

# Medical Office

National Investment  
Grade Rating



**FRESENIUS  
MEDICAL CARE**

## Midtown Anchorage Medical Opportunity



For Sale: \$12,000,000 or  
For Lease: \$2.75/SF

## 2735 E. Tudor Rd. | Anchorage, AK 99507



### Colliers

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Anchorage, AK 99503  
Main: +1 907 561 5155  
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### Elisha Martin

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## Property Highlights

- 44,279 SF land - approximately one acre
- 17,890 SF medical office building
- 100% Single-tenant occupancy
- 7.7% Cap rate
- Year 1 NOI: \$923,457.24
- U-Med district, close proximity to Providence Medical Center and the University of Alaska Anchorage
- One mile from Seward Highway
- One (1) grade level door
- Parking: 62 total - 59 standard spaces, 3 handicap
- Easily-accessible midtown Anchorage location
- Excellent visibility and signage
- Within 15 minutes of Ted Stevens Anchorage International Airport



*Corporate guaranty of lease*

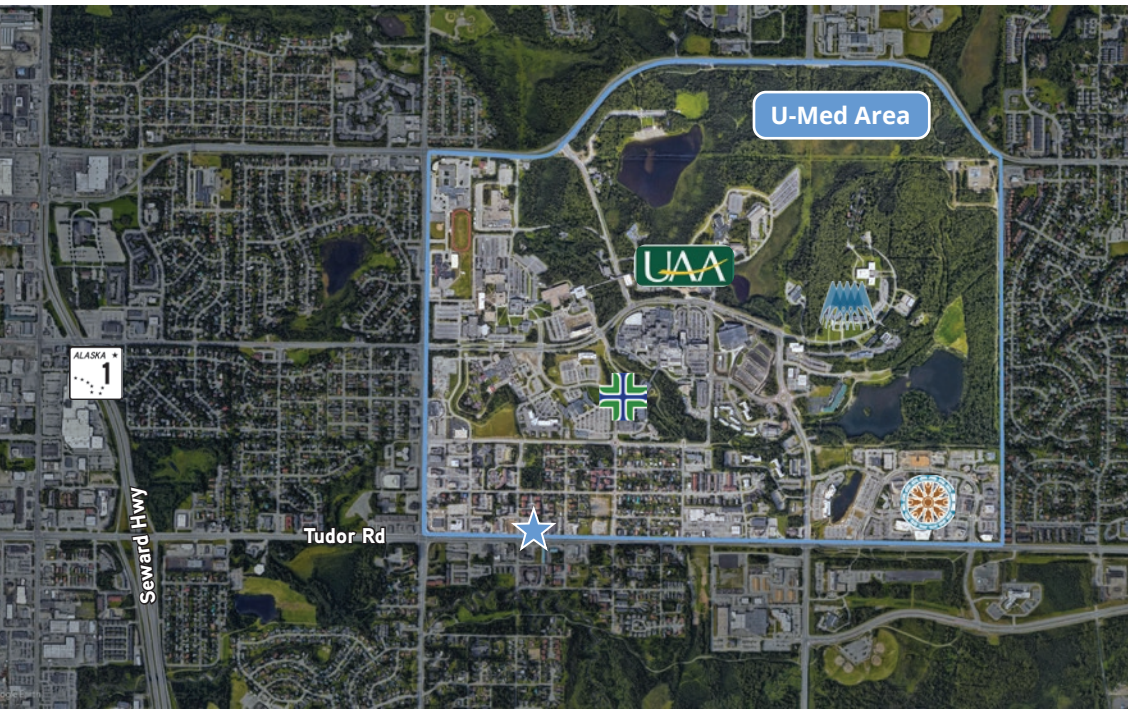
*Strong national medical tenant*

*Desirable triple-net investment opportunity*



## Property Summary

Address	2735 E. Tudor Rd. Anchorage, AK
Total Building SF	±17,890 SF
Land Size	44,279 SF ~1 acre
Product Type	Medical Office
Year Built	1981
Zoning	B3 - General Business
Tenancy	100% leased, 0% occupied



Folker St

Tudor Rd - 29,500 ADT



## Tenant Overview



Fresenius Medical Care is the world's leading provider of products and services for people with renal disease. They around 299,000 dialysis patients worldwide, and provide products in more than 140 countries. The goal is not only to treat, but also to innovate, to improve the lives of those impacted by kidney disease.

They were founded to address the global impact of kidney disease by combining medical device engineering expertise with comprehensive patient care.

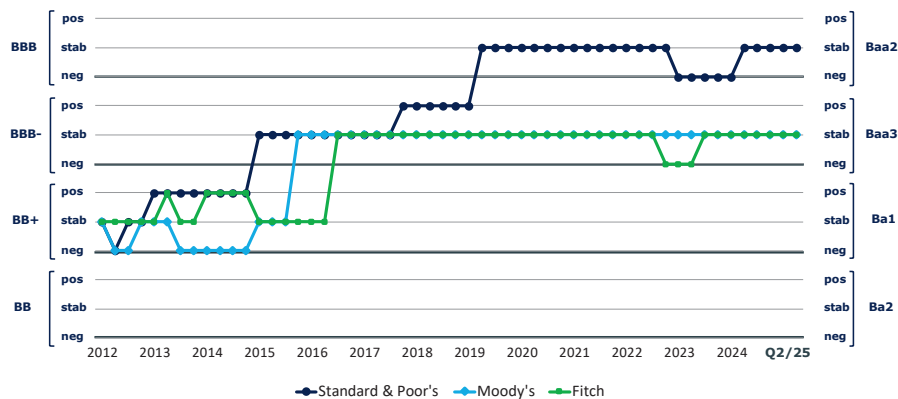
<i>Website</i>	freseniusmedicalcare.com
<i>SF Leased</i>	100%
<i>Commencement</i>	9/2/2021
<i>Expiration Date</i>	3/31/2034
<i>Term (from 12/31/2025)</i>	8 years, 3 months
<i>Lease Type</i>	Single tenant - NNN



## Tenant Overview

# Fresenius SE: Credit rating overview

## Rating history



## Current credit ratings

Standard & Poor's

BBB

Outlook: stable

Moody's

Baa3

Outlook: stable

Fitch

BBB-

Outlook: stable

## Rating agencies' key statements

**S&P Global Ratings**  
(Jun-25)

"The stable outlook reflects our expectation that Fresenius' **diversified and resilient business model** will support solid operational performance. [...] [Our forecast] reflects the **company's leading position, solid cost savings program, and overall earnings stability through a leaner structure.**"

**MOODY'S**  
(Jun-25)

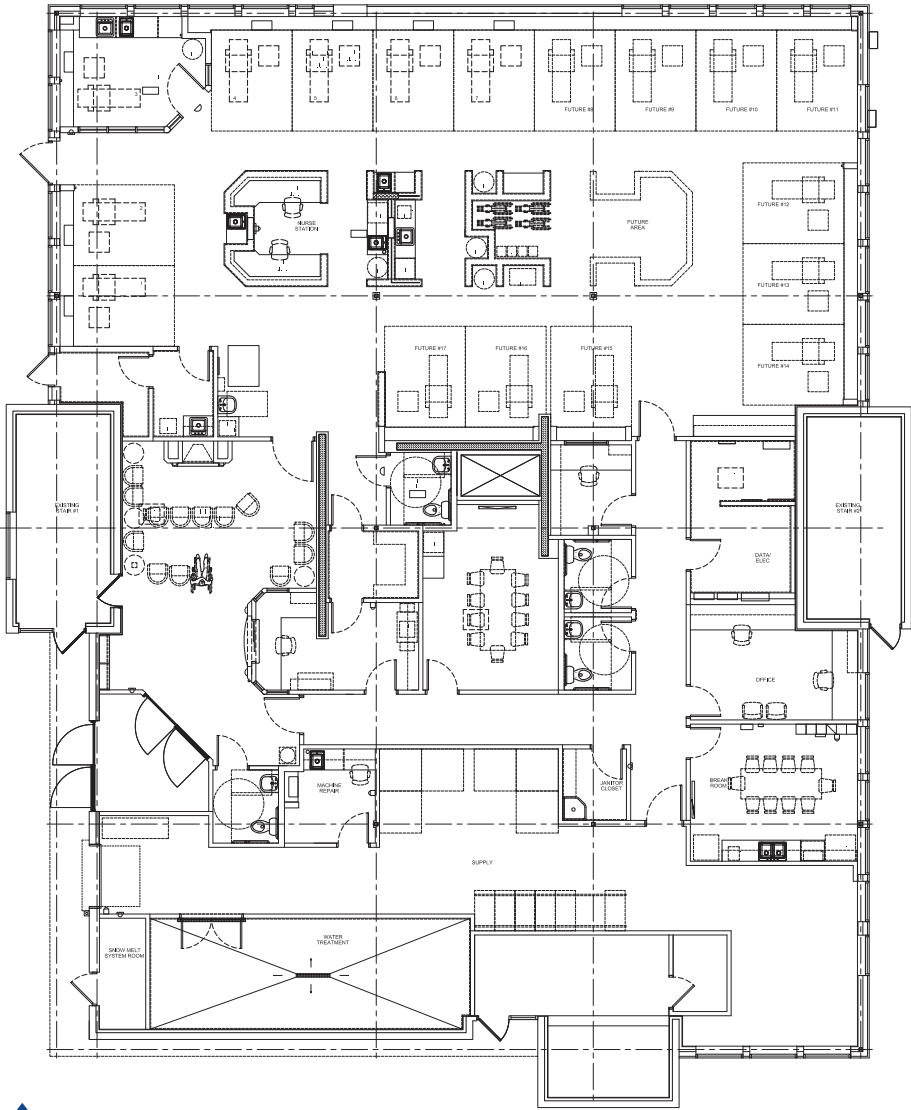
"Fresenius SE & Co. KGaA's (FSE) rating is supported by (1) its **strong business profile**, underpinned by its **large absolute scale and strong positions in its operating companies Helios and Kabi**; (2) its **balanced regional footprint and segmental diversification** within the healthcare market; (3) exposure to defensive **non-cyclical demand drivers with good fundamental growth prospects** as well as the recurring nature of its revenue streams; (4) track record of **positive free cash flow generation**; and (5) a **stake in its dialysis subsidiary FME**, which provides additional financial flexibility."

**Fitch Ratings**  
(Aug-25)

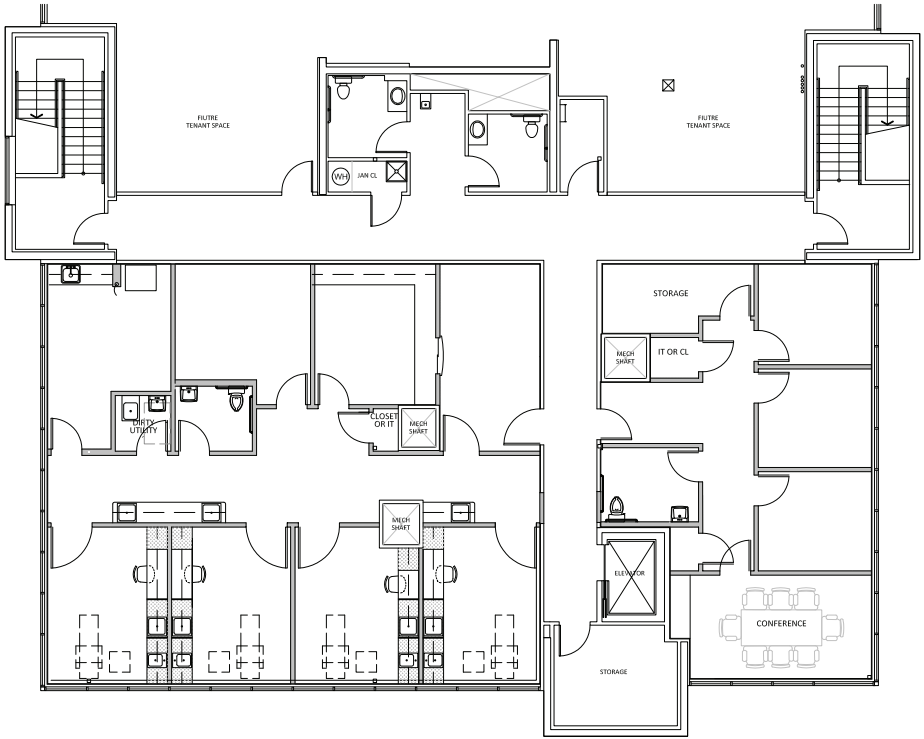
"The Stable Outlook reflects our expectation that FSE will build additional headroom under its 'BBB-' rating, supported by **tightened financial and capital allocation policies** and a **greater focus on developing its two core businesses.**"

Floor Plans

| 1st Floor



| 2nd Floor





## Property Images



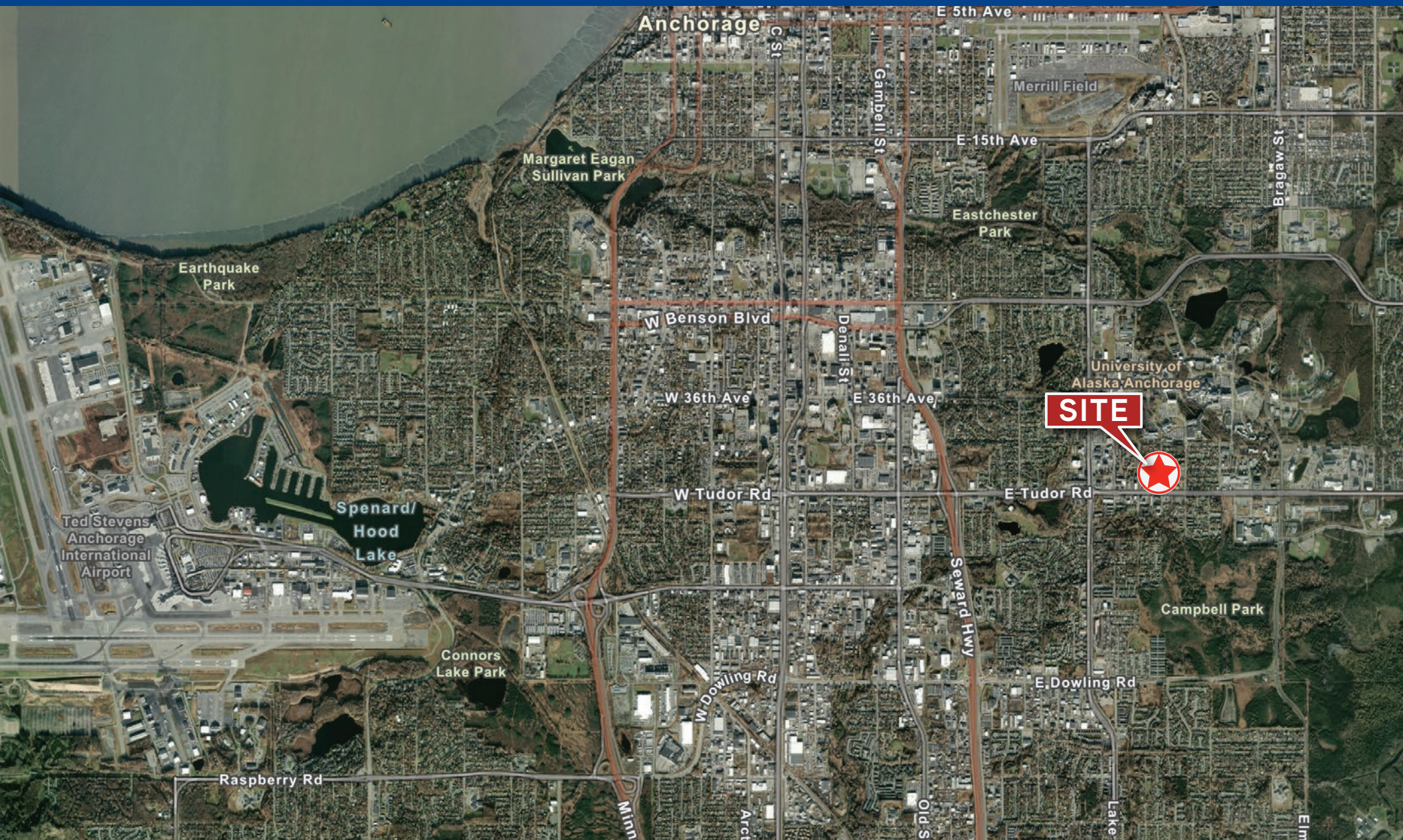


Area Overview



U-Med Area









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 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"><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: _____
<b>Neutral Licensee</b>	
<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 License 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"><li>a. All duties owed by the Licensee providing Specific Assistance;</li><li>b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; and</li><li>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.</li></ul>	
Consumer Initials: _____ / _____ Date: _____ (Must attach Waiver of Right to be Represented)	
<b>Duties Not Owed by Licensee</b>	
<p>AS 08.88.630 - <b>Duties not owed by licensee.</b> 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"><li>(1) conduct an independent inspection of the real estate that is the subject of the licensee relationship;</li><li>(2) conduct an independent investigation of a person's financial condition; or</li><li>(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.</li></ul>	



**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:	Colliers International				
Licensee Name:	Elisha Martin	Signature:	<i>Elisha J. Martin</i>	Date:	
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 –





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Website: [ProfessionalLicense.Alaska.Gov/RealEstateCommission](http://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.

Additional Licensees			Relationship		
Name	Signature	Date	S	R	N*
Megan Mills					

**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:

Colliers International

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 –