

5851 South Knik Goose Bay Road

Wasilla, AK 99654

SUBLEASE



— 5851 South Knik Goose Bay Road —

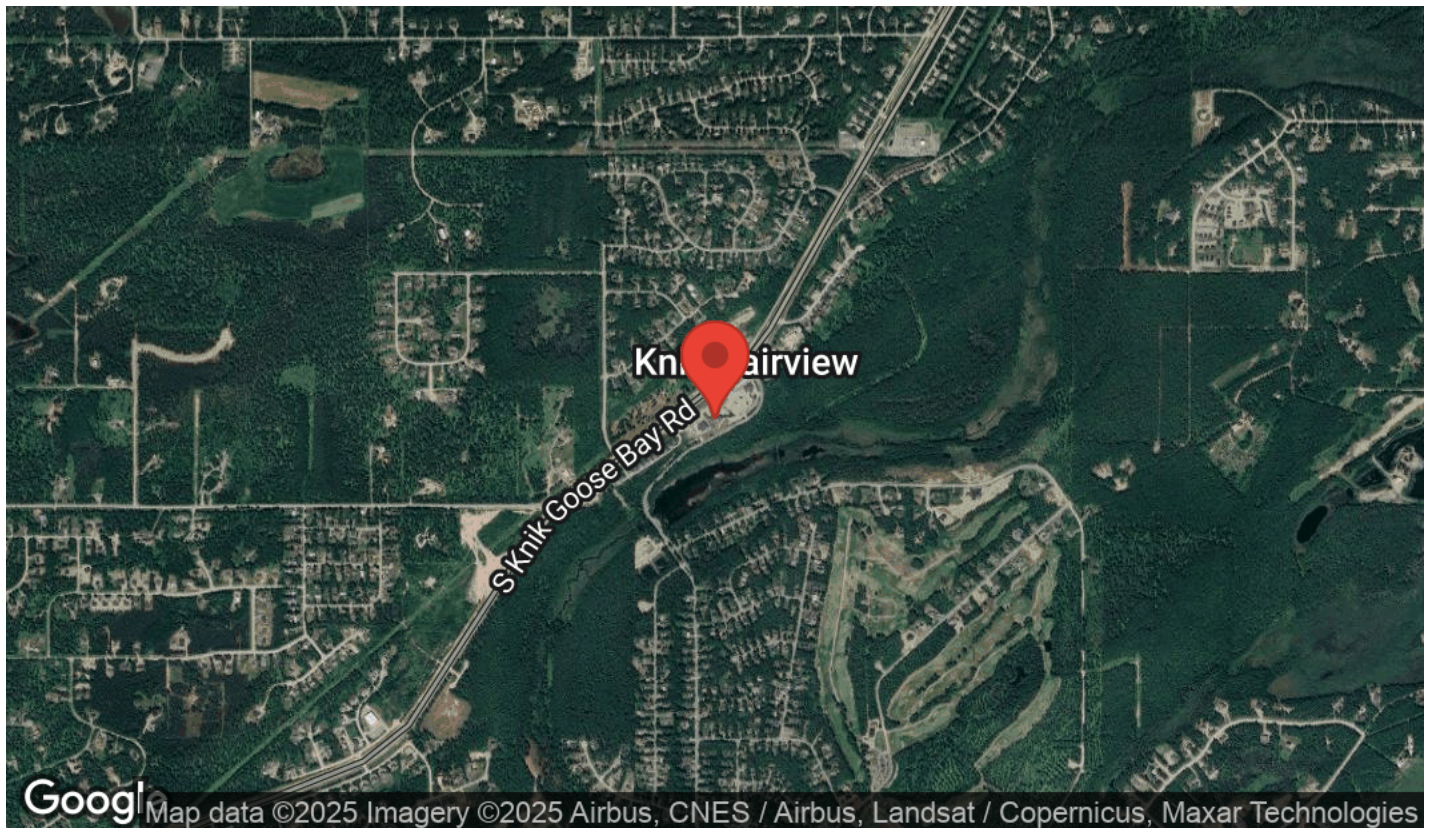
Property Highlights

- 7,310 sq. ft. stand-alone medical office building available for sublease.
- Lease rate of \$2.60/SF NNN plus utilities (electric, gas, and water).
- Master lease goes through Dec. 2027.
- Monument signage available with excellent visibility off S. Knik-Goose Bay.
- Offers easy access and ample parking for tenants and guests.



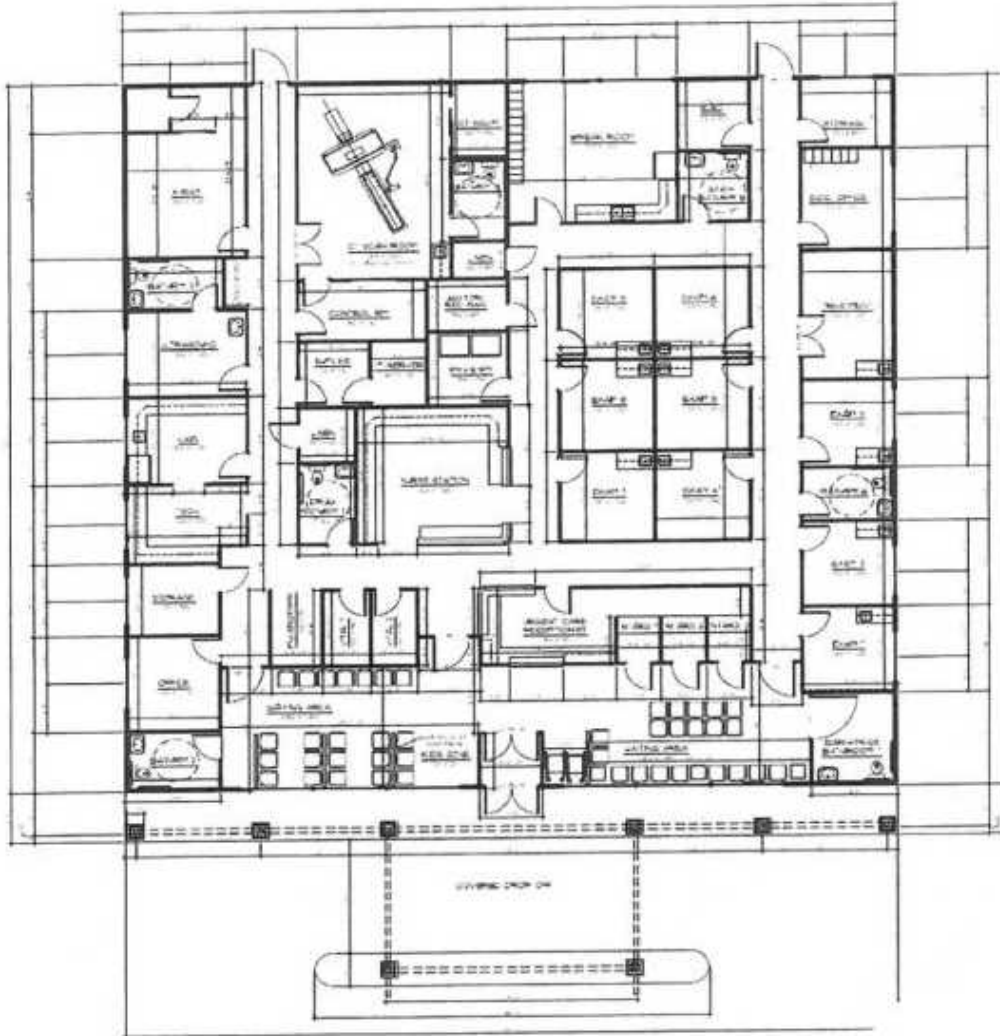
LOCATION MAPS

5851 SOUTH KNIK GOOSE BAY ROAD | WASILLA, AK 99654



FLOORPLAN

5851 SOUTH KNIK GOOSE BAY ROAD | WASILLA, AK 99654



PROPERTY PHOTOS

5851 SOUTH KNIK GOOSE BAY ROAD | WASILLA, AK 99654



BOND FILIPENKO COMMERCIAL
301 Arctic Slope Ave, Suite 300
Anchorage, AK 99518

MARK FILIPENKO
Broker, CCIM, SIOR
O: (907) 952-1884
mark@markfilipenko.com

PROPERTY PHOTOS

5851 SOUTH KNIK GOOSE BAY ROAD | WASILLA, AK 99654

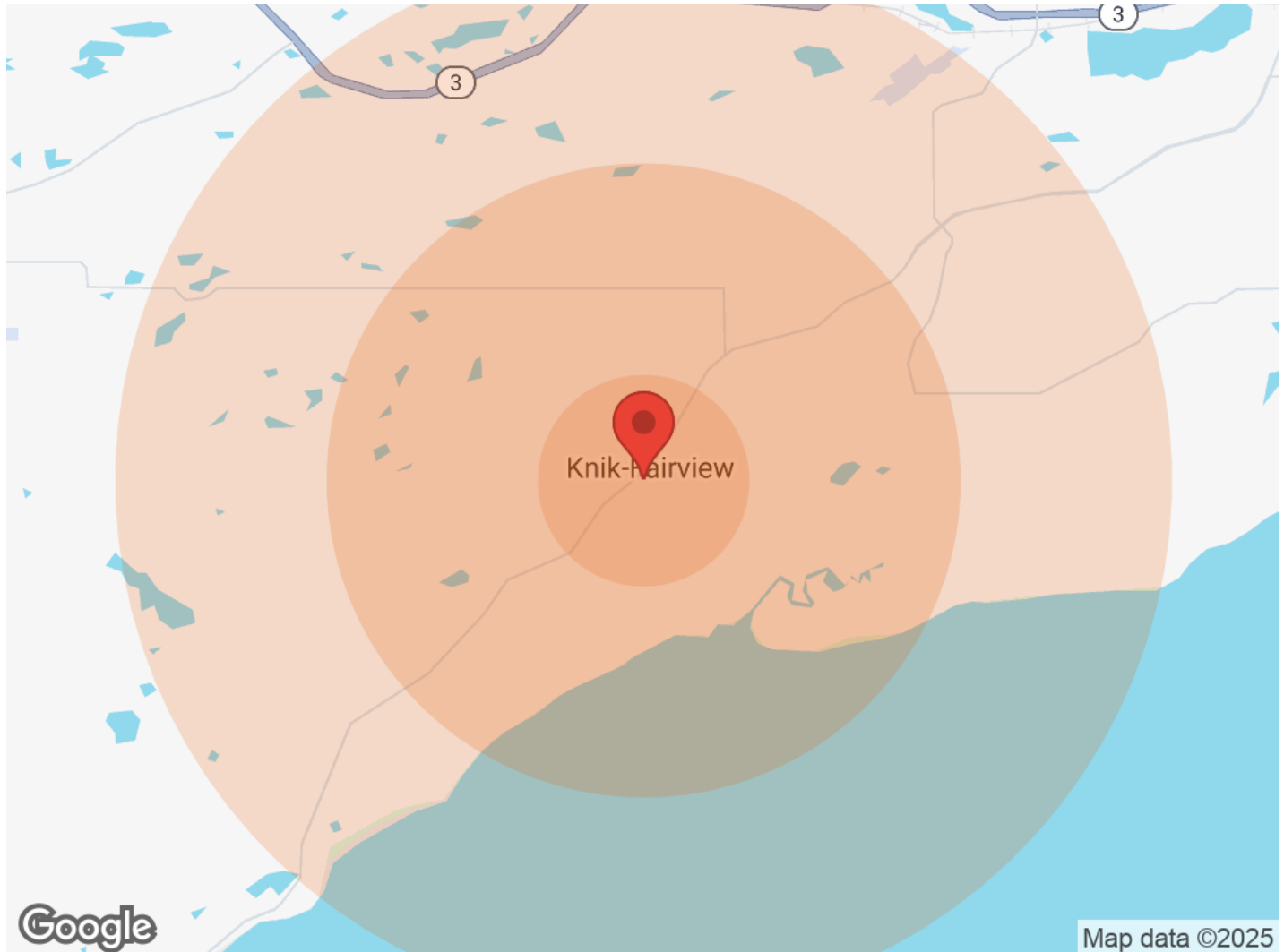


BOND FILIPENKO COMMERCIAL
301 Arctic Slope Ave, Suite 300
Anchorage, AK 99518

MARK FILIPENKO
Broker, CCIM, SIOR
O: (907) 952-1884
mark@markfilipenko.com

DEMOGRAPHICS

5851 SOUTH KNIK GOOSE BAY ROAD | WASILLA, AK 99654



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | N/A | 4,538 | 9,994 |
| Female | N/A | 4,350 | 9,576 |
| Total Population | N/A | 8,888 | 19,570 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | N/A | 2,310 | 4,962 |
| Ages 15-24 | N/A | 1,527 | 3,356 |
| Ages 25-54 | N/A | 3,042 | 6,873 |
| Ages 55-64 | N/A | 973 | 2,233 |
| Ages 65+ | N/A | 1,036 | 2,146 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | N/A | 7,861 | 17,263 |
| Black | N/A | 24 | 58 |
| Am In/AK Nat | N/A | 371 | 753 |
| Hawaiian | N/A | N/A | 8 |
| Hispanic | N/A | 301 | 639 |
| Multi-Racial | N/A | 1,220 | 2,762 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|----------|----------|
| Median | N/A | \$66,725 | \$62,390 |
| < \$15,000 | N/A | 161 | 331 |
| \$15,000-\$24,999 | N/A | 177 | 354 |
| \$25,000-\$34,999 | N/A | 181 | 532 |
| \$35,000-\$49,999 | N/A | 448 | 875 |
| \$50,000-\$74,999 | N/A | 612 | 1,614 |
| \$75,000-\$99,999 | N/A | 555 | 1,018 |
| \$100,000-\$149,999 | N/A | 558 | 1,233 |
| \$150,000-\$199,999 | N/A | 166 | 441 |
| > \$200,000 | N/A | 115 | 158 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | N/A | 3,010 | 6,771 |
| Occupied | N/A | 2,767 | 6,198 |
| Owner Occupied | N/A | 2,265 | 4,930 |
| Renter Occupied | N/A | 502 | 1,268 |
| Vacant | N/A | 243 | 573 |

DISCLAIMER

5851 SOUTH KNIK GOOSE BAY ROAD



All materials and information received or derived from Bond Filipenko Commercial Properties, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Bond Filipenko Commercial Properties, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Bond Filipenko Commercial Properties, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Bond Filipenko Commercial Properties, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Bond Filipenko Commercial Properties, LLC does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Bond Filipenko Commercial Properties, LLC in compliance with all applicable fair housing and equal opportunity laws.

BOND FILIPENKO COMMERCIAL

301 Arctic Slope Ave, Suite 300
Anchorage, AK 99518

PRESENTED BY:

MARK FILIPENKO

Broker, CCIM, SIOR
O: (907) 952-1884
mark@markfilipenko.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.