



Listing Report for Map Location 1

Address: 1410 Rudakof Circle, Anchorage, AK 99508

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 <p>©2006 COPYRIGHT</p>	List#: 06-10428 Type: Commercial Lease Primary Space: Office PS Rent-Min Mth \$/SF: 1.32 PS SF - Total Avail: 5690 PS SF-Max Contiguous: 5690 PS SF-Min Avail: 5690	Status: Active Property Use: Single Use Secondary Space: SS Rent-Min Mth \$/SF: SS SF - Total Avail: SS SF-Max Contiguous: SS SF - Min Avail:
	Area: 40 - Seward Hwy to Boniface Pkwy Legal: Debarr Bragaw L5A Grid# (Muni Anch): SW1436 Tax Map # - Mat-Su: N/A Near: Anchorage Zip Code: 99508 Borough/Census Area: 1A - Anchorage Municipality Region: 1 - Southcentral Alaska Region	
Zoning: B3 - General Business Latitude: Longitude:	SF-Lot: 15834 Acres: 0.36 SF-Lot Source: MOA	Property Contact: Niel Thomas Contact Phone#: 907-265-9106 Lessor's Name: Kenneth M Flynn
Building Info: Year Built: 1984; SF Building Apx: 5770; SF Building Source: Architect TI plans; Building Name: Ken Flynn Alaska	Primary Space: 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 Primary Rental Type: Rentable - Other	
Features-Commercial: 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	Heat Type: Forced Air Fuel Type: Natural Gas Construction Type: Metal; Concrete; Wood Frame Flooring Type: Carpet Walls: Sheetrock	Utility & Svc Pmt: 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
Comm Pd to Lease Ofc: %: 3; % Tlt Gross Ls Amt When Comm Paid: % on Exec of Lease	Contract Particulars: For Lease Sign Psted; Possession Negotble Lease Terms: Sec Dep & Last Month; Multi-Year Lease Req; Lease All Space Req; Tnt Pays All Util/Sv; Allowance - Nego Documents: Docs Posted on MLS; Package Available	To Show: Appointment Only; Call Lstng Licensee; Call Property Cont.; Don't Disturb Tenant; Key in Lstng Office
Directions: N on Rudakof, just east of DeBarr, to end of street. Last building on right.		
Public Remarks: 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.		
Confidential Remarks: 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		
Date-Listing: 7/5/2006	Date-Expiration: 12/31/2006	DOM: 3
Date-Status Change: 7/8/2006	Contract Type: Exclusive Right to Lease-No Excl	
LL1: Niel Thomas, ABR, CCIM, CRS (907) 265-9106 (907) 244-5648 LO: Coldwell Banker Fortune (907) 562-7653		
	Provided as a courtesy of Niel Thomas, ABR, CCIM, CRS Coldwell Banker Fortune 2525 C St #100 Anchorage, AK 99503-2639	Office - (907) 562-7653 Mobile - (907) 244-5648 Direct - (907) 265-9106 nthomas@reals8.com http://www.reals8.com

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