

INVESTMENT OPPORTUNITY

2525 C STREET

ANCHORAGE, ALASKA



\$18,000,000
96,259 SF Building
147,593 SF Land

1 Jill Hall
907.301.2713
jill@cdkuhn.com

Carl D. Kuhn, CCIM, SIOR

907.301.1155
carl@cdkuhn.com



The former CIRI headquarters building is a 5-story, multi-tenant, Class A office building conveniently located in the heart of Anchorage's midtown business district, close to restaurants, shopping and minutes from downtown and the Ted Stevens International Airport.

The building's exterior boasts a unique geometric design, ample illuminated parking and access from A Street and C Street. Inside, the building offers an indoor atrium with a calming waterfall cascade, sweeping views and natural light from the staircase. This open, airy professional building has abundant windows and is exquisitely landscaped with manicured lawns and mature trees.

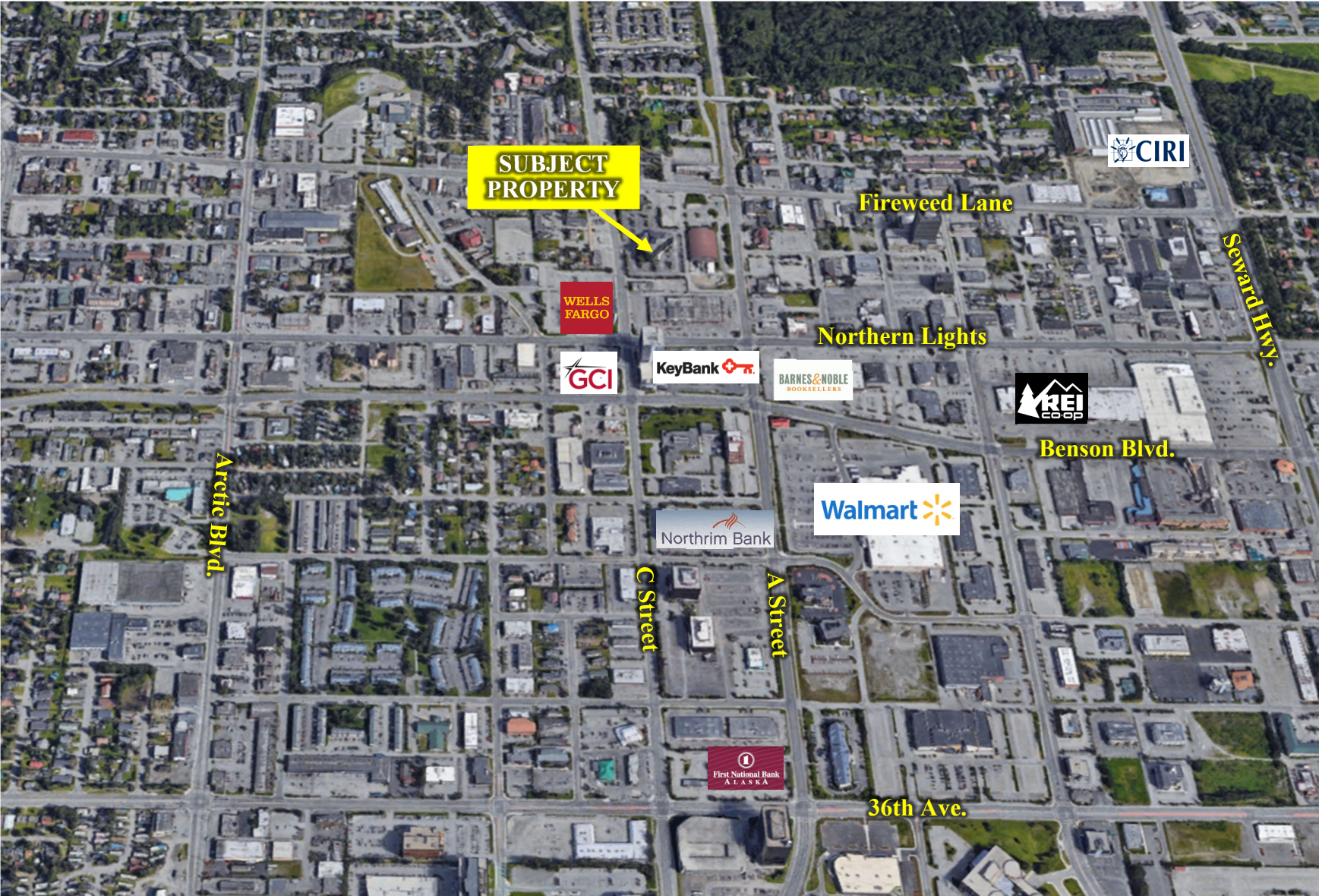
Constructed in 1977, the building has had significant and continuous updates to keep the lobby, bathrooms and systems modernized. Updates/upgrades include building security cameras installed interior and exterior, new fire panel, landscaping irrigation system installed, sidewalk snow melt system installed, Wattstopper lighting and control system installed, in addition to other updates throughout the building.

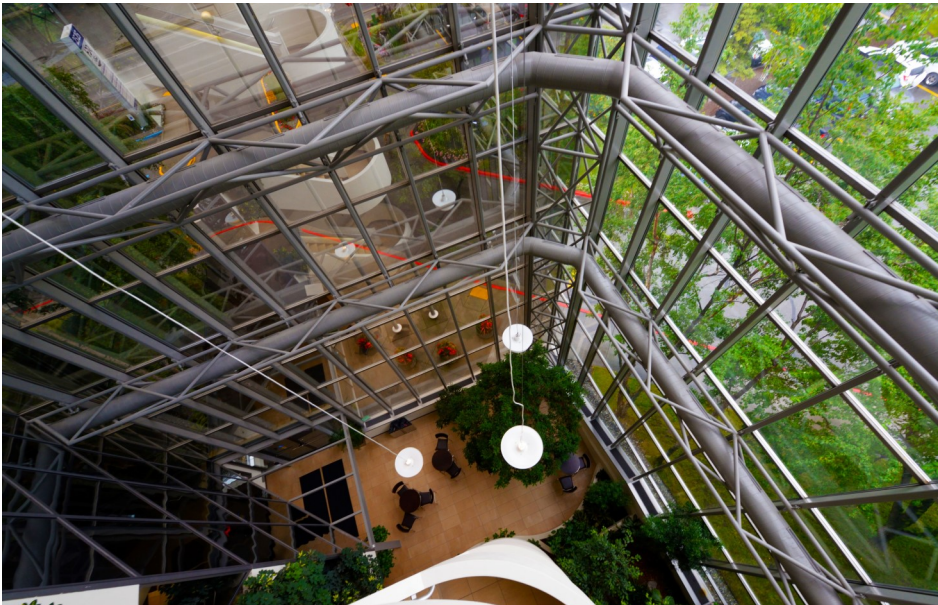
Historically, the building has had high occupancy rates with long-term tenants and is ideal for an owner-user who wants to capture investment income or a savvy investor who desires to lease up the building.



Legal Description:	Lot 1A, Block 1 Brandon Subd.	Elevators:	Two
Gross Building Area:	96,259 SF	Exterior:	Glass and Metal
Rentable Area:	13,969 SF - 1st floor 18,750 SF - 2nd floor 18,735 SF - 3rd floor 19,247 SF - 4th floor <u>19,363</u> SF - 5th floor <u>90,064</u> Total RSF	Heating/Cooling:	Perimeter hot water baseboard. Air Handlers have boiler fed heating coil & chiller fed cooling coil. Siemens Digital Direct Control System. New Chiller in 2011. Boilers replaced in 2023.
Land:	147,593 SF (3.39 acres)	Foundation:	Poured concrete slab
Tax Parcel Number:	009-023-19	Structural:	Fireproof steel
Year Built:	1977 (continuous updates)	Roof:	EPDM roofing membrane. Drainage is provided by gutters & surface mounted drains with interior piping. Replaced in 2011 with 25 year warranty.
Zoning:	B3, General Business	Building Generator:	Replaced in 2018 with self-contained fuel tank.
Parking:	260 surface, asphalt paved		
Ceiling Height:	13' (Atrium is 65')		
Sprinklers:	Fully sprinklered		







PHOTOS – LOBBY | 2525 C STREET



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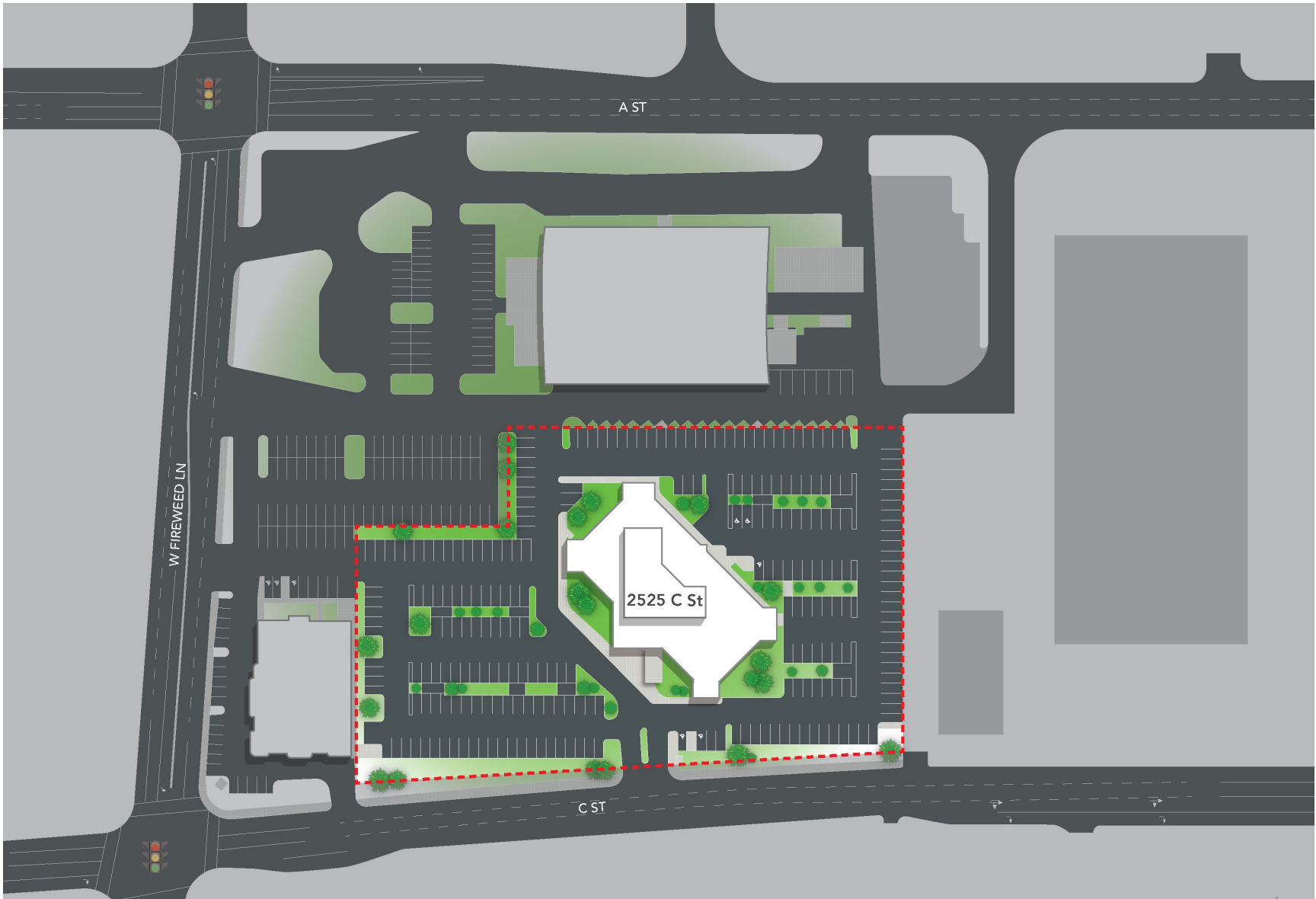
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SITE PLAN | 2525 C STREET



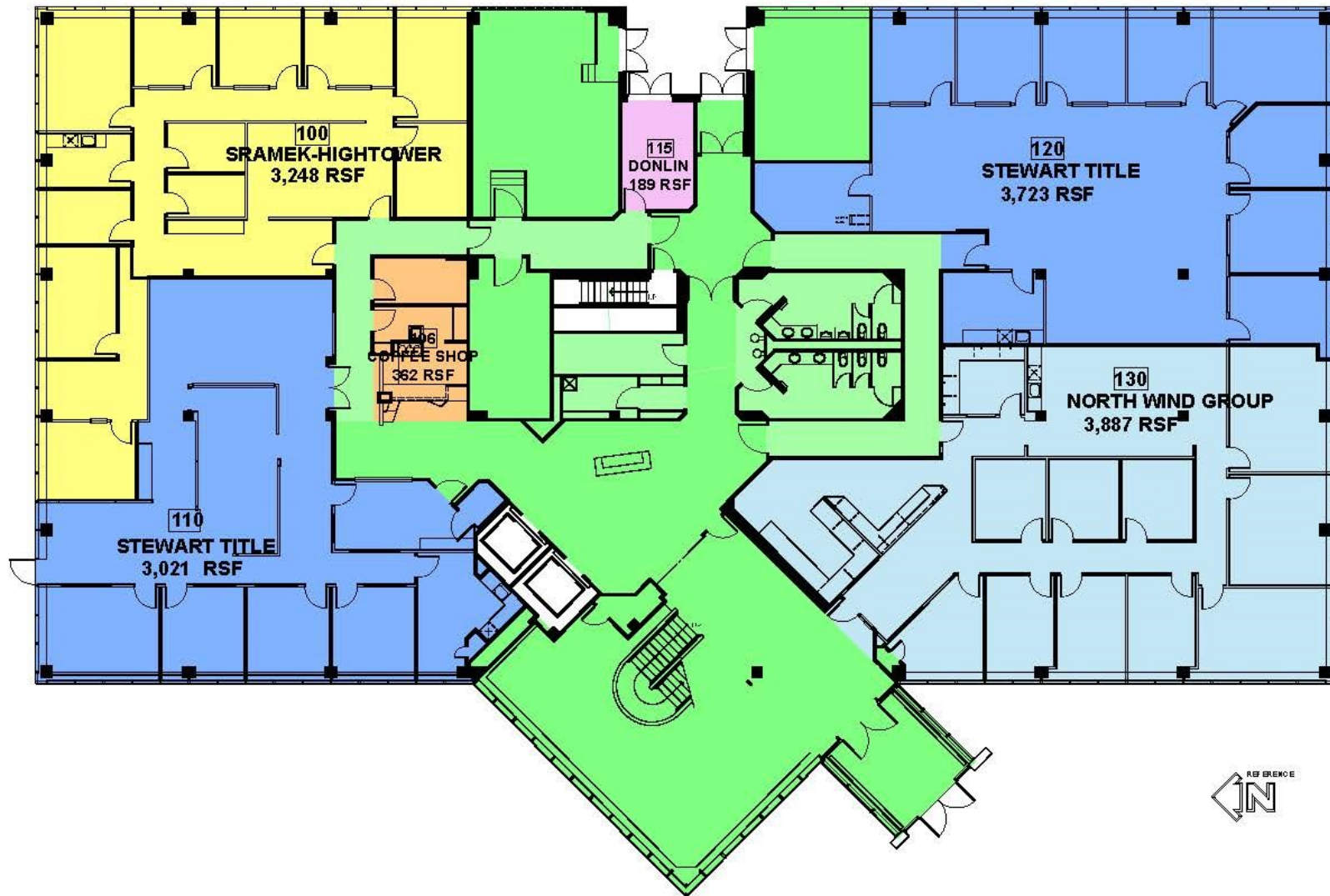
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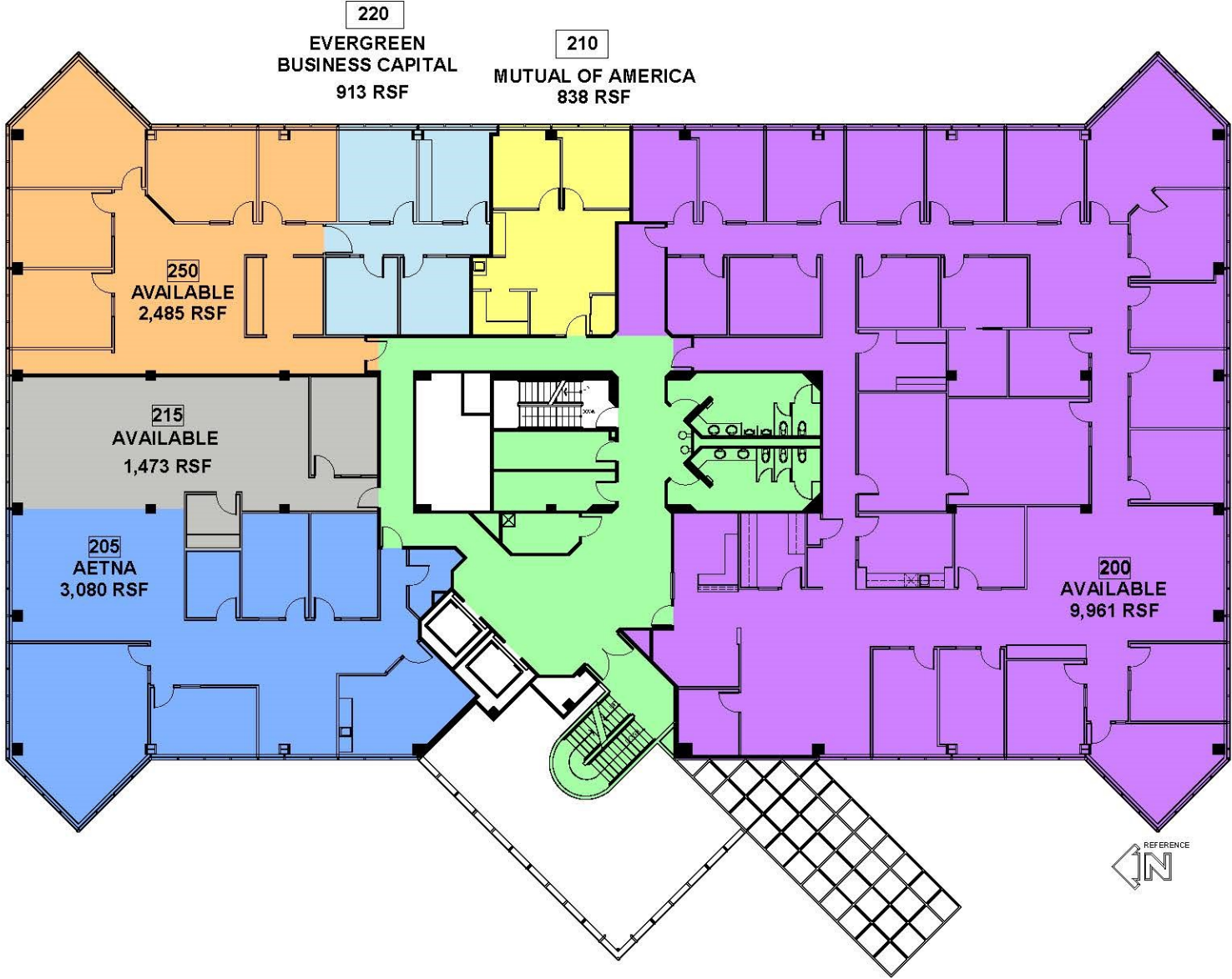
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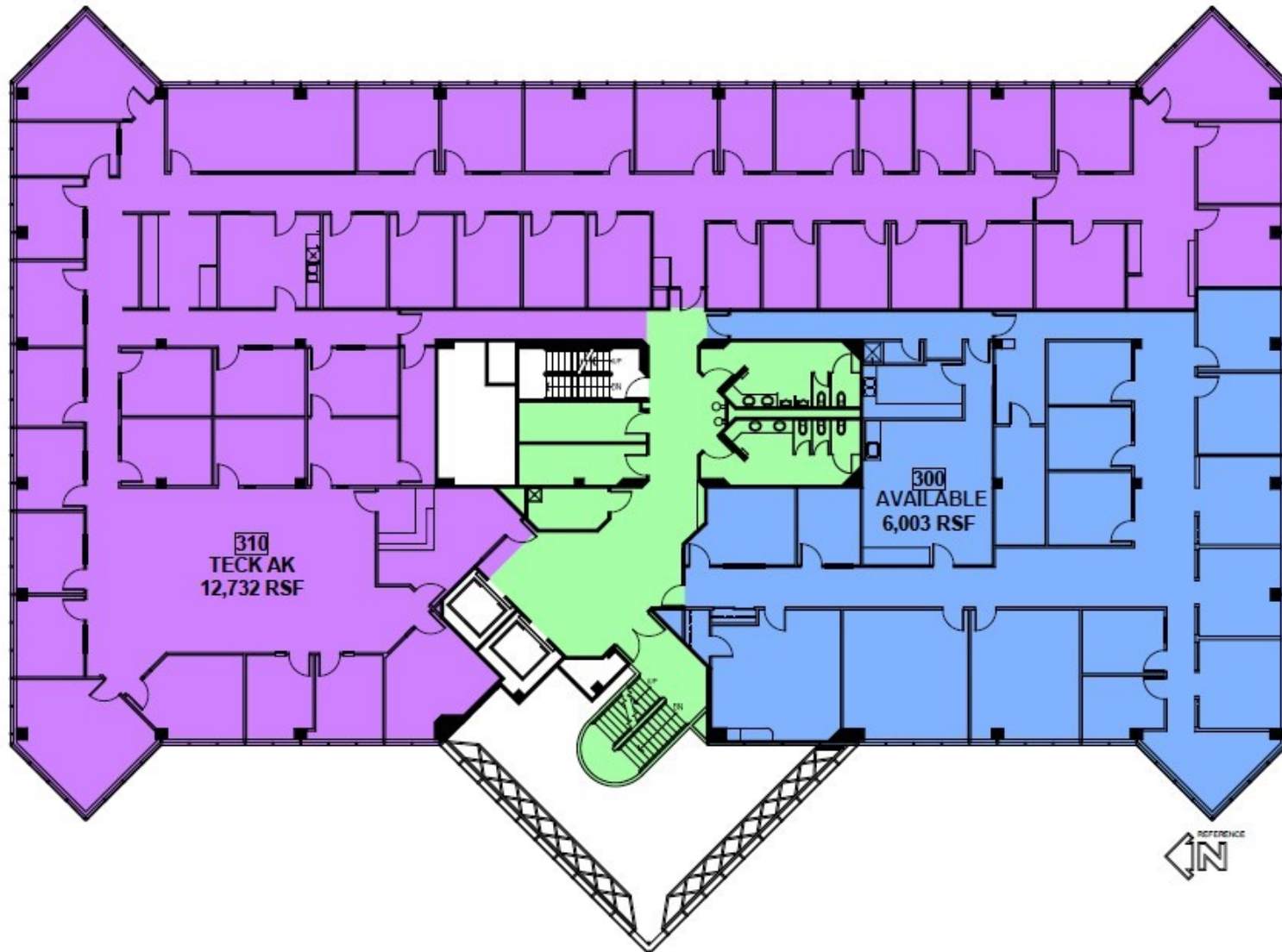
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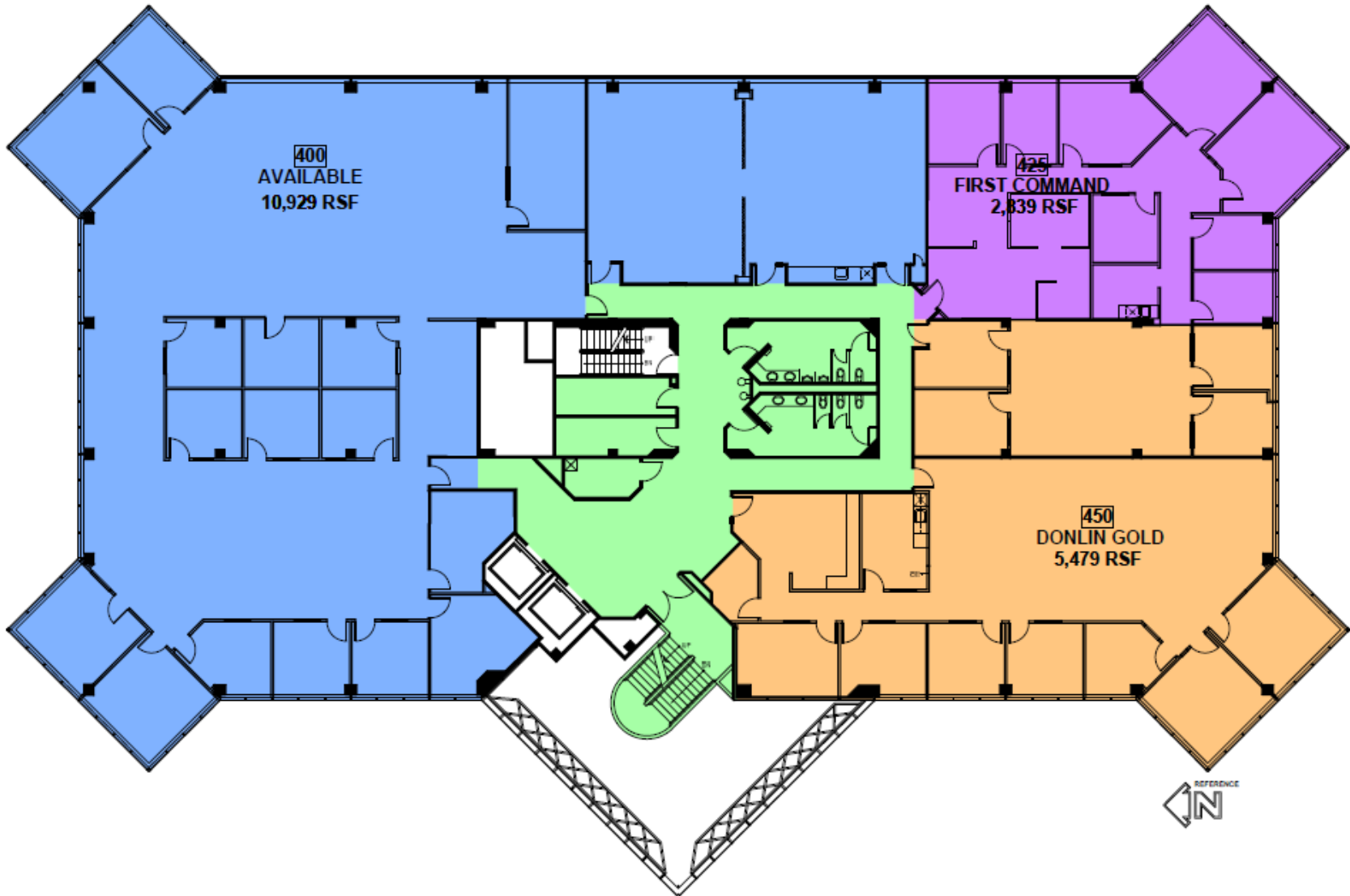
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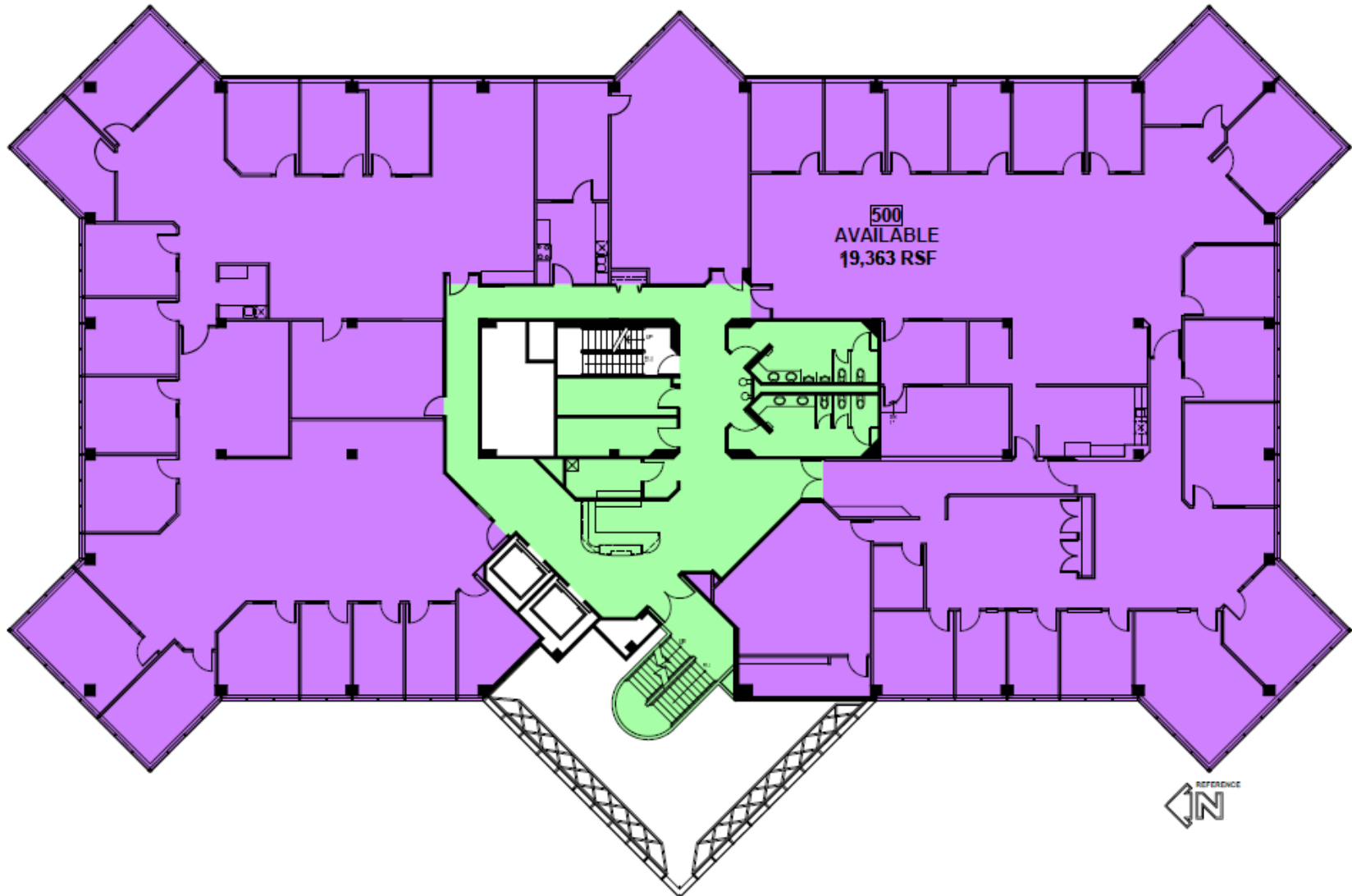












This property is listed with Jack White Commercial, Carl D. Kuhn, CCIM, SIOR. The recipient of this information should consult with the listing Broker regarding licensee disclosures prior to touring the facility.

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 buyer 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, including investigation of any environmental conditions, 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 buyers.



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
(print consumer's name(s))

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: _____
(Consumer)

Date: _____

Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT



Carl D. Kuhn, CCIM, SIOR

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Anchorage, AK 99503-5823

CONFIDENTIALITY AGREEMENT

This Agreement is entered into by Prospective Purchaser _____ (“Purchaser”) with regard to the proposed sale by 2525 C Street, LLC (the “Seller”) of the office building located at 2525 C Street (Lot 1A, Block 1, Brandon Subdivision) Anchorage, Alaska (the "Property"), and (if applicable) joined herein by the Purchaser’s Broker named at the end of this Agreement.

The Seller is prepared to furnish the Purchaser with certain information concerning the Property, including information which the Seller regards as non-public, proprietary information (collectively, the "Confidential Information"). In consideration of Seller providing Purchaser with Confidential Information relating to the Property, Purchaser hereby agrees as follows:

1. The Confidential Information will be used solely for the purpose of evaluating and preparing a purchase and sale agreement (the "Purchase Agreement") between the Seller and Purchaser and for no other purpose. Such information will be kept confidential. Purchaser will not duplicate any written material or give any information or material to anyone else without Seller’s prior approval. Purchaser will keep a record of the Confidential Information and of the location of such Confidential Information. If a Purchase Agreement involving the Property is not consummated, or if the Seller so requests, Purchaser promptly will return to the Seller all copies of the Confidential Information in Purchaser’s control, and Purchaser will destroy all copies of any analyses, compilations, studies or other documents prepared for Purchaser’s use containing or reflecting any Confidential Information.
2. Purchaser understands and acknowledges that neither the Seller nor any of its affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the Confidential Information, and neither the Seller nor any of its affiliates or their officers, directors, attorneys or agents will have any liability to Purchaser or any other person resulting from Purchaser or Purchaser’s employees’ and/or agents’ use of the Confidential Information. No manager or agent retained by the Seller, nor any of their agents or employees, is acting as the Seller’s agent in any transaction, and they are not authorized to make any representations, commitments or binding agreements on behalf of the Seller. Only those representations or warranties that are made to Purchaser in a Purchase Agreement when, as, and if one is fully executed and delivered and subject to such limitations and restrictions as may be specified in such Purchase Agreement, will have any legal effect.

3. Purchaser will assure that each individual or other person in Purchaser's firm who receives such information or material is aware of the terms of this Confidentiality Agreement and agrees to maintain the confidentiality of all such information or material.
4. Purchaser will not contact any persons at the Property or otherwise disclose outside Purchaser's firm the nature and the details of the Confidential Information without Seller's prior written approval.
5. Nothing in this Confidentiality Agreement commits or obligates Purchaser or the Seller in any way with respect to a sale of the Property or with respect to anything else, other than Purchaser's agreement to maintain confidentiality as required above.
6. Purchaser: ___ is ___ is not represented by a real estate broker. If Purchaser is represented by a Broker, the Broker must also sign this agreement. The terms of this Confidentiality Agreement will apply to the Purchaser, Purchaser's Broker and any related entities.
7. Purchaser also understands and agrees that no obligations shall be incurred nor shall any contract or agreement providing for any transaction involving the Seller be deemed to exist between Purchaser and the Seller and/or the owners or stockholders or affiliates of the Seller unless and until a Purchase Agreement has been fully executed and delivered. Purchaser also understands and agrees that if discussions or negotiations regarding a Purchase Agreement commence, any party, as it wishes, may terminate them at any time, with or without notice, without incurring liability of any kind to the other parties by virtue of the content, conduct or termination of the discussions and negotiations, except as may be set forth in a fully executed and delivered Purchase Agreement. Prior to the full execution and delivery of a Purchase Agreement for the Property, the Seller reserves the right to withdraw it from being marketed for sale at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer for any reason or reasons at the Seller's sole and exclusive discretion. For purposes of this paragraph, the term "Purchase Agreement" does not include an executed letter of intent or any other preliminary written agreement, nor does it include any written or verbal agreement in principle or acceptance of an offer or bid on Purchaser's part.
8. This Confidentiality Agreement constitutes the entire agreement between the parties and supersedes all prior or contemporaneous agreements or understandings, both written and oral, among the parties with respect to the subject matter hereof. This Confidentiality Agreement shall be governed by and construed under the laws of the State of Alaska.
9. This Confidentiality Agreement shall remain in effect until the earlier of one year from the date of Purchaser's acceptance hereof or the closing of a transaction for the Property pursuant to a Purchase Agreement. Purchaser acknowledges that Purchaser has received advice from Purchaser's own attorneys in regard to this Confidentiality Agreement to the extent Purchaser deemed it appropriate.

This Agreement is executed to be effective as to each of the undersigned as of the date affixed to each respective signature below.

ACCEPTED AND AGREED:

PROSPECTIVE PURCHASER

PURCHASER'S BROKER (if applicable)

By: _____

By: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Company: _____

Company: _____

Address: _____

Address: _____

Email: _____

Email: _____

Phone: _____

Phone: _____

Date: _____

Date: _____