

FOR LEASE

Professional Office, Service,
and Medical Space
in South Anchorage



11260 Old Seward Hwy, Anchorage

Presented by ComServ Realty
and Streater Realty

Ken Streater, Broker

541-325-2027

Bernie Lewis, Broker

907-632-0010

Property Highlights and Pricing



- Professional office, service, and medical services building, known as O'Malley Square
- A variety of suite sizes from 700 sf to over 10,000 sf available and ready to lease
- Ample parking, great visibility and easy access
- New ownership and management, now professionally operated
- Attractive finishes, significant natural light, great tenant mix, and modern vibe
- Located in South Anchorage on Old Seward Highway, in a nicer mixed-use area

Offered at \$27.00 per square foot per year, FS

Property Specs and Benefits

About O'Malley Square

O'Malley Square is a three-story property with the top floor dedicated to professional office and service uses. The first two floors, which are accessed from the back side of the building, are used as indoor self-storage. The top floor and lobby faces Old Seward Highway and welcomes visitors with an upscale and friendly vibe, ideal for medical, fitness, and other service businesses.

The property is under new ownership and management and is now upgraded to provide for a mix of professional tenants.

Building Size

Approximately 81,000 square feet

Year Built

2006

Amenities

- Off-street parking
- Professional finishes
- Attractive lobby area
- High visibility corner
- Professionally managed
- Easy access
- Located on a prominent corner in an area of nicer mixed-use retail, office, service and residential properties.

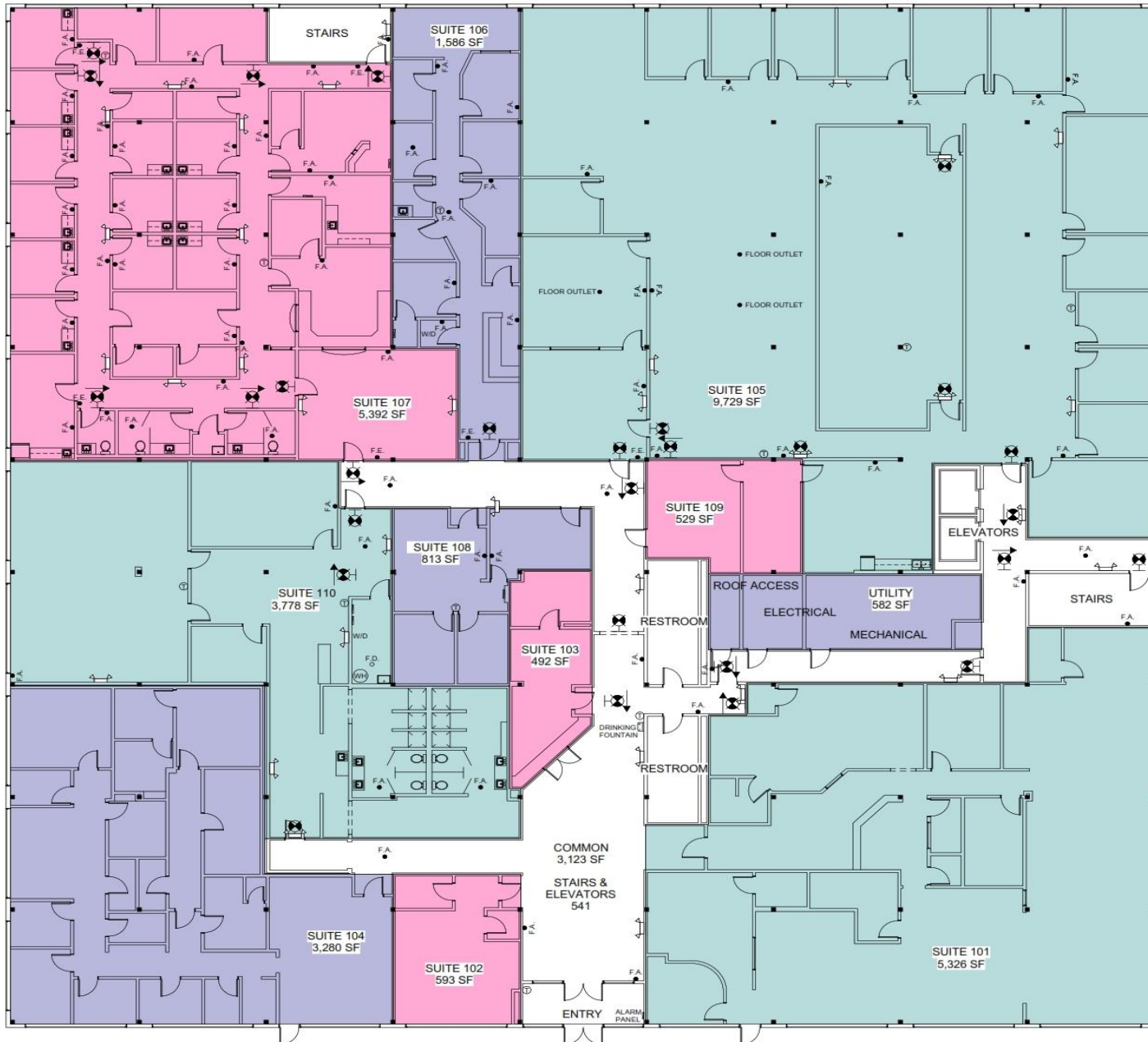
Existing Tenants

Present tenants in this building include:

- Rebound Physical Therapy
- Alaska Functional Medicine
- Other smaller tech and service companies



Floor Plan and Available Suites

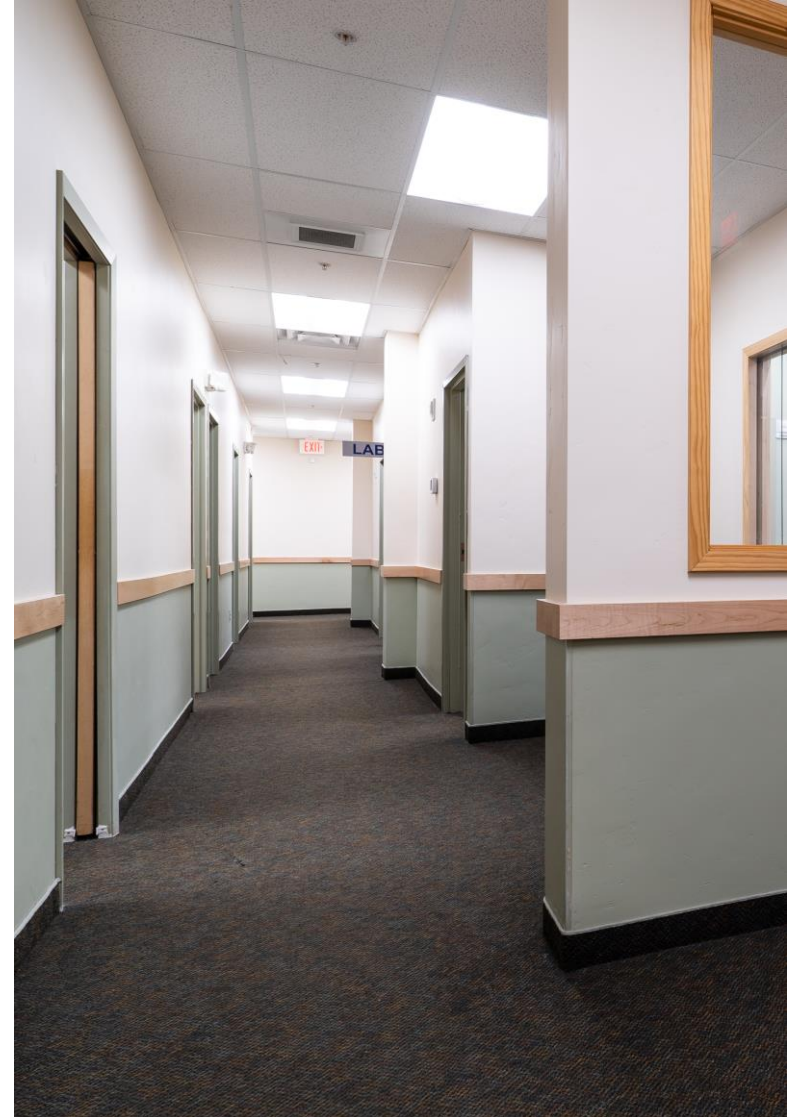


- Suite 110:
Over 3,700 sf of fitness, yoga, holistic, healing, and other space with locker rooms, showers, and more.
- Suite 107:
Approximately 5,400 sf of space
- Suite 106:
Nearly 1,600 sf of office space
- Suite 105:
Over 9,700 sf of office, call center, R&D, or medical office space
- Additional suites are available for those seeking smaller space

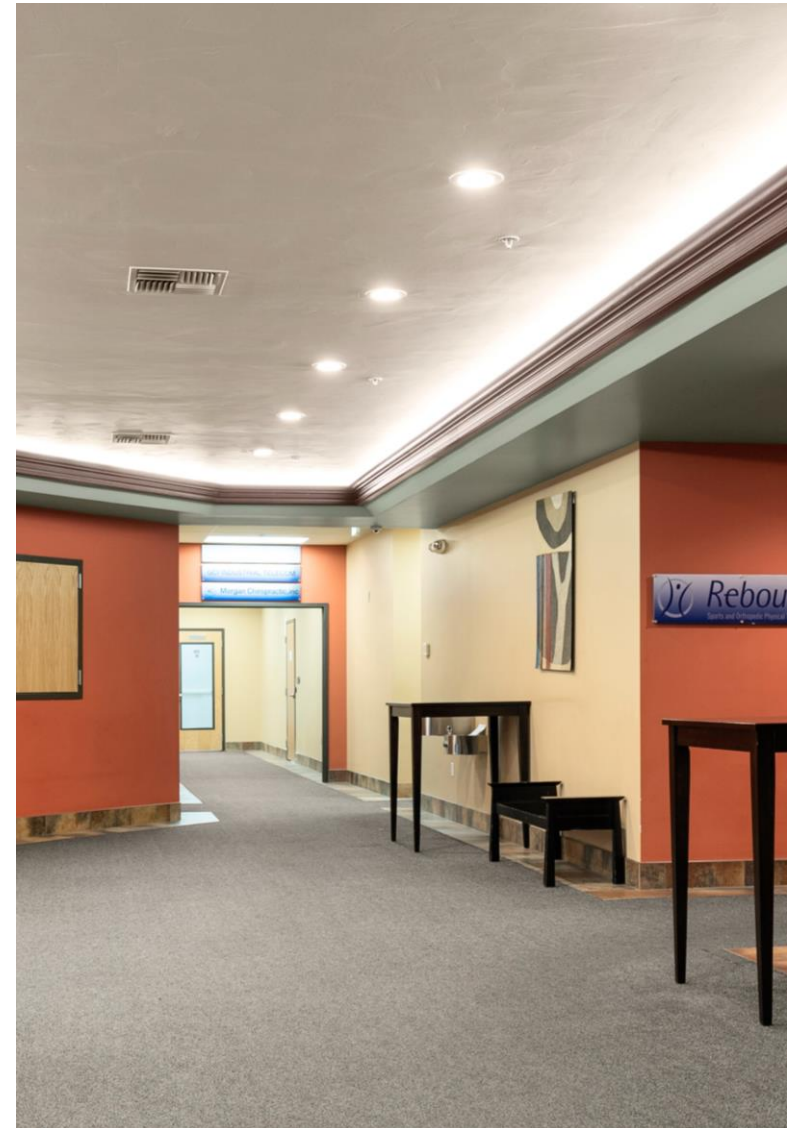
Presently Occupied Space



Available Space Multiple Suites



Building Lobby and Common Areas



Property Exterior Photos



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Ken Streater

541-325-2027

kstreater@naicascade.com

Bernie Lewis

907-632-0010

bernie@comservrealty.com

240 E. Tudor Road
Suite 205
Anchorage AK 99503
907-770-2545