



MLS #06-10428

1410 Rudakof Circle

## **SINGLE-USER BUILDING FOR LEASE**

**\$7,500 per month**

- ▶▶ 5776 square feet gross building area, 5690 rentable
- ▶▶ Demised for general office use, currently as advertising agency w/sound studio
- ▶▶ Lease runs to 12/31/06 but tenant is likely to be moving by October
- ▶▶ 22 parking places on-site, meets MOA standards for this type of use
- ▶▶ Convenient location, dead end street in U-Med district, backs on church property

***Download information package, interior photos, floor plan, from web site below***



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**Niel Thomas**  
ABR, CCIM, CRS  
Coldwell Banker Fortune Inc.  
**265-9106 Direct**  
**[www.Reals8.com](http://www.Reals8.com)**

# Listing Report for Map Location 1

Address: 1410 Rudakof Circle, Anchorage, AK 99508

<b>Address:</b> 1410 Rudakof Circle		
 <p>©2006 COPYRIGHT</p>	<b>List#:</b> 06-10428 <b>Type:</b> Commercial Lease <b>Primary Space:</b> Office <b>PS Rent-Min Mth \$/SF:</b> 1.32 <b>PS SF - Total Avail:</b> 5690 <b>PS SF-Max Contiguous:</b> 5690 <b>PS SF-Min Avail:</b> 5690	<b>Status:</b> Active <b>Property Use:</b> Single Use <b>Secondary Space:</b> <b>SS Rent-Min Mth \$/SF:</b> <b>SS SF - Total Avail:</b> <b>SS SF-Max Contiguous:</b> <b>SS SF - Min Avail:</b>
	<b>Area:</b> 40 - Seward Hwy to Boniface Pkwy <b>Legal:</b> Debarr Bragaw L5A <b>Grid# (Muni Anch):</b> SW1436 <b>Tax Map # - Mat-Su:</b> N/A <b>Near:</b> Anchorage <b>Zip Code:</b> 99508 <b>Borough/Census Area:</b> 1A - Anchorage Municipality <b>Region:</b> 1 - Southcentral Alaska Region	
<b>Zoning:</b> B3 - General Business <b>Latitude:</b> <b>Longitude:</b>	<b>SF-Lot:</b> 15834 <b>Acres:</b> 0.36 <b>SF-Lot Source:</b> MOA	<b>Property Contact:</b> Niel Thomas <b>Contact Phone#:</b> 907-265-9106 <b>Lessor's Name:</b> Kenneth M Flynn
<b>Building Info:</b> Year Built: 1984; SF Building Apx: 5770; SF Building Source: Architect TI plans; Building Name: Ken Flynn Alaska	<b>Primary Space:</b> SF -PS Source: MOA; # Grade Lvl Doors: 4; # of Floors: 1; # Parking Spaces: 22; Ceiling Height Ft: 12; General Condition: Good; Rent-Min Monthly: 7,500; TI Allowance: 0 <b>Primary Rental Type:</b> Rentable - Other	
<b>Features-Commercial:</b> Master Meter - Gas; On-Site Parking; Restroom(s)-Handicap; Restroom(s)-Private; Security System; Separate Meter-Elec; Separate Meter-Gas; Stand Alone Unit; DSL/Cable Available; Fencing; HW Heater - Gas; In City Limits; Master Meter - Elec	<b>Heat Type:</b> Forced Air <b>Fuel Type:</b> Natural Gas <b>Construction Type:</b> Metal; Concrete; Wood Frame <b>Flooring Type:</b> Carpet <b>Walls:</b> Sheetrock	<b>Utility &amp; Svc Pmt:</b> Electric: Tenant; Gas: Tenant; Grounds Maint: Owner; Insurance-Building: Owner; Insurance-Other: Tenant; Janitorial-Common: Tenant; Janitorial - Lse Spc: Tenant; Maintenance: Negotiable; Oil: N/A; Other - See Remarks: N/A; Parking/Yard Space: Owner; Propane: N/A; Real Estate Taxes: Owner; Refuse: Owner; Security Grounds: Tenant; Security System: Tenant; Sewer Septic: Tenant; Signage: Tenant; Snow Removal: Tenant; Water/Well: Owner
<b>Comm Pd to Lease Ofc:</b> %: 3; % Tlt Gross Ls Amt <b>When Comm Paid:</b> % on Exec of Lease	<b>Contract Particulars:</b> For Lease Sign Psted; Possession Negotble <b>Lease Terms:</b> Sec Dep & Last Month; Multi-Year Lease Req; Lease All Space Req; Tnt Pays All Util/Sv; Allowance - Nego <b>Documents:</b> Docs Posted on MLS; Package Available	<b>To Show:</b> Appointment Only; Call Lstng Licensee; Call Property Cont.; Don't Disturb Tenant; Key in Lstng Office
<b>Directions:</b> N on Rudakof, just east of DeBarr, to end of street. Last building on right.		
<b>Public Remarks:</b> Currently configured for general office/advertising agency w/sound studio. Picture framing business was in years past. Good single-use one-story building on quiet cul-de-sac off DeBarr, just east of Bragaw. Church property behind.		
<b>Confidential Remarks:</b> Lease rate assumes existing office configuration is satisfactory. TI's if desired can be added and amortized over lease term. Footage shown is rentable (5776 GBA) for this single-tenant scenario. Lease rate reflects tenant paying utilities (\$451 gas, \$671 elec), janitorial, trash, security service, signage, snow removal and minor maintenance. Currently leased to 12/31 but tenant may be out by 10/1		
<b>Date-Listing:</b> 7/5/2006	<b>Date-Expiration:</b> 12/31/2006	<b>DOM:</b> 3
<b>Date-Status Change:</b> 7/8/2006	<b>Contract Type:</b> Exclusive Right to Lease-No Excl	
<b>LL1:</b> Niel Thomas, ABR, CCIM, CRS (907) 265-9106 (907) 244-5648 <b>LO:</b> Coldwell Banker Fortune (907) 562-7653		
	Provided as a courtesy of <b>Niel Thomas, ABR, CCIM, CRS</b> Coldwell Banker Fortune 2525 C St #100 Anchorage, AK 99503-2639	Office - (907) 562-7653 Mobile - (907) 244-5648 Direct - (907) 265-9106 <a href="mailto:nthomas@reals8.com">nthomas@reals8.com</a> <a href="http://www.reals8.com">http://www.reals8.com</a>

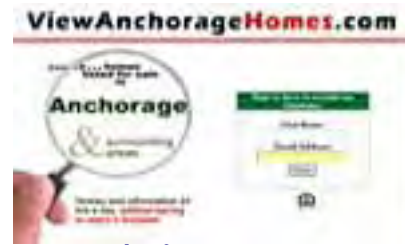
All information is deemed reliable, but is not guaranteed. Measurements are approximations. School boundaries are subject to change. Verification of listing data by all parties is recommended. See [copyright notice](#).

Prepared by Niel Thomas, ABR, CCIM, CRS on Saturday, July 08, 2006 7:10 AM

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**Tax Report for Map Location 1**

Address: 1410 Rudakof Circle, Anchorage, AK

**Tax Record Report for Parcel 0050712600001 at 1410 Rudakof Cir****General Property Data**

Owner	Flynn Kenneth M	Parcel	0050712600001
Owner Address	1410 Rudakof Circle Anchorage, AK 99508-3106	Tax District	001
Zoning	B3	Card	01
Region	10 - Municipality of Anchorage	Ident Units	1
Building Type	Low Rise Office Bldg	# Units	001
Building Grd	Average Plus		

**Legal**

Land Use Code	Retail - Multi Occu.	Plat	840259
Multi Use	YES	Legal Desc	DEBARR BRAGAW LT 5A
Grid	SW1436	Land Size	15,834
Neighborhood #	05A00	Eff Year	1,984
Total SqFt	5,696		

**Current Property Data**

Tax Year	2006	Land Value	101,400
Building Value	391,600	Total Value	493,000
% Complete	79	Deed Date	05/01/97
Prev Deed Date	05/01/97	Deed Book	3057
Prev Deed Book	3057	Deed Page	0485
Prev Deed Page	0485		

**Details**

<b>Land Info:</b>	Drainage: Good
<b>Utilites:</b>	Public Sewer; Public Water
<b>Access Info:</b>	Good
<b>Street Info:</b>	Cul De Sac; Curb & Gutter; Paved; Front Traffic: Low
<b>Comml Int/Ext (1):</b>	Floor Level - From: 01; Floor Level - To: 01; Floor Size: 5696.00; Perimeter: 426; Use Type: Multi-use, Office; Wall Height: 14; Wall Type: Frame, T-111; Const Type: Wood Joist(wo & Stl); Partitions: Average; Heat System: Hot Air; Plumbing: Average; Physical Cond: Normal; Functional: Normal

**Sales**

Year	Land Value	Bldg Value	Total Value	Mil Rate	Taxes	Per Complete	Deed Date	Book	Page	Owner
2006	101,400.00	391,600.00	493,000.00	1530.00	7,542.00	79	5/1/1997	3057	0485	FLYNN KENNETH M
2005	79,200.00	343,200.00	422,400.00	1629.00	6,880.00	81	5/1/1997	3057	0485	
2004	79,200.00	259,300.00	338,500.00	1620.00	5,483.00	76	5/1/1997	3057	0485	
2003	72,800.00	218,000.00	290,800.00	1661.00	4,830.00	74	5/1/1997	3057	0485	
2002	72,800.00	189,600.00	262,400.00	1717.00	4,505.00	72	5/1/1997	3057	0485	

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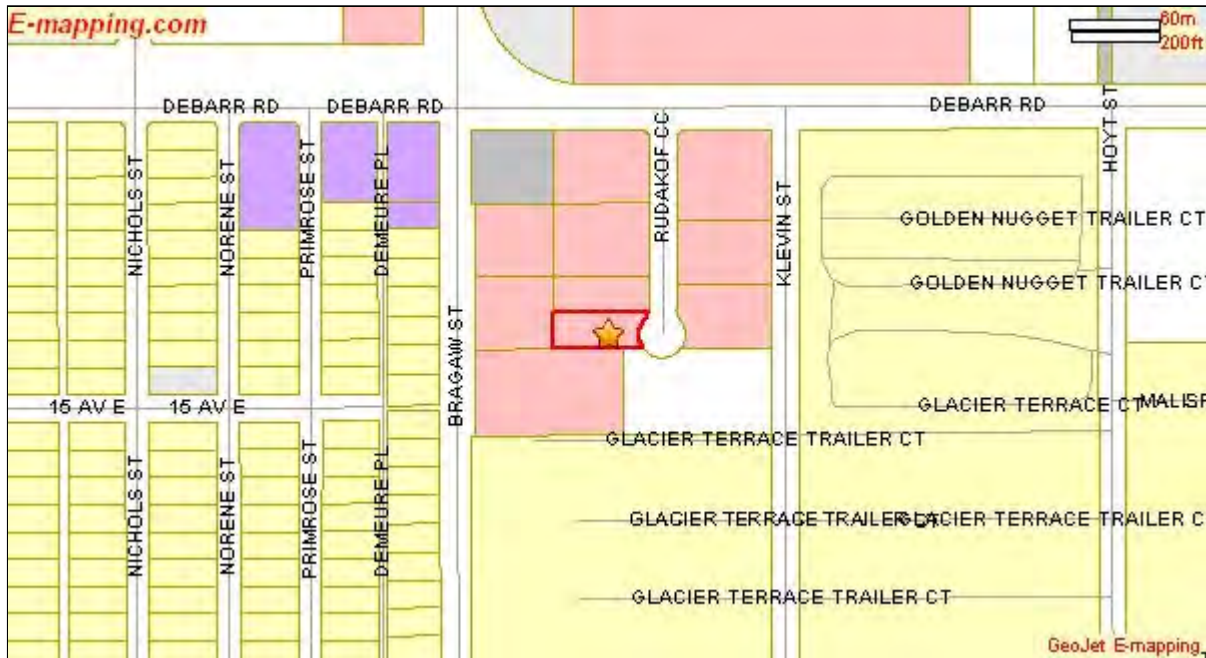
# Street Map for Map Location 1

Address: 1410 Rudakof Circle, Anchorage, AK 99508



**Parcel Map for Map Location 1**

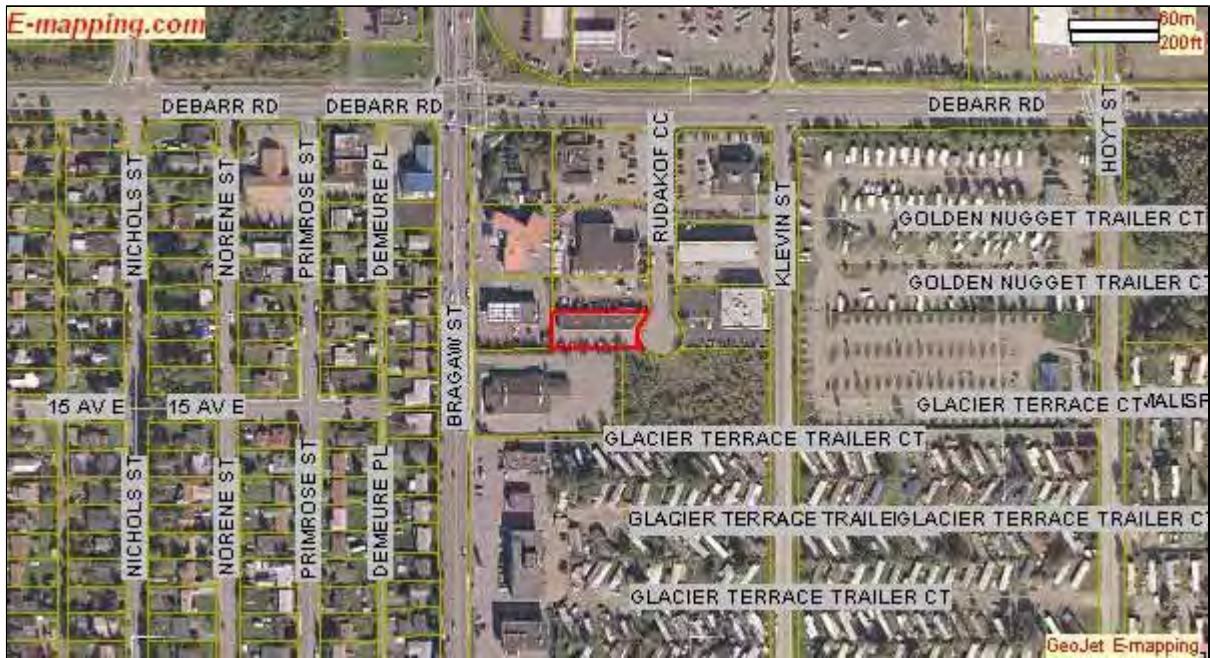
Address: 1410 Rudakof Circle, Anchorage, AK 99508

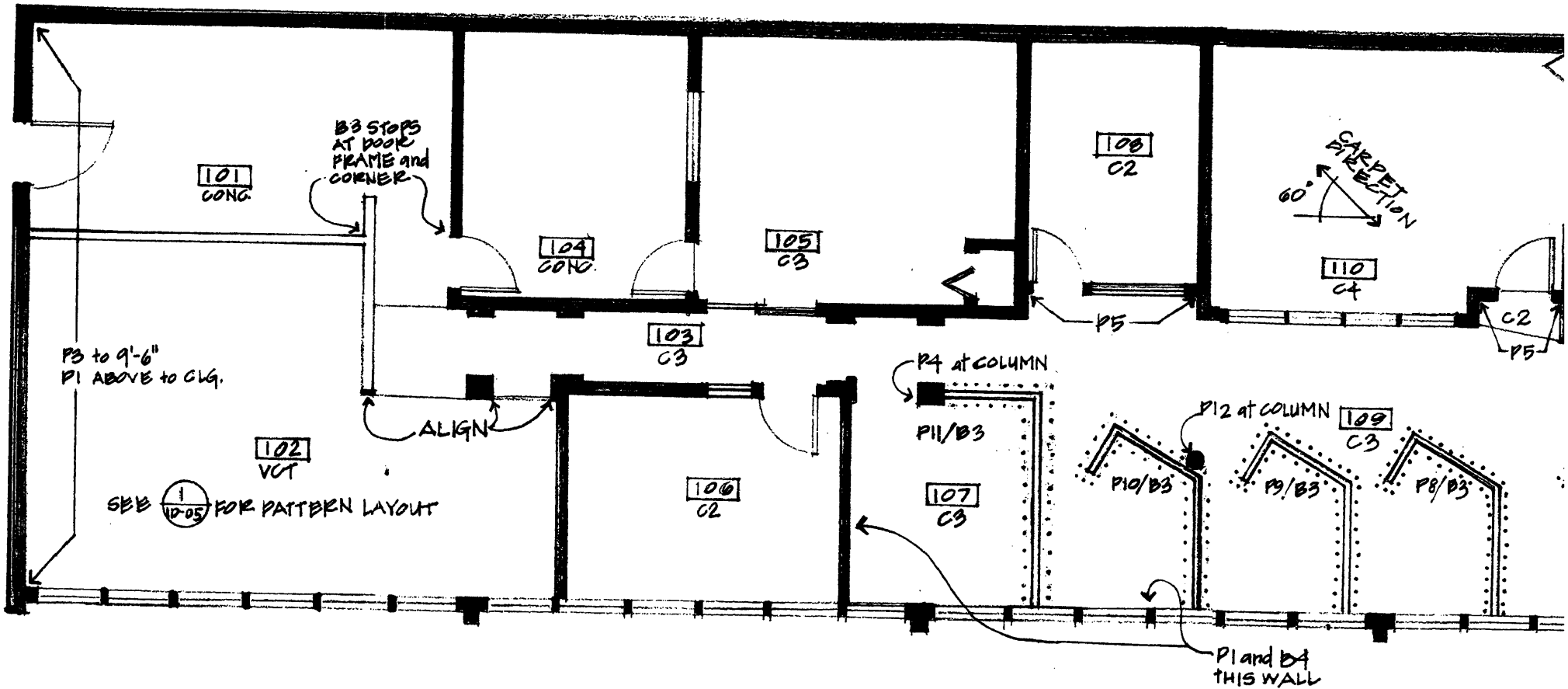


Legend			
<span style="display:inline-block; width:15px; height:15px; background-color: #f8d7da;"></span> COMMERCIAL	<span style="display:inline-block; width:15px; height:15px; background-color: #d6d8db;"></span> INDUSTRIAL	<span style="display:inline-block; width:15px; height:15px; background-color: #d1ecf1;"></span> INSTITUTIONAL	<span style="display:inline-block; width:15px; height:15px; background-color: #fff3cd;"></span> MOBILE HOME
<span style="display:inline-block; width:15px; height:15px; background-color: #fff3cd;"></span> MULTI-FAMILY	<span style="display:inline-block; width:15px; height:15px; background-color: #d6d8db;"></span> NOT ASSIGNED	<span style="display:inline-block; width:15px; height:15px; background-color: #d1ecf1;"></span> PARK	<span style="display:inline-block; width:15px; height:15px; background-color: #fff3cd;"></span> RESIDENTIAL
<span style="display:inline-block; width:15px; height:15px; background-color: #d6d8db;"></span> VACANT	<span style="display:inline-block; width:15px; height:15px; background-color: #d1ecf1;"></span> WATER		

# Aerial Map for Map Location 1

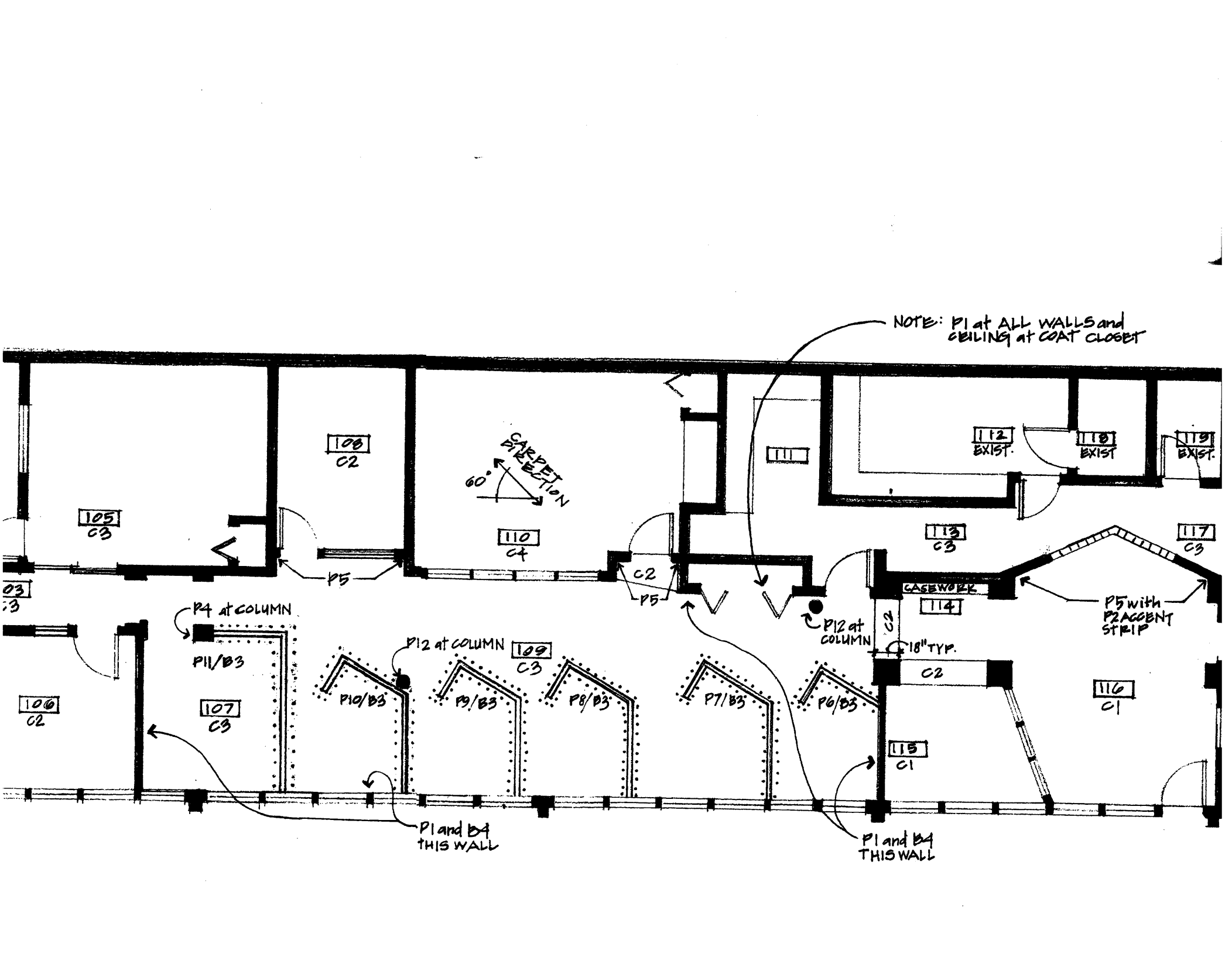
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# FINISHES PLAN

$\frac{1}{8}'' = 1'-0''$



NOTE: P1 at ALL WALLS and CEILING at COAT CLOSET

CARPET DIRECTION  
60°

CASEWORK

P5 with P2 ACCENT STRIP

18" TYP.

P4 at COLUMN

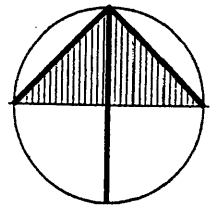
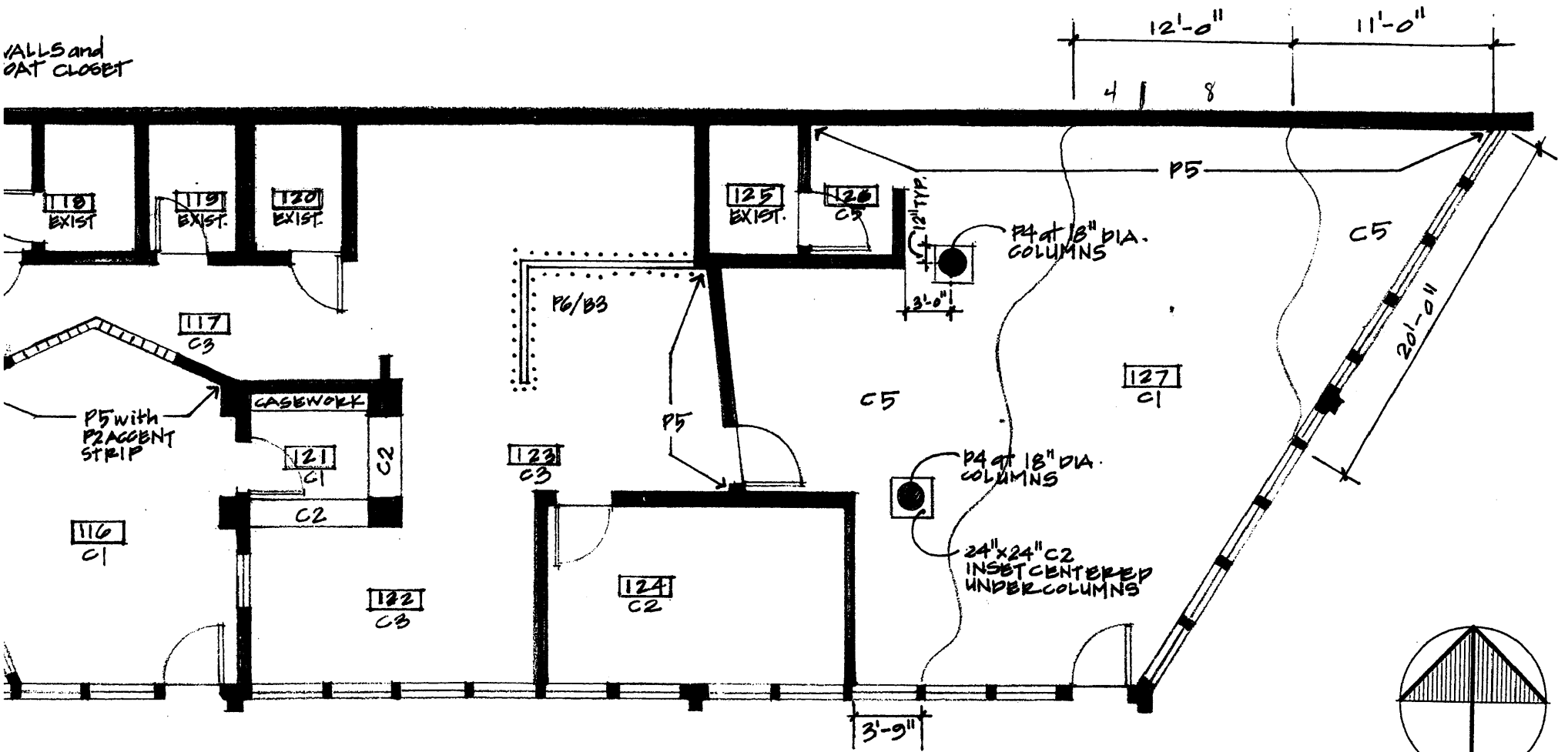
P12 at COLUMN

P12 at COLUMN

P1 and B4 THIS WALL

P1 and B4 THIS WALL

WALLS and  
OAT CLOSET



North





