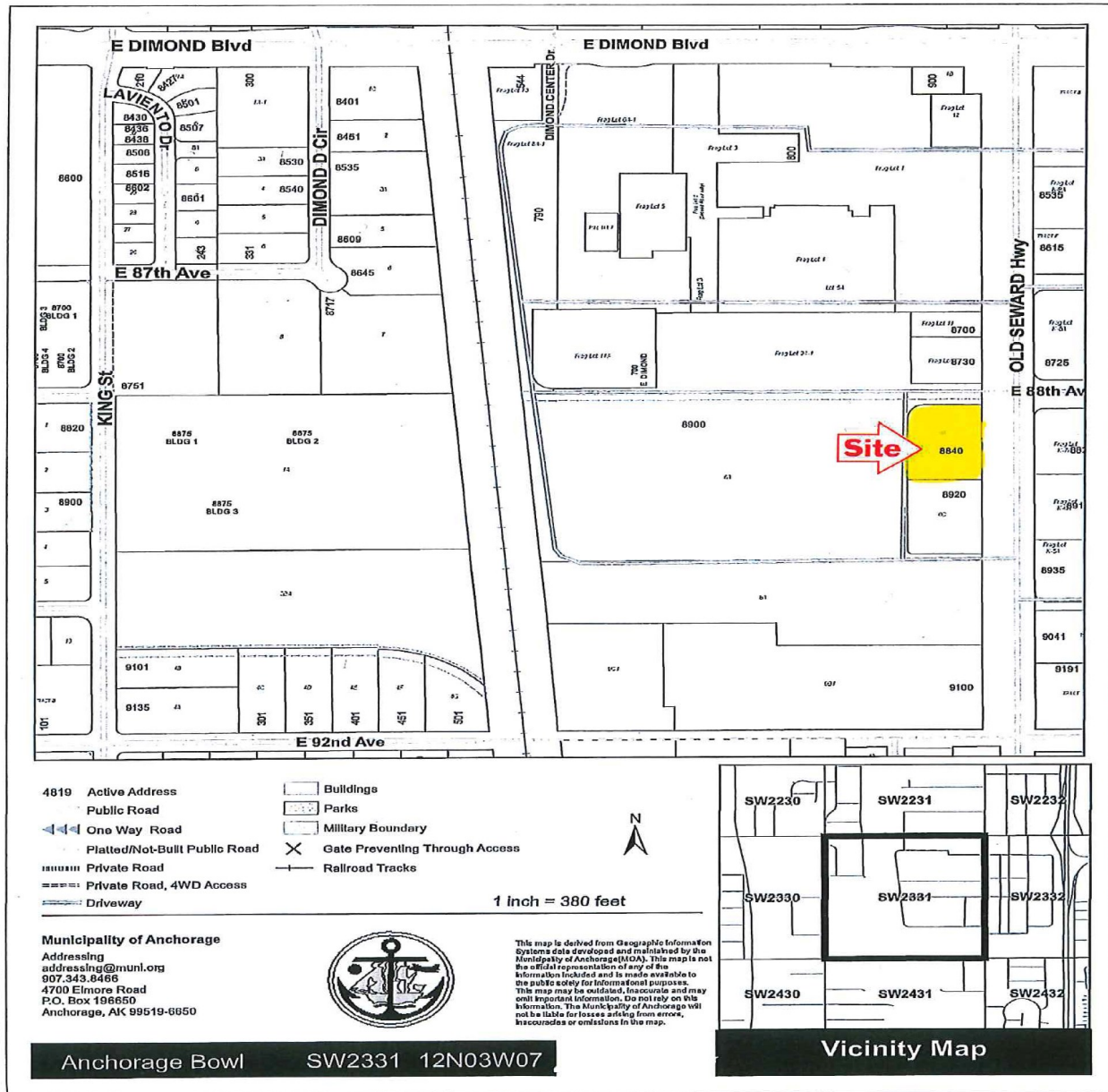
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SITE



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ZONING: I-1

B. I-1: Light Industrial District

1. Purpose

The I-1 district is intended primarily for public and private light and general 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/

8840 OLD SEWARD HWY

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.

DISCLOSURE OF CONFLICT OF INTEREST:

(a) Curt Nading and Dena Nading are licensed real estate licensee and broker, respectively, of Commercial Real Estate Alaska, LLC; and Dena Nading is the licensed broker for Commercial Real Estate Alaska Services, Inc.;

(b) Curt Nading and Dena Nading are stockholders in WD Corporation and have a financial interest in the Shopping Center located at 8840 Old Seward Highway.

(c) Curt Nading and Dena Nading are the sole members and sole shareholders of Commercial Real Estate Alaska, LLC and Commercial Real Estate Alaska Services, Inc., respectively.

8840 OLD SEWARD HWY

DISCLAIMER CONTINUED

DISCLOSURE:

Management: Commercial Real Estate Alaska Services, Inc. provides property management for the Landlord at the building located at 8840 Old Seward Highway, Anchorage.

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. On February 26, 2013 the Anchorage Assembly approved a comprehensive rewrite of Title 21, which took effect on January 1, 2014. The implementation of this rewrite may result in material changes to the specific regulations and use restrictions that apply to the subject property in 2013 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. You may further research applicable changes to 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 "new" Title 21 that will be implemented on January 1, 2014 can be found at <http://www.muni.org/Departments/OCPD/Planning/Projects/t21/Pages/Title21Rewrite.aspx>

1031 Tax Deferred Exchange: Seller may be participating in an IRC Section 1031 Tax Deferred Exchange. Tenant agrees to cooperate with Seller in the 1031 Exchange closing procedure. Tenant agrees that the Seller's rights and obligations under a Purchase and Sale Agreement may be assigned to an Intermediary facilitator for the purpose of completing the Exchange. Tenant shall incur no costs, fees or liability for participating in the exchange process. Tenant agrees to sign documentation necessary to conclude the IRC 1031 Tax Deferred Exchange closing, if applicable.