

# 209 N Post Road

Lease Rate: \$1.25/Sq. Ft. (NNN)

Anchorage, AK 99501

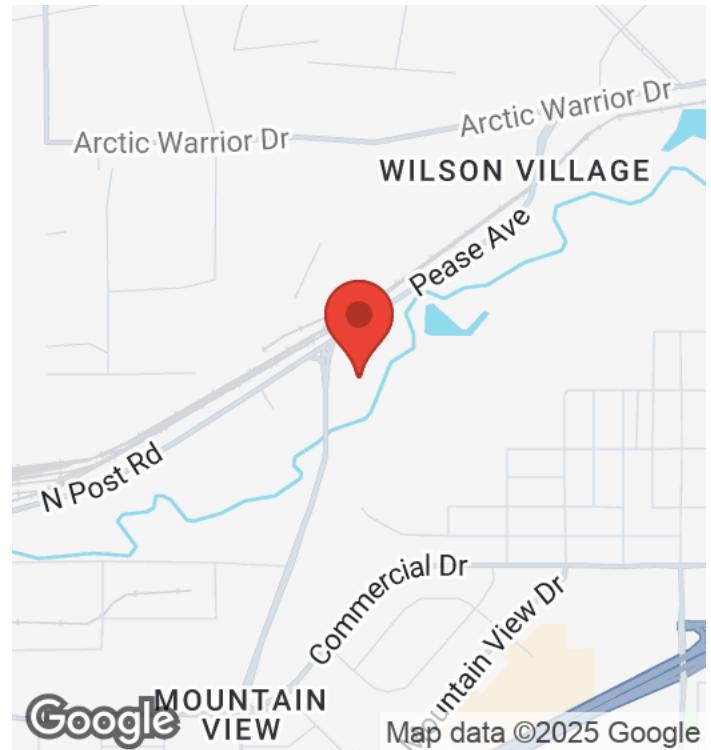
FOR LEASE



## 209 North Post Road

### Property Highlights

- 16,360 Sq. Ft. office/warehouse building available for lease on Post Road.
- The property includes 1,960 Sq. Ft. of office space, 12,400 Sq. Ft. of warehouse, and 1,960 Sq. Ft. of mezzanine.
- The warehouse is equipped with five dock doors, one 12'x14' overhead door, and a 24-foot clear height.
- Situated on a 2.51-acre lot (109,453 Sq. Ft.) zoned I2 (Heavy Industrial).
- Located at the corner of N Post Road and Viking Drive, the site offers excellent visibility and convenient access.



# TABLE OF CONTENTS

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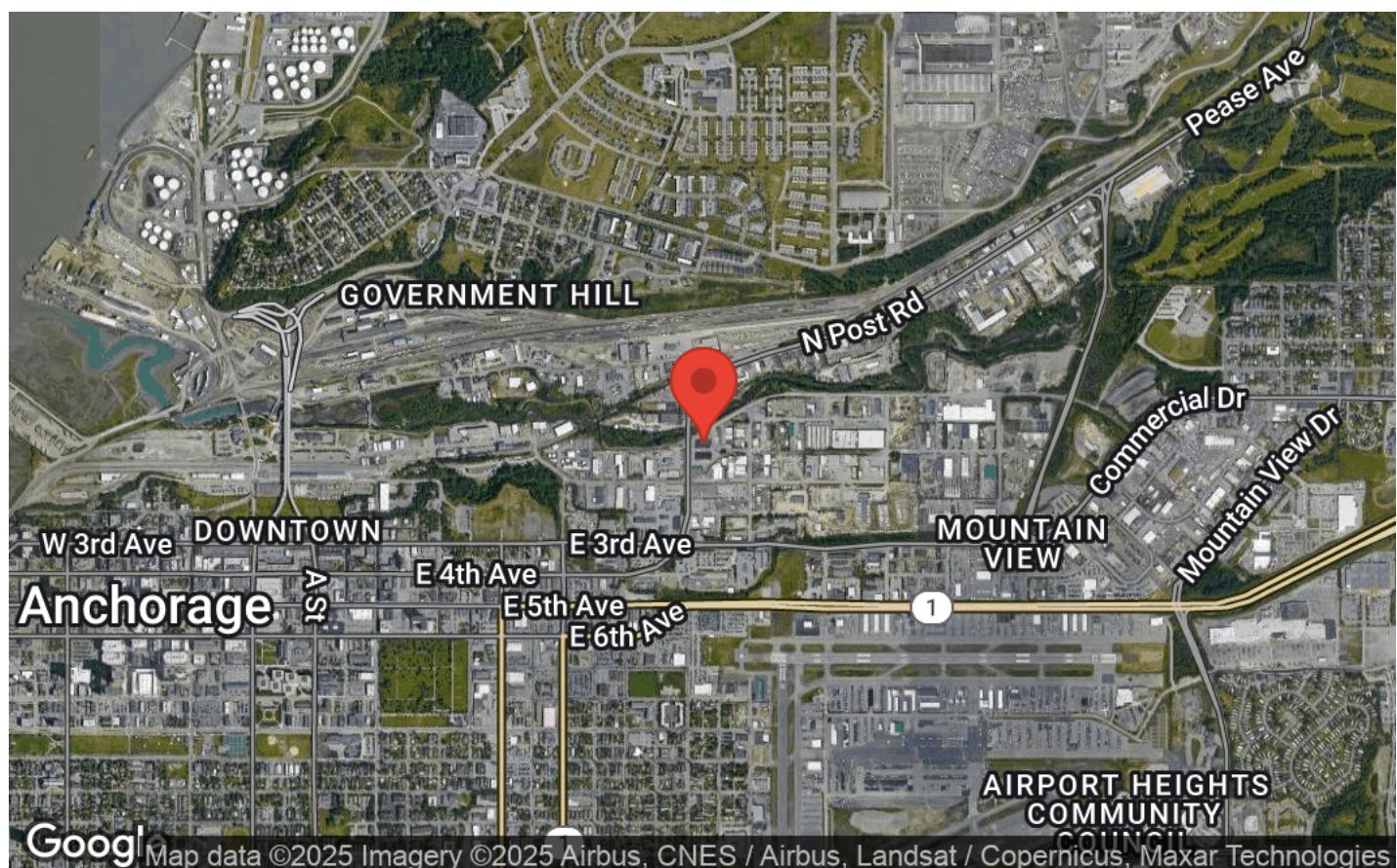
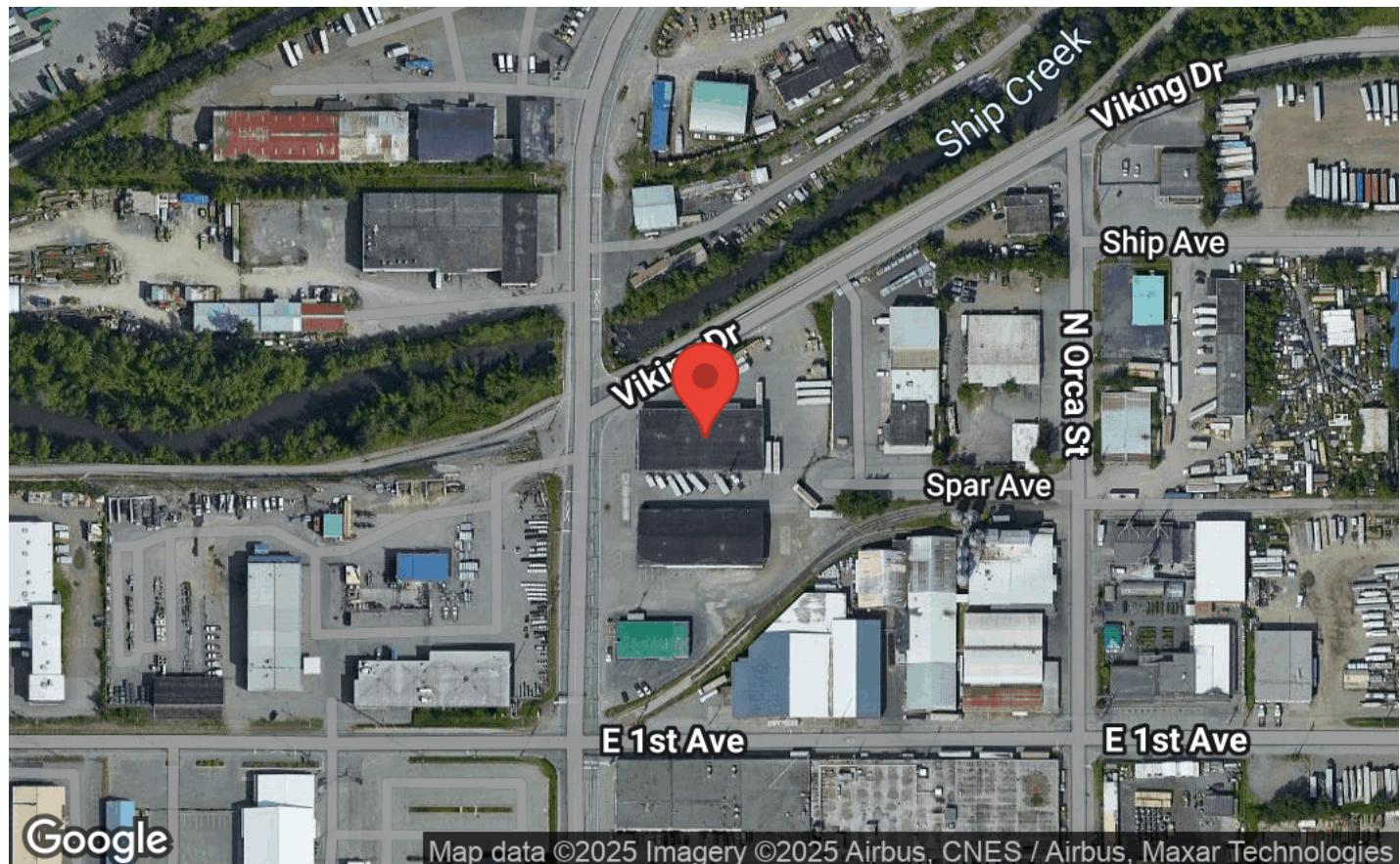
Location Maps	3
Floorplan & Property Overview	4
Property Photos	6
Demographics	7
AREC Consumer Disclosure	8
Disclaimer	10

# LOCATION MAPS

Office Warehouse For Lease

209 North Post Road | Anchorage, AK 99501

03

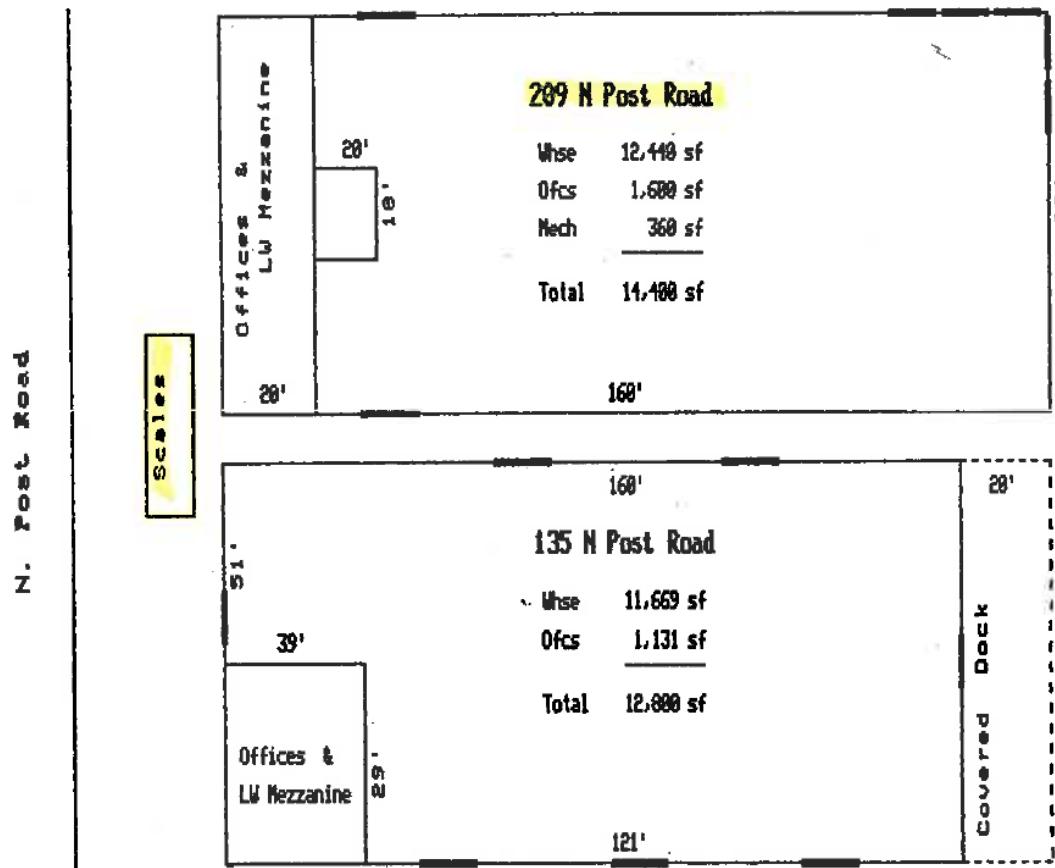


# FLOORPLAN & PROPERTY OVERVIEW

Office Warehouse For Lease

209 North Post Road | Anchorage, AK 99501

04



# FLOORPLAN & PROPERTY OVERVIEW

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209 North Post Road | Anchorage, AK 99501

05

## 209 North Post Road

Built in 1972, this building is steel frame construction with a heavy gage steel columns and I-beam supports. Exterior walls are metal sided. The building was designed for single-tenant use. The building includes 14,400 square feet of heated office-warehouse space on the ground level and 1,960 square feet of light weight mezzanine storage and shop offices located above the ground level offices.

**Nominal Building Dimension: 80 feet by 180 feet**

	SqFt
Main Floor (80' x 180')	-----
Office area	1,600
Restrooms/Janitor	360
Warehouse space	12.440
	-----
Subtotal (site coverage)	14,400
Area Above Offices	-----
Lightweight Mezzanine	980
Shop offices	620
Boiler Room/Platform	360
	-----
Subtotal (other)	1,960
Total Gross Building Area	16,360

**Foundation:** Footings and foundation are poured concrete reinforced with steel.

**Structure:** The basic structure is heavy gaged steel frame with steel columns and I-beams. Exterior walls are covered with metal siding. The roof is slightly pitched and covered with a metal decking. The floor is poured concrete reinforced with steel re-bar. Exterior eave height is estimated to be 24 feet.

# PROPERTY PHOTOS

Office Warehouse For Lease

209 North Post Road | Anchorage, AK 99501

06

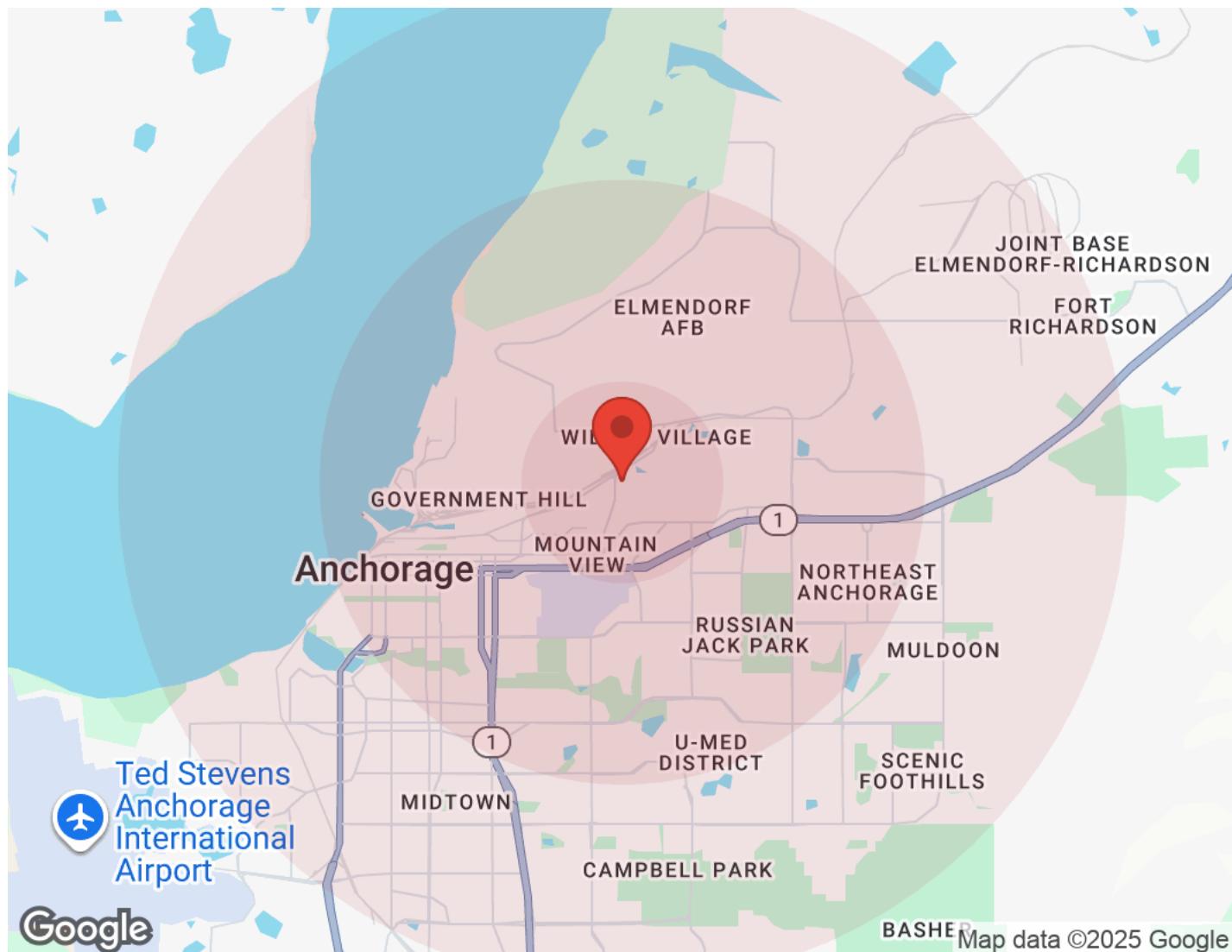


# DEMOCRAPHICS

Office Warehouse For Lease

209 North Post Road | Anchorage, AK 99501

07



Population	1 Mile	3 Miles	5 Miles
Male	4,599	35,998	77,284
Female	3,910	30,987	68,812
Total Population	8,509	66,985	146,096

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,006	12,794	27,386
Ages 15-24	1,758	10,608	22,480
Ages 25-54	3,528	28,974	62,651
Ages 55-64	623	6,500	14,658
Ages 65+	594	8,109	18,921

Race	1 Mile	3 Miles	5 Miles
White	3,009	29,447	68,417
Black	971	6,096	11,366
Am In/AK Nat	532	4,053	8,634
Hawaiian	510	2,699	4,573
Hispanic	1,195	7,241	14,989
Asian	901	7,643	17,590
Multi-Racial	1,268	8,942	18,876
Other	124	871	1,651

Income	1 Mile	3 Miles	5 Miles
Median	\$48,863	\$72,726	\$83,479
< \$15,000	421	2,214	3,840
\$15,000-\$24,999	473	2,106	3,517
\$25,000-\$34,999	286	1,637	3,139
\$35,000-\$49,999	298	2,847	5,706
\$50,000-\$74,999	561	4,528	9,369
\$75,000-\$99,999	414	3,727	8,564
\$100,000-\$149,999	373	4,282	10,542
\$150,000-\$199,999	72	1,966	5,672
> \$200,000	22	2,517	6,602

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,283	28,975	63,405
Occupied	2,918	25,824	56,949
Owner Occupied	466	10,182	25,968
Renter Occupied	2,452	15,642	30,981
Vacant	364	3,150	6,456

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THE STATE

of

**ALASKA***Department of Commerce, Community, and Economic Development  
Division of Corporations, Business and Professional Licensing***Real Estate Commission**550 West 7<sup>th</sup> Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: [RealEstateCommission@Alaska.Gov](mailto:RealEstateCommission@Alaska.Gov)Website: [ProfessionalLicense.Alaska.Gov/RealEstateCommission](http://ProfessionalLicense.Alaska.Gov/RealEstateCommission)**Alaska Real Estate Commission Consumer Disclosure**

**This is not a contract.** This disclosure, as required by law, outlines the obligations of the Licensee to the Consumer and does not obligate the Consumer to the Licensee. This disclosure outlines the duties of the types of Licensee relationships identified by Alaska State law. (AS 08.88.600 - 08.88.695). The Consumer understands that they will be working with the Licensee under the relationship initiated below:

Specific Assistance	Representation
<p>The Consumer is receiving Specific Assistance without Representation. The Licensee does not represent the Consumer. Rather, the Licensee is simply responding to requests 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 the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> <li>a. Exercise of reasonable skill and care;</li> <li>b. Honest and good faith dealing;</li> <li>c. Timely presentation of all written communications;</li> <li>d. Disclosing all material information known by the Licensee regarding the physical condition of a property; and</li> <li>e. Timely accounting of all money and property received by the Licensee.</li> </ul>	<p>The Licensee represents only the Consumer(s) listed in this disclosure unless otherwise agreed to in writing by all Consumers in a transaction. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> <li>a. All duties owed by the Licensee providing Specific Assistance;</li> <li>b. Not intentionally taking actions which are adverse or detrimental to the Consumer;</li> <li>c. Timely disclosure of conflicts of interest to the Consumer;</li> <li>d. Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee;</li> <li>e. Not disclosing confidential information during or after representation without written consent of the Consumer unless required by law; and</li> <li>f. Making a good faith and continuous effort.</li> </ul>

Consumer Initials: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_

Consumer Initials: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_

**Neutral Licensee**

Alaska Law allows for a Licensee to assist the Seller/Lessor AND the Buyer/Lessee in a real estate transaction. It is understood that a Neutral Licensee is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:

- a. All duties owed by the Licensee providing Specific Assistance;
- b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; and
- c. Not disclosing the terms or the amount of money the Consumer is willing to pay or accept for a property if different than what the Consumer has offered or accepted for a property.

Consumer Initials: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_

(Must attach Waiver of Right to be Represented)

**Duties Not Owed by Licensee**

**AS 08.88.630 - Duties not owed by licensee.** Unless agreed otherwise, a real estate licensee does not owe a duty to a person with whom the licensee has established a licensee relationship to

- (1) conduct an independent inspection of the real estate that is the subject of the licensee relationship;
- (2) conduct an independent investigation of a person's financial condition; or
- (3) independently verify the accuracy or completeness of a statement made by a party to a real estate transaction or by a person reasonably believed by the licensee to be reliable.

# AREC CONSUMER DISCLOSURE

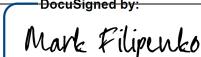
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09

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**Acknowledgement:** The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. For full description of Licensee Relationships refer to AS 08.88.600 - 08.88.695.

Brokerage Name:				
Licensee Name:	Mark Filipenko	Signature:	DocuSigned by:  3AAF21CF438A460...	Date: 9/25/2024
Consumer Name:		Signature:		Date:
Consumer Name:		Signature:		Date:

An addendum    IS    IS NOT attached. If more than one Licensee is involved, a Consumer Disclosure Addendum shall be attached naming all Licensees and specifying the relationship.

– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –

## DISCLAIMER

Office Warehouse For Lease  
209 North Post Road | Anchorage, AK 99501

10

### Disclaimer

The information contained herein was obtained from the property owner, the city of Anchorage, the State of Alaska, and other various private and governmental agencies deemed reliable at the time of preparation, but is not warranted or guaranteed in any way. The Owner, Seller, Bond Filipenko Commercial Properties, Mark Filipenko, Broker, make 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.