

KUUKPIK *building*

582 E. 36th Ave.



CLASS A OFFICE SPACE AVAILABLE



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Jack White Commercial . 3801 Centerpoint Drive, Suite 101 . Anchorage, AK 99503



SUMMARY

1,598 RENTABLE SQ. FT. ON FLOOR 2

CENTERED IN THE MIDTOWN BUSINESS DISTRICT

LOCATED ON 36TH AVE. BETWEEN OLD SEWARD HWY AND DENALI ST.

PANORAMIC VIEWS OF THE CHUGACH MOUNTAINS AND ALASKA RANGE

FITNESS ROOM

CULTURAL AREA

OUTDOOR PLAZA

COVERED PARKING AVAILABLE

BICYCLE PARKING

DIRECT ACCESS TO PUBLIC TRANSPORTATION

CLOSE TO RESTAURANTS AND SHOPPING

LEASE RATE: \$3.20/RSF

TENANT IMPROVEMENT ALLOWANCE: \$50/RSF

CALL CARL KUHN FOR ADDITIONAL INFORMATION, 301.1155



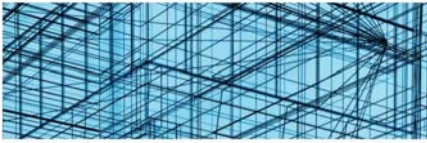
PHOTOS



WEST ENTRANCE



EAST ENTRANCE TO GARAGE



PHOTOS



WEST ENTRANCE



PLAZA



PHOTOS



GARAGE



LOBBY



PHOTOS



FITNESS ROOM



SHOWER



LOCKER ROOM



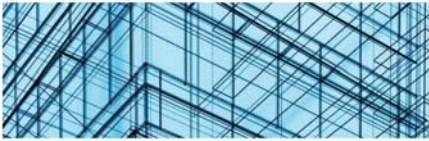
REFILL STATION



RESTROOMS



STAIRWELL



VIEW



PANORAMIC VIEWS OF THE CHUGACH MOUNTAINS AND ALASKA RANGE





ACCESS



CONVENIENT ACCESS

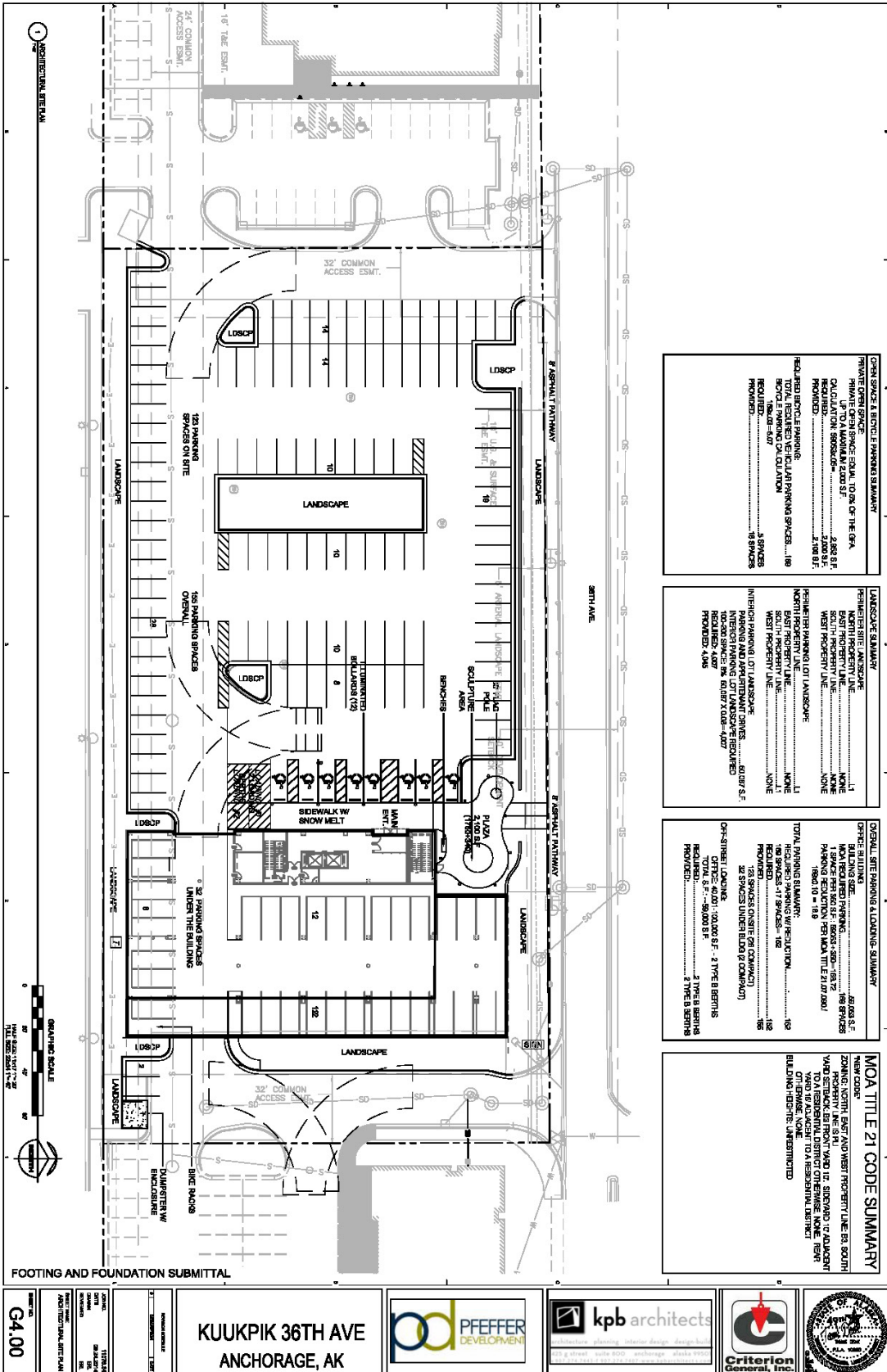


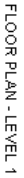
AREA MAP

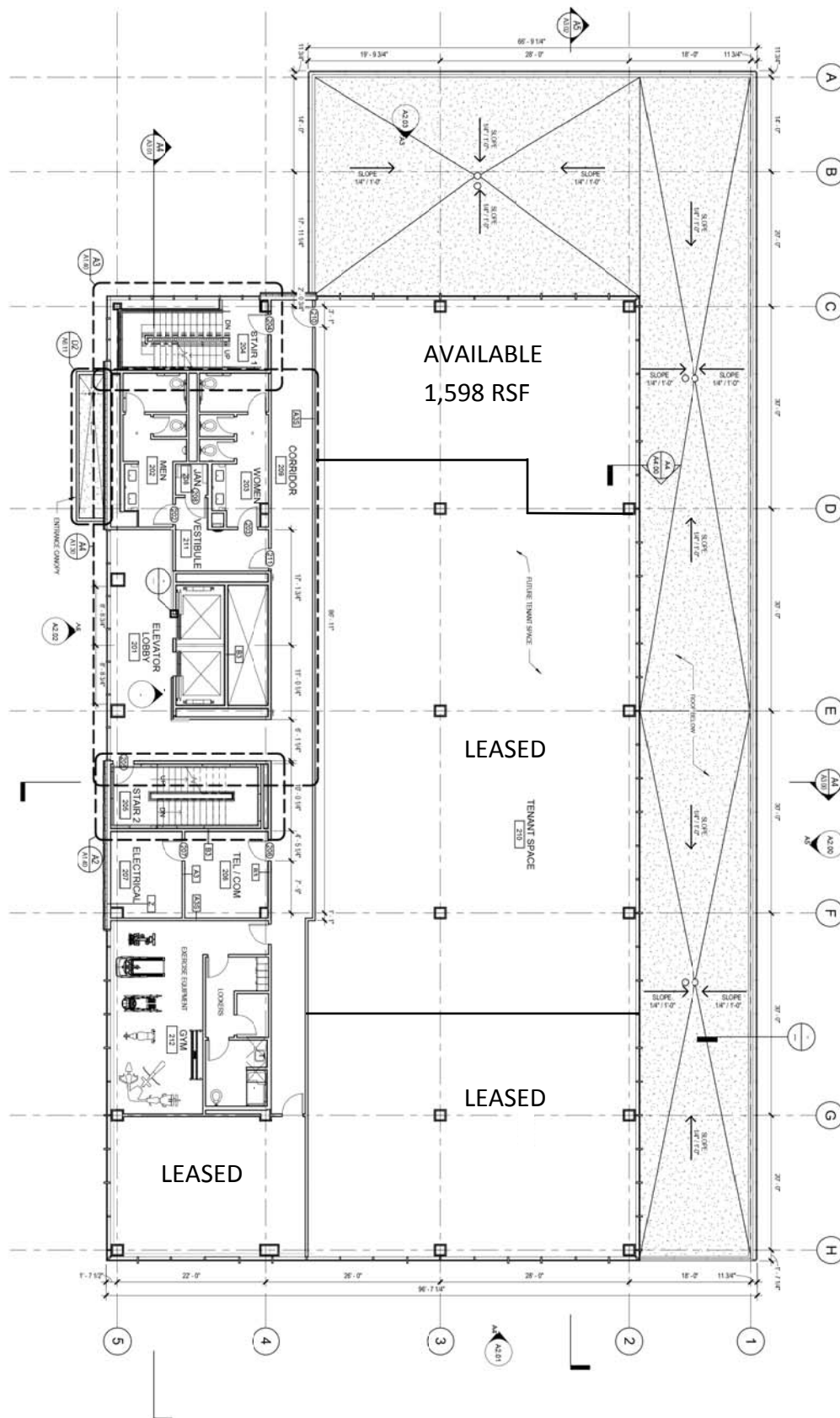


LOCATED IN THE HEART OF THE MIDTOWN BUSINESS DISTRICT

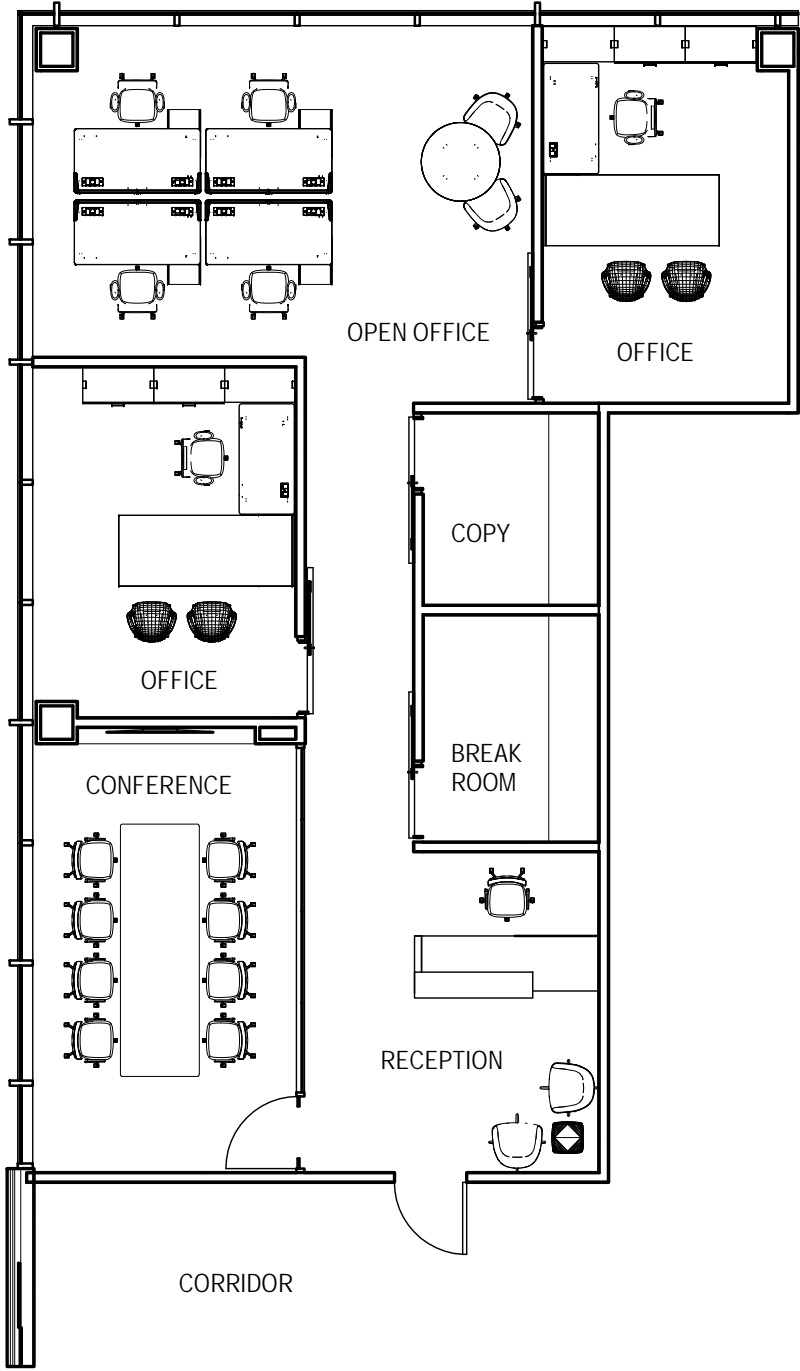
SITE PLAN



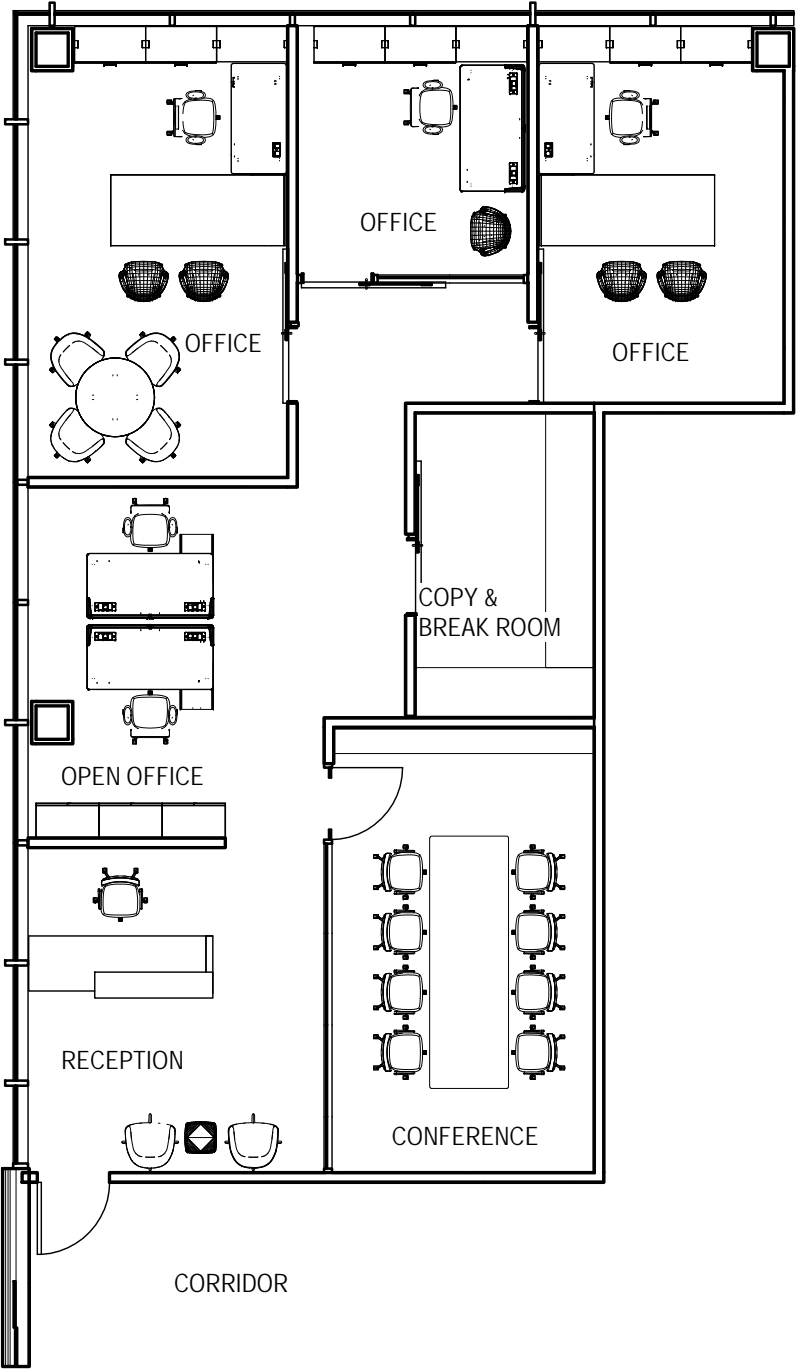




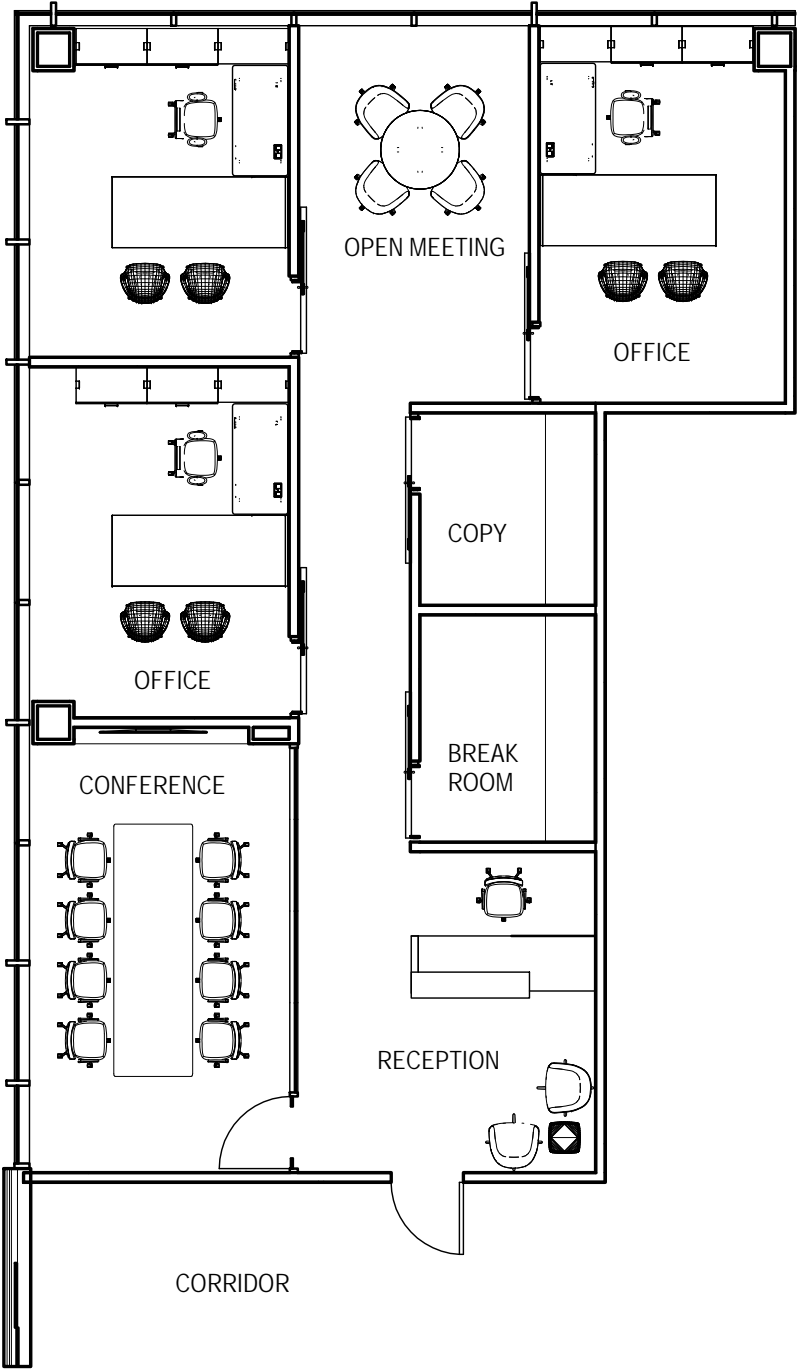
PLAN A



PLAN B



PLAN C



DISCLAIMER

This property is listed with Jack White Commercial. Pursuant to Alaska law, Jack White Commercial is providing the Alaska Real Estate Commission Pamphlet with these materials. The recipient of this information should consult with their Broker regarding licensee disclosures prior to discussing this property with their Broker. Jack White Commercial, Carl D. Kuhn, CCIM, SIOR, represents the Owner.

Although Jack White Commercial and Carl D. Kuhn, CCIM, SIOR, have endeavored to include in this evaluation material information which they believe to be relevant for the purpose of helping a prospective tenant in its evaluation of the subject property for possible purchase, the recipient of these marketing materials understands and acknowledges that neither the owner nor Jack White Commercial nor Carl D. Kuhn, CCIM, SIOR, makes any representation as to the accuracy or completeness of this marketing material. The recipient of this information is strongly encouraged to consult professional engineers, attorneys, accountants, and/or other professionals with regards to the accuracy and veracity of this information.

The recipient of these marketing materials agrees that the owner, Jack White Commercial and Carl D. Kuhn, CCIM, SIOR, shall not have any liability to the recipient of these marketing materials as a result of their use. It is understood that the recipient is expected to perform, and is responsible for, such due diligence investigations and inspections of the subject property as the recipient deems necessary or desirable and as permitted by agreement with the owner.

This property is offered subject to prior offers, price changes, and/or withdrawal from the market without notice to prospective tenants.



ALASKA REAL ESTATE COMMISSION CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 – 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

Specific Assistance

The licensee does not represent you. Rather the licensee is simply responding to your request for information. And, the licensee may "represent" another party in the transaction while providing you with specific assistance.

Unless you and the licensee agree otherwise, information you provide the licensee is not confidential.

Duties **owed** to a consumer by a licensee providing specific assistance include:

- a. Exercise of reasonable skill and care;
- b. Honest and good faith dealing;
- c. Timely presentation of all written communications;
- d. Disclosing all material information known by a licensee regarding the physical condition of a property; and
- e. Timely accounting of all money and property received by a licensee.

Representation

The licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties **owed** by a licensee when representing a consumer include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally take actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to a consumer;
- d. Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Making a good faith and continuous effort to accomplish a consumer's real estate objective(s).

Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not "represent" either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties **owed** by a neutral licensee include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally taking actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
- d. If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

If authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

Designated Licensee

In a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

ACKNOWLEDGEMENT:

I/We, _____ have read the information provided in this Alaska Real Estate
Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/We
understand that Carl D. Kuhn, CCIM Jill Hall and Nancy Johnson of Jack White Commercial
(licensee name) (brokerage name)
will be working with me/us under the relationship(s) selected below.

(Initial)

_____ **Specific assistance without representation.**

_____ **Representing the Seller/Lessor only.** (may provide specific assistance to Buyer/Lessee)

_____ **Representing the Buyer/Lessee only.** (may provide specific assistance to Seller/Lessor)

_____ **Neutral Licensee.** (must attach Waiver of Right to be Represented, form 08-4212)

Date: _____ Signature: _____
(Licensee)

Date: _____ Signature: X
(Consumer)

Date: _____ Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT