

**FOR SALE/LEASE**  
**4361 BONIFACE PKWY.**  
ANCHORAGE, ALASKA



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3801 Centerpoint Dr. Ste. 101  
Anchorage, AK 99503





## OFFERING SUMMARY

### The Facility

4361 Boniface is an 11,635 SF free-standing medical/dental office building featuring a vaulted-ceiling entry and reception area, multiple exam rooms with plumbing, private offices, break room, x-ray room, and storage. Situated on approximately 1.16 acres, the property offers mature landscaping and approximately 85 paved parking spaces.

### The Location

Prominently located on the signalized corner of Boniface Parkway and East Tudor Road, directly across from the Alaska Department of Public Safety, the Alaska State Medical Examiner's Office, and Alaska Housing Finance Corporation, and one block from The Alaska Club East. The Alaska Native Medical Center and Providence Hospital are both within blocks, with Alaska Regional Hospital only minutes away. With traffic counts exceeding 28,000 vehicles per day, the property offers excellent visibility and signage exposure.

**Pricing: \$4.2M or Lease @ \$2.35/SF/M/NNN**

- Address: 4361 Boniface Parkway, Anchorage, Alaska
- Legal: COMBS BLOCK 2 LOT 1A REM
- Original Construction: 1980/ 1986
- Building GBA: 11,635 SF
  - Basement / Support: 1,204 SF
  - Floor 1 : 9,227 SF
  - Floor 2: 1,204 SF

- Parcel: 50,843 SF (1.16 acres)
- Zoned: B1A (local neighborhood and business district)
- Parking: approximately 85 spaces
- Fully sprinklered
- Monument signage



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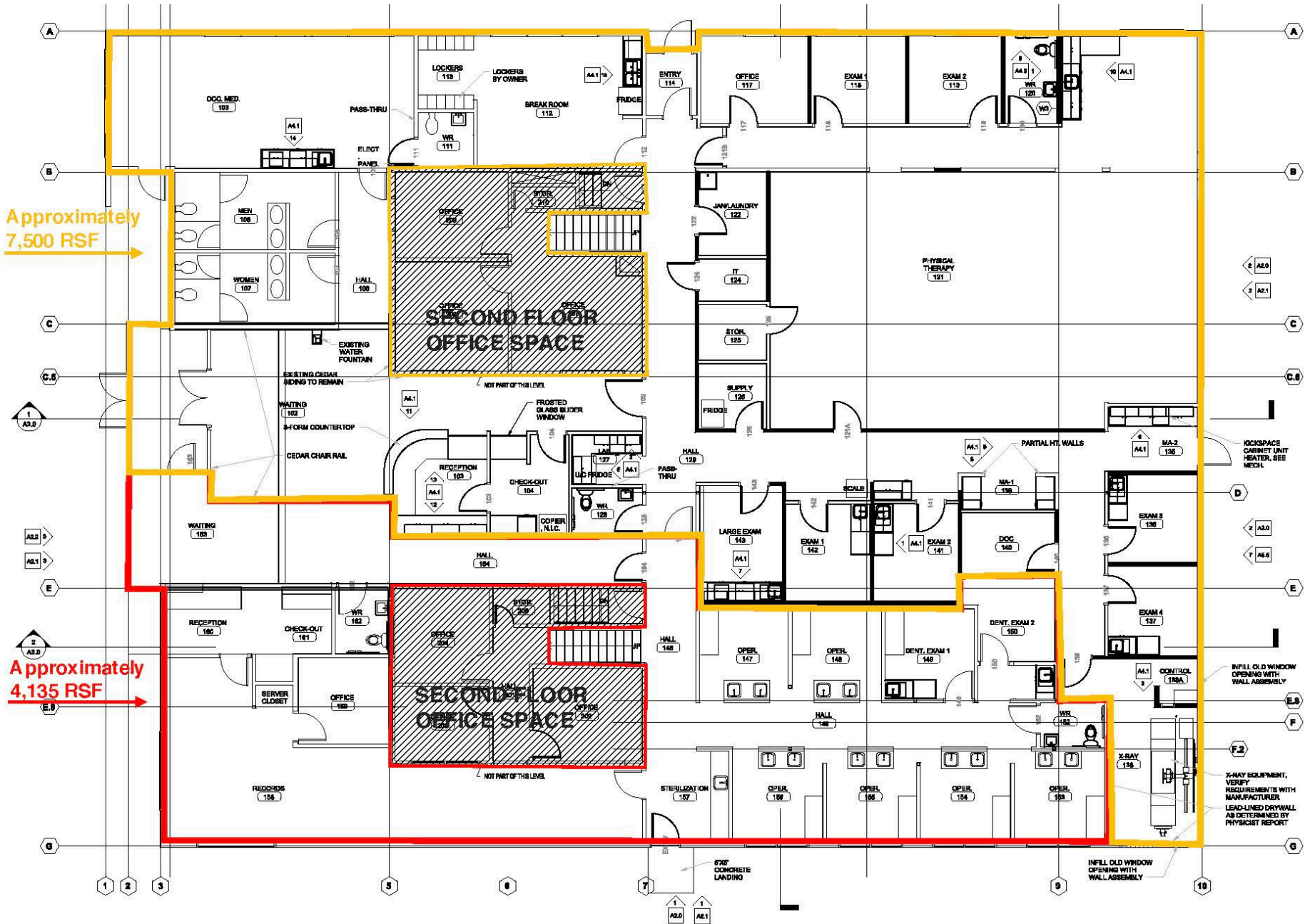
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# FLOOR PLANS



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