

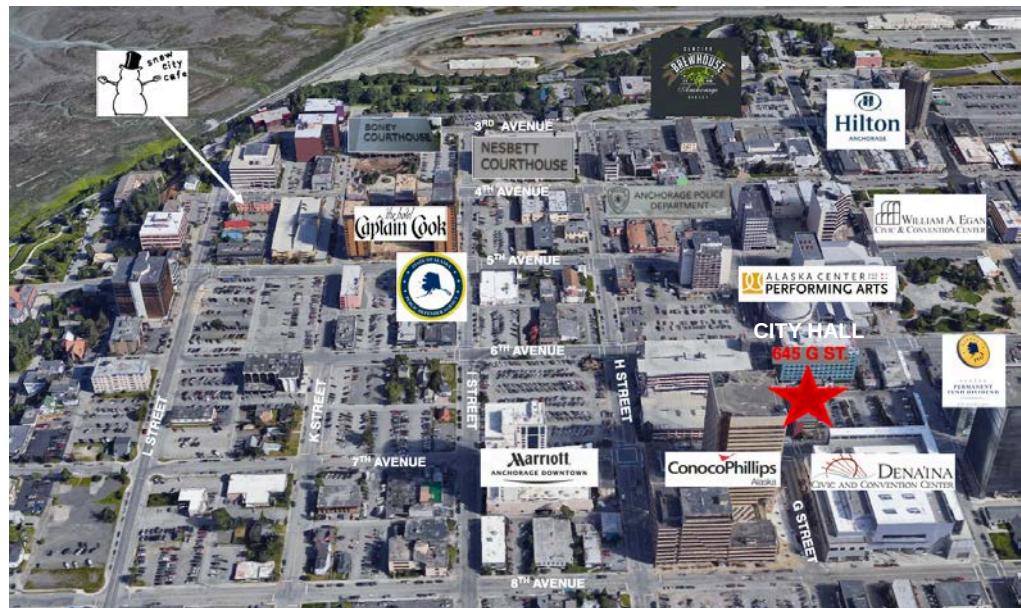


RIM BUILDING

DOWNTOWN OFFICE SPACE FOR LEASE
645 G STREET, ANCHORAGE, ALASKA

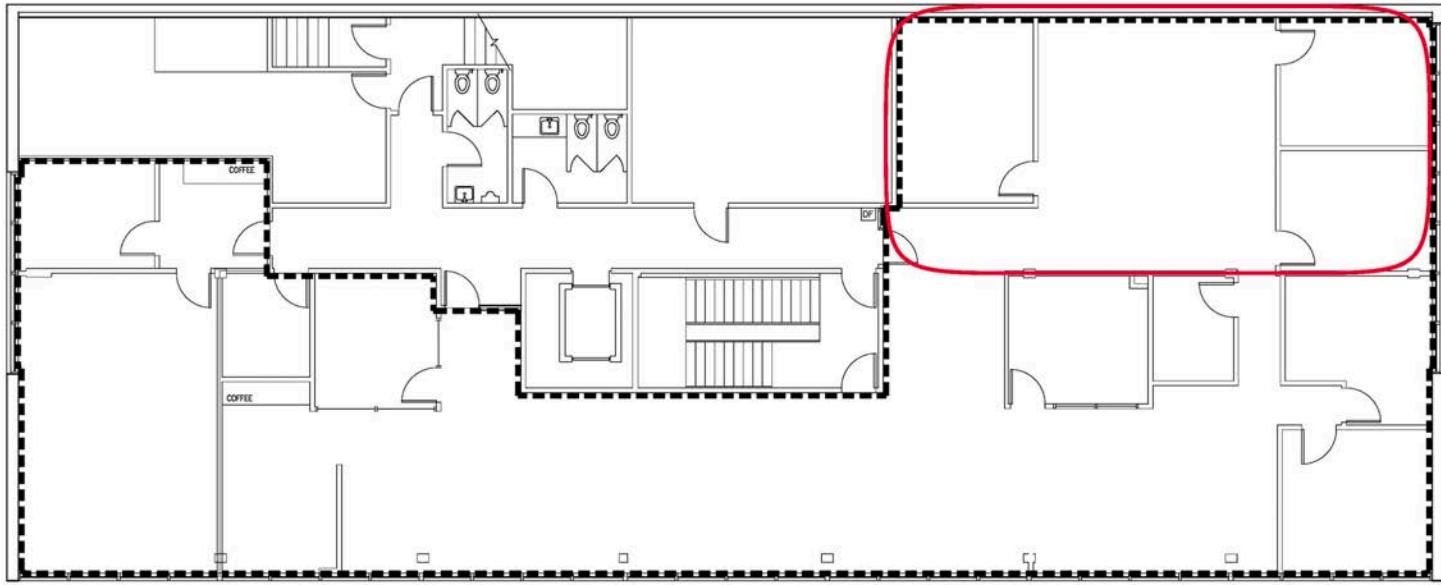
Gorgeous downtown office space for lease in the RIM Building, corner of W. 7th Avenue and G Street. Walking distance to downtown restaurants, shopping and hotels, adjacent to City Hall and the Dena'ina Center. Third and fourth floor suites are former RIM Architect suites.

- Second Floor: 1,925 RSF
- Third Floor: 2,699 RSF
- Fourth Floor: 6,250 RSF
- Total contiguous : 8,949 RSF
- \$2.35 per RSF, full service.





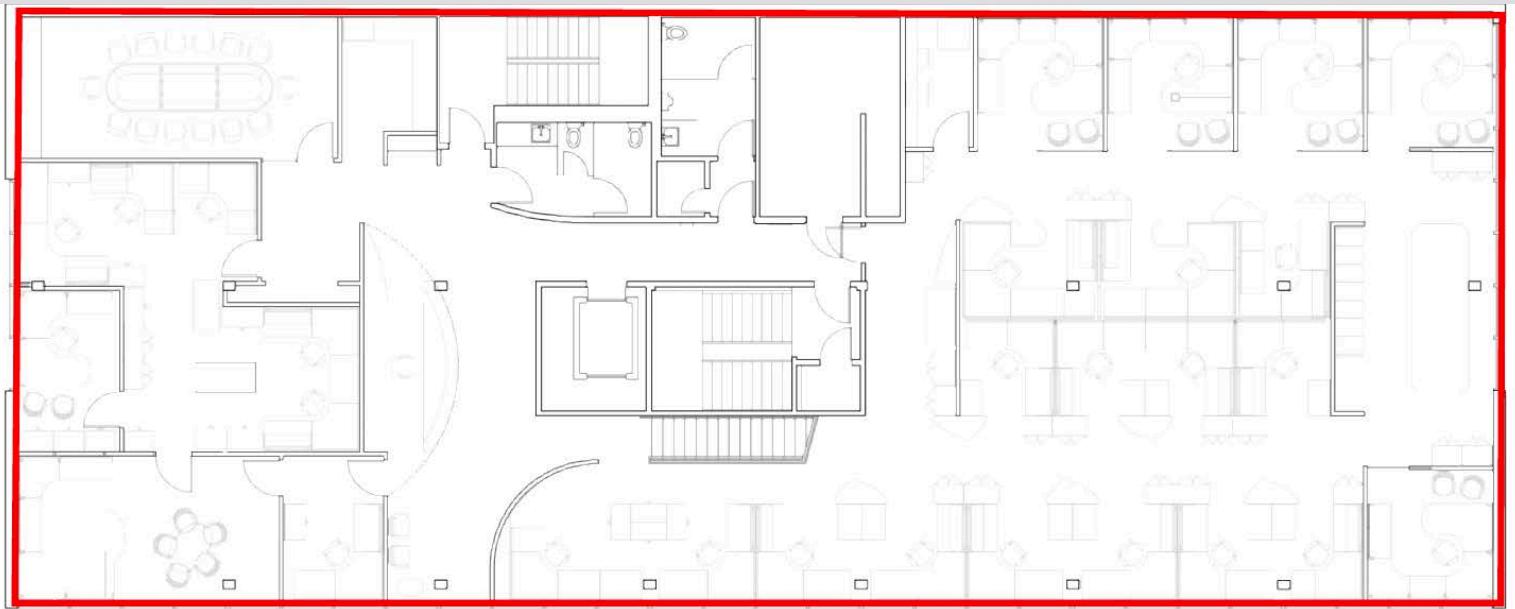
SECOND FLOOR: 1,925 RSF



THIRD FLOOR: 2,699 RSF



FOURTH FLOOR: 6,250 RSF





THE STATE

of

ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: 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 initialed 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">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 the Licensee regarding the physical condition of a property; ande. Timely accounting of all money and property received by the Licensee.	<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">a. All duties owed by the Licensee providing Specific Assistance;b. Not intentionally taking actions which are adverse or detrimental to the Consumer;c. Timely disclosure of conflicts of interest to the Consumer;d. Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee;e. Not disclosing confidential information during or after representation without written consent of the Consumer unless required by law; andf. Making a good faith and continuous effort.
Consumer Initials: _____ / _____ Date: _____	Consumer Initials: _____ / _____ Date: _____
Neutral Licensee	
<p>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:</p>	
<ul style="list-style-type: none">a. All duties owed by the Licensee providing Specific Assistance;b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; andc. 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	
<p>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</p> <ul style="list-style-type: none">(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.	



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550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Alaska Real Estate Commission Consumer Disclosure Addendum

This form shall be attached to the Alaska Real Estate Commission Consumer Disclosure if there is more than one Licensee in a relationship with the Consumer, in a single transaction.

Relationship(s) MUST be indicated for each Licensee listed below.

Specific Assistance without Representation = S

Representation = R

Neutral Licensee Relationship = N*

***If Neutral, the Waiver of Right to be Represented form (#08-4212) must be attached for each Licensee.**

TEAMS: If the aforementioned licensee(s) are a part of a team, the team name shall be listed below. The Consumer understands that the team below is NOT acting as a brokerage. "Team" means two or more Licensees within the same brokerage who work together as one unit under a collective name and provide services or perform activities that require a professional license in real estate.

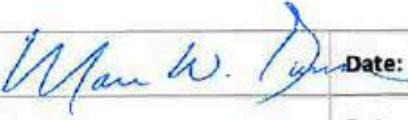
Brokerage Name:	
Team Name:	

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 Alaskan Real Estate Licensee. The Consumer further understands that the duties owed by a Licensee are limited by the relationship indicated.

Consumer Name:		Signature:		Date:	
Consumer Name:		Signature:		Date:	

– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –

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:	Jack White Commercial		
Licensee Name:	Marc W. Dunne	Signature:	
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

Jack White Commercial ("Broker") and Marc Dunne ("Licensee"), have been engaged as the exclusive Licensee for the lease and/or sale of the property described in this Offering Memorandum (the "Property"), by the owner of the Property ("Lessor/Seller"). Licensee represents the Lessor/Seller only.

The Property is being offered for lease and/or sale in "as-is", where-is condition and Lessor/Seller and Licensee(s) make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective lessee/purchaser of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Lessor/Seller.

The enclosed materials are being provided solely to facilitate the prospective lessee/ purchaser own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Licensee or Lessor/Seller or any shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Licensee nor the Lessor/Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or make available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Lessor/Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for lease and/or sale at any time and for any reason. Lessor/Seller and Licensee each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, prior to lease/sale or withdrawal from the market without notice. Licensee is not authorized to make any representations or agreements on behalf of Lessor/Seller.

Lessor/Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to lease/purchase the Property unless and until a binding written agreement for the lease/purchase of the Property has been fully executed, delivered, and approved by Lessor/Seller and any conditions to Lessor/Seller's obligation thereunder have been satisfied or waived.

By taking possession of any reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Licensee or Lessor/Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written authorization of Lessor/Seller or Licensee; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Lessor/Seller or Licensee or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Jack White Commercial.