

FOR SALE



1227 W 9th Avenue

JUSTPENDED MEDIA.COM

Anchorage, AK 99501

\$2,500,000

- 20,794 gross square feet
 - 11,038 sf. office
 - 4,868 sf. heated garage
 - 4,889 sf. basement storage

*BOMA calculation included in package



MLS # 25-8039



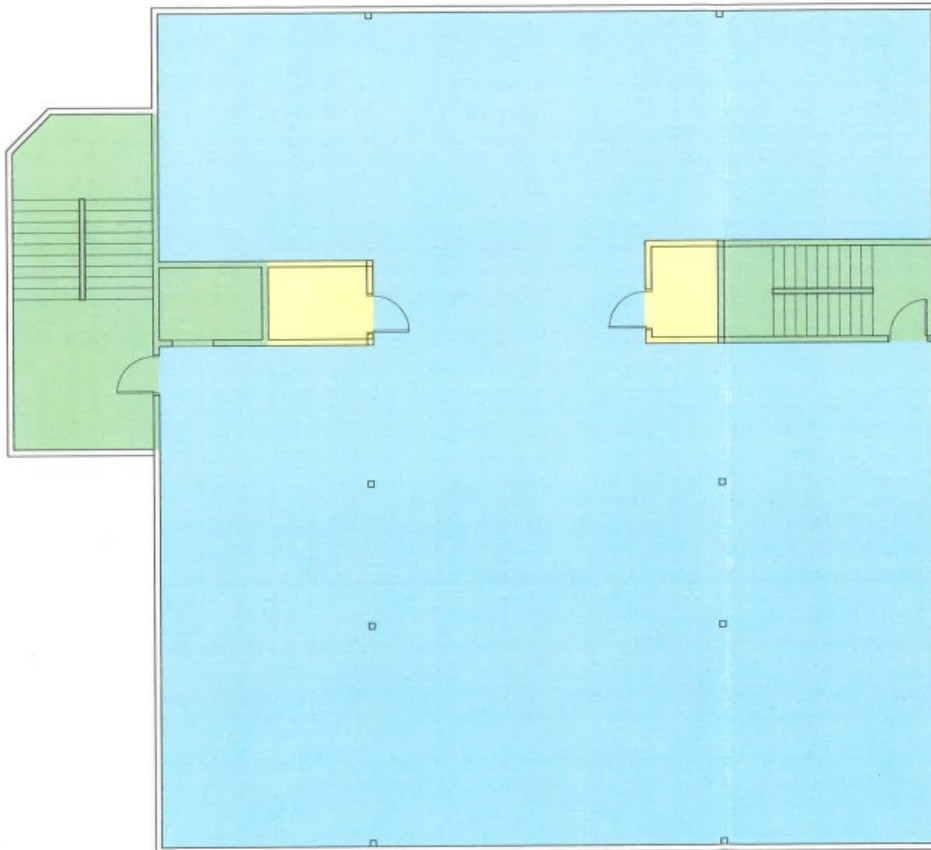
Contact Erik Frampton or Wade Bradison • (907) 276-1007 • www.officeak.com

erik@officeak.com; wade@officeak.com

1227 W. 9th Avenue

- 1227 W 9th Ave, Anchorage Alaska 99501
 - Cross streets: N St and W 9th Ave
 - Legal: Lot 7C, Block 94, L Street Slide Replat #81-328
 - Tax Parcel Number: 001-052-62-000
 - Built in 1981
 - RO (Residential Office) Zoning
 - 0.32 Acres (14,182 sf)
- Details:
 - New exterior siding in 2024
 - Heated garage with 12 parking stalls.
 - Elevator access to all four levels.
 - Terrace decks with individual suite access.
 - Storage basement with security fenced areas.




FLOOR PLAN



Ashburn & Mason Office Building

BOMA Calculations

BUILDING AREA

	STORAGE AREA	4,090 sq.ft.
	COMMON AREA	112 sq.ft.
	VERTICAL AREA	542 sq.ft.

BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"



SOURCE
PROPERTIES
BETTER

ARCHITECTURE
PHOTOGRAPHY
INTERIORS
LANDSCAPE

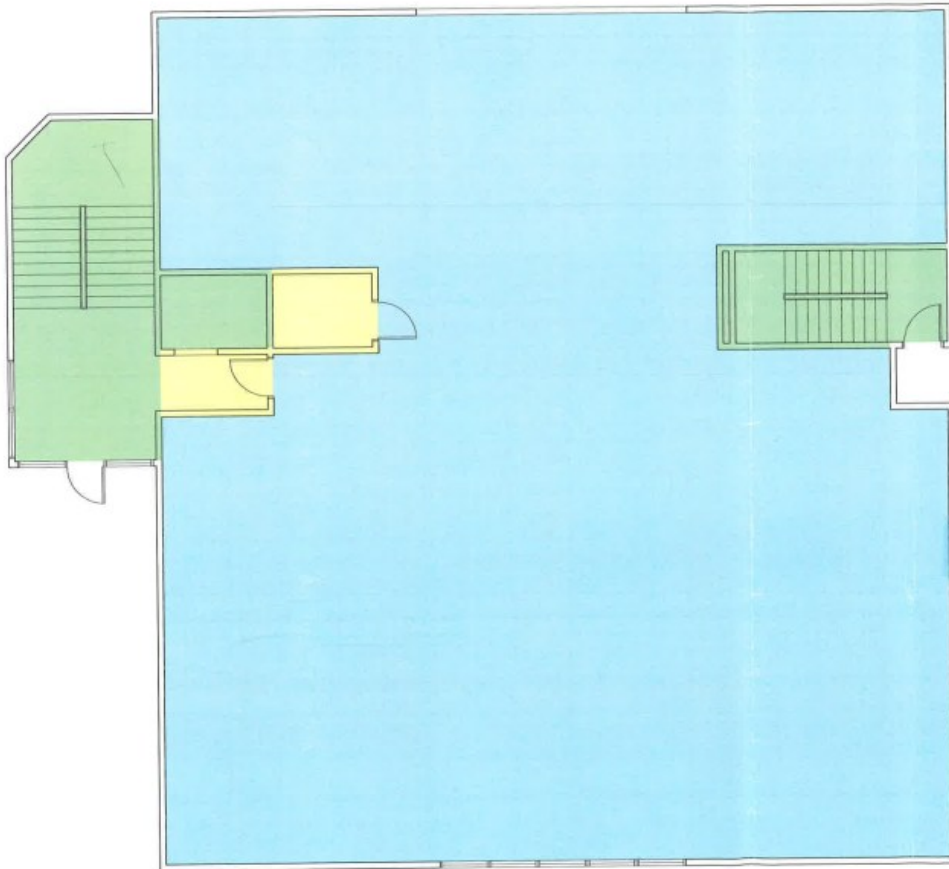
425 N. 10th Street
Anchorage, AK 99501
T 907.276.1007
F 907.276.1007



Basement Floor

4,889 sq. ft of storage space




FLOOR PLAN



Ashburn & Mason Office Building

BOMA Calculations

BUILDING AREA

	PARKING AREA	4,064 sq.ft.
	COMMON AREA	111 sq.ft.
	VERTICAL AREA	544 sq.ft.

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



SOURCE
PEPPER
BETTIS

REGISTERED
PROFESSIONAL
PLANNERS

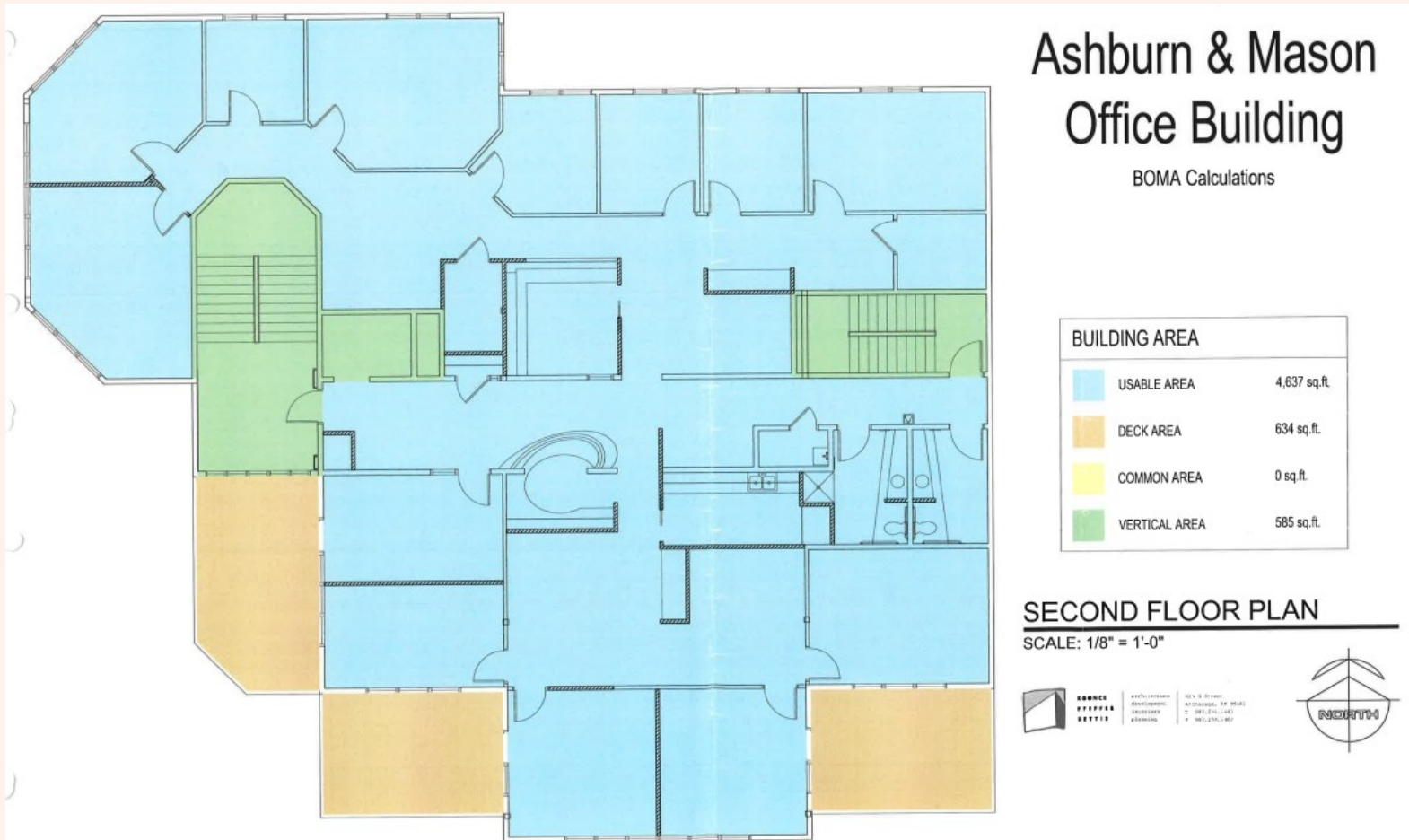
425 N. SUMMIT
ARLINGTON, VA 22201
P 703.276.1440
F 703.276.1987



First Floor

4,868 sq. ft of lobby/parking garage

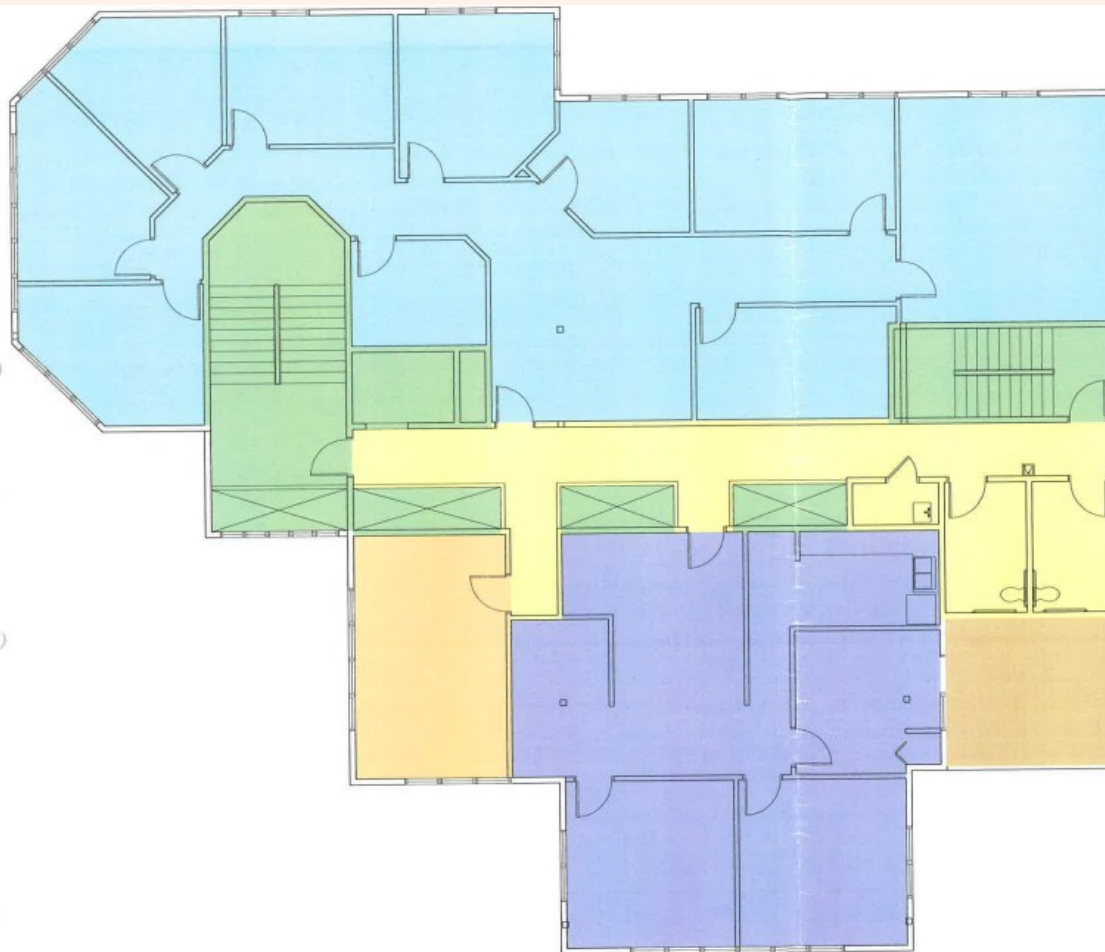
FLOOR PLAN



Second Floor







5,845 sq. ft of office space

FLOOR PLAN



Ashburn & Mason Office Building

BOMA Calculations

BUILDING AREA		
	USABLE AREA - LEASE 1	2,316 sq.ft.
	USABLE AREA - LEASE 2	1,125 sq.ft.
	USABLE AREA - LEASE 3	270 sq.ft.
	DECK AREA	178 sq.ft.
	COMMON AREA	607sq.ft.
	VERTICAL AREA	705 sq.ft.

THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



SOURCE
PEOPLE
REALTY

ASHBURN & MASON
OFFICE BUILDING
PLANNING

470 N. 20th Street
Ashburn, VA 20147
T: 703.276.1181
F: 703.276.1181



Third Floor

5,193 sq. ft of office space

BOMA Calculations

BOMA Calculations

Ashburn Mason
Office Building

Building Summary

	Basement	First	Second	Third	Totals
A Gross SF	4,889	4,868	5,845	5,193	20,794
B Usable	0	0	4,637	3,711	8,349
C Common	112	111	0	607	830
D (B + C)	112	111	4,637	4,319	9,179

R/U Ratio (D total / B total) 1.099389

Detail by Floor

	Usable (B)	R/U (EC)	Rentable (B x E)
Basement	-	x 1.099389	-
First Floor	-	x 1.099389	-
Second Floor	4,637	x 1.099389	5,098
Third Floor			
Lease 1	2,316	x 1.099389	2,546
Lease 2	1,125	x 1.099389	1,237
Lease 3	270	x 1.099389	297
Total	8,349	x 1.099389	9,179

Notes:

1 "Calculations do not include window indentations
Due to them being less than 50% of room height."

2 Decks are excluded from gross area.

2nd Floor 633 SF
3rd Floor 178 SF

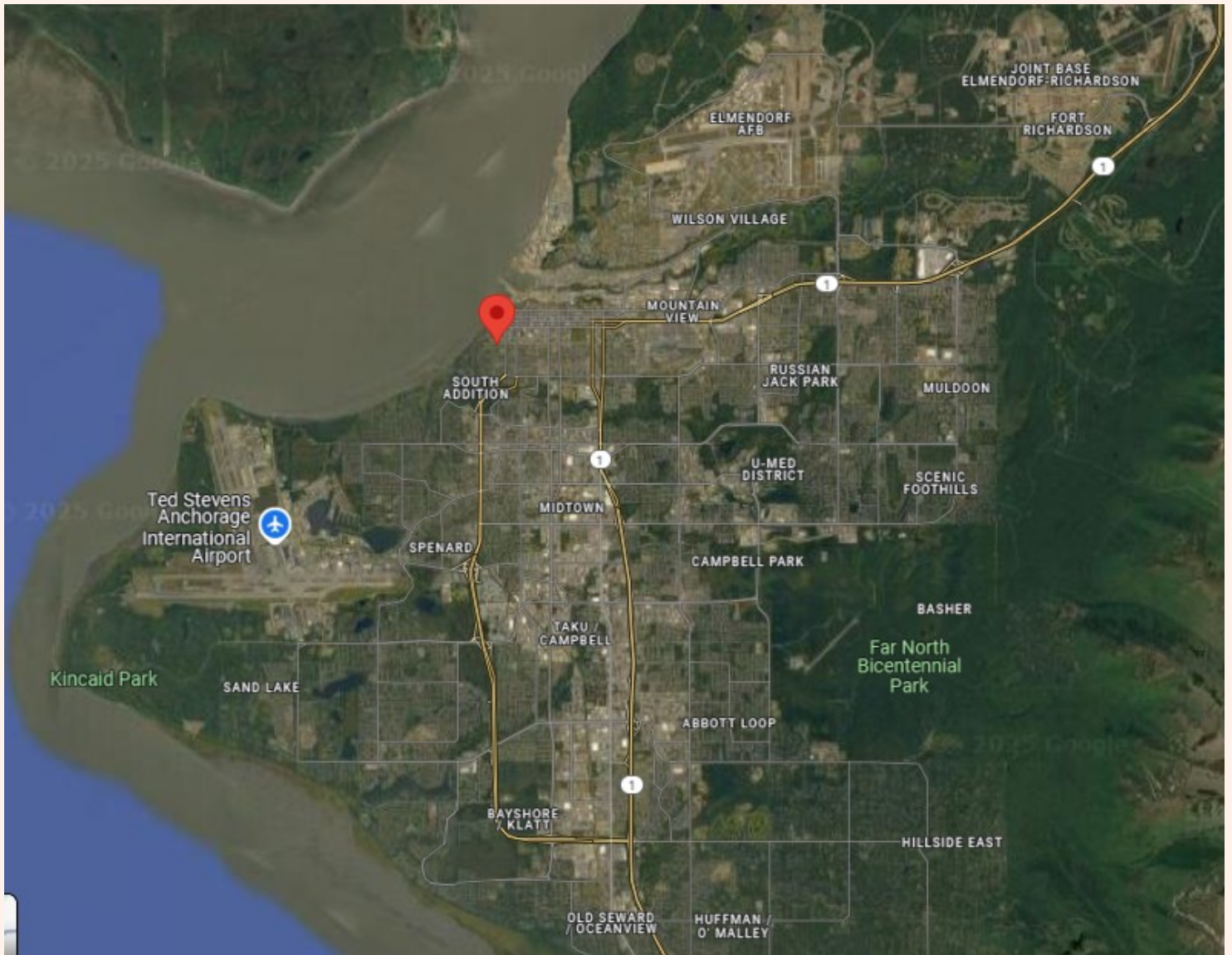
3 Parking & basement storage excluded as usable space.

Basement 4090 SF
1st Floor 4064 SF

AERIAL



AERIAL



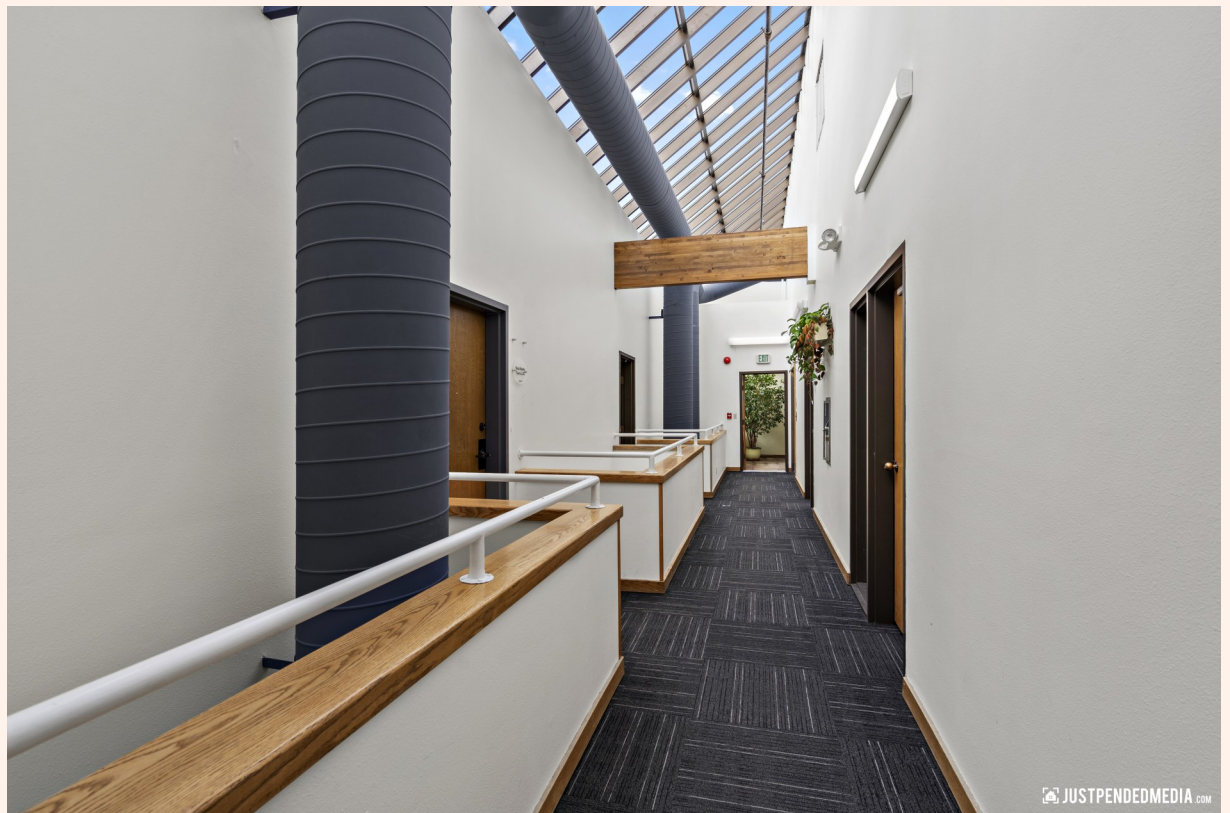
EXTERIOR PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



GARAGE PHOTOS





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 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">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>Consumer Initials: _____ / _____ Date: _____</p>	<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. <p>Consumer Initials: _____ / _____ Date: _____</p>
<p style="text-align: center;">Neutral Licensee</p> <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. <p>Consumer Initials: _____ / _____ Date: _____ (Must attach Waiver of Right to be Represented)</p>	
<p style="text-align: center;">Duties Not Owed by Licensee</p> <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.	

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:	Frampton & Opinsky, LLC				
Licensee Name:	Erik Frampton	Signature:	<i>Erik Frampton</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 –



THE STATE
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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 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*
Wade Bradison					

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 –