

# Investment Property



**3940 Arctic Blvd, Anchorage, Alaska**

**BERKSHIRE  
HATHAWAY** | Alaska Realty  
HomeServices

COMMERCIAL DIVISION

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# PROPERTY HIGHLIGHTS

|                        |  |
|------------------------|--|
| Geographic Area        | Midtown Anchorage  |
| Address                | 3940 Arctic Blvd, Anchorage, Alaska  |
| Legal                  | Lot 6, Block E   |
| Tax Identification     | 010-116-27-000   |
| Site                   | 41,175 Square Feet   |
| Zoning                 | B3 (General Business District)   |
| Parking                | Ample onsite parking with approx. 60 parking stalls  |
| Ingress/Egress         | 2 access points from Arctic Blvd   |
| Existing Lease         |  |
| Structure              | Three Story/Excellent exposure.  |
| Gross Blg. Area Sq.Ft. | 30,240   |
| Age                    | 2010 effective   |
| Wall Heights           | 10'  |
| Sprinklered (wet/dry)  | All 4 floors fully sprinklered   |
| Summary                | Midtown office building with full basement storage. Secured building. Full service to include janitorial. ADA compliant with elevator. New UV Solar film applied to windows. |

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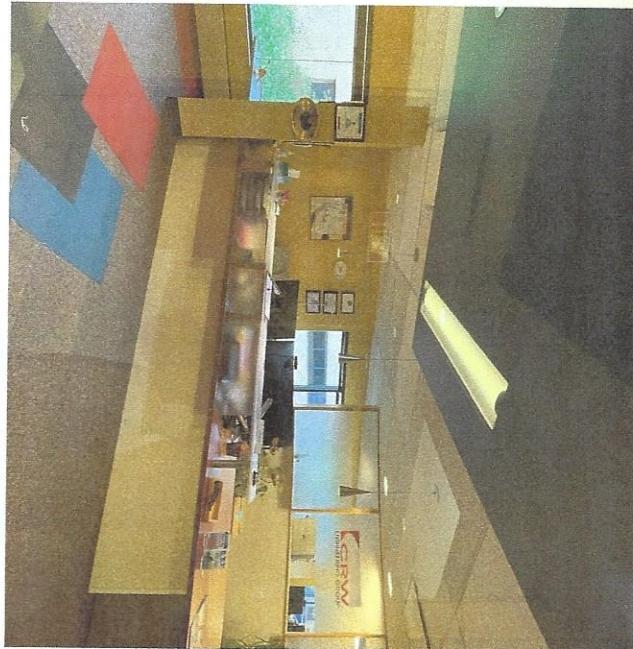
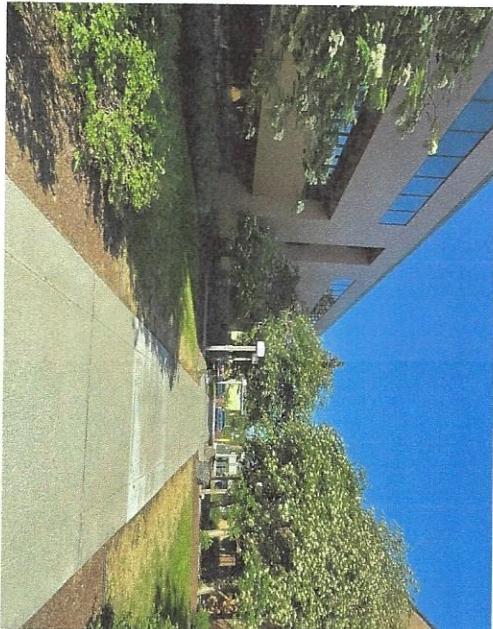
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Alaska Real Estate Commission Consumer Disclosure

Website: [ProfessionalLicense.Alaska.Gov/RealEstateCommissioner](http://ProfessionalLicense.Alaska.Gov/RealEstateCommissioner)

Email: [RealEstateCommission@Alaska.gov](mailto:RealEstateCommission@Alaska.gov)

Phone: (907) 269-8160

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

## Real Estate Commission

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



## - THIS CONSUMER DISCLOSURE IS NOT A CONTRACT -

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.

|                 |   |            |       |
|-----------------|---|------------|-------|
| Brokerage Name: | Berkshire Hathaway HomeServices Alaska Realty |            |       |
| Licensee Name:  | J Michael James                               | Signature: | Date: |
| Consumer Name:  |   | Signature: | Date: |
| Consumer Name:  |   | Signature: | Date: |

Acknowledgment: 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.

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|                |            |       |
|----------------|------------|-------|
| Consumer Name: | Signature: | Date: |
| Consumer Name: | Signature: | Date: |

**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.

\*If Neutral, the Waiver of Right to be Represented form (#8-4212) must be attached for each licensee.

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**Relationship(s)** MUST be indicated for each Licensee listed below. Specific Assistance without Representation = 5  
Particulars - B

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.

Alaska Real Estate Commission Consumer Disclosure Addendum

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Email: [RealEstateCommission@Alaska.gov](mailto:RealEstateCommission@Alaska.gov)

09T8-697 (1/06) Phone:

550 West 7th Avenue, Suite 1500, Anchorage

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