

MEDICAL
OFFICE
SPACE

FOR
LEASE

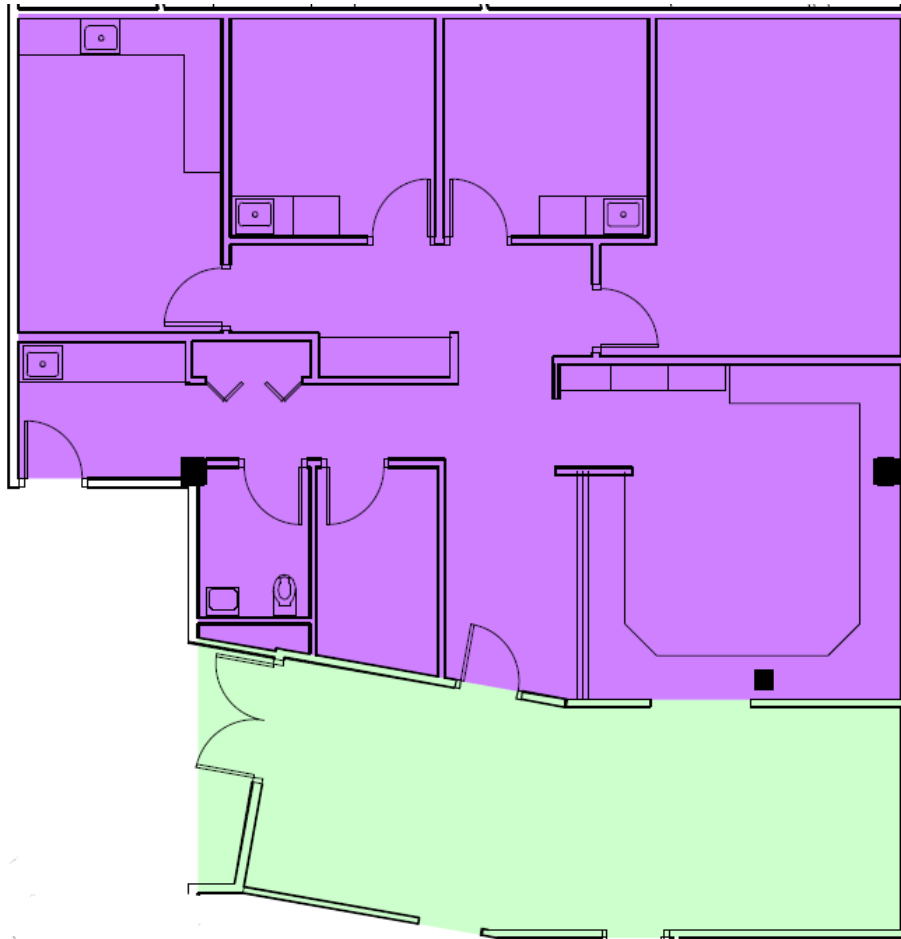
4100 LAKE OTIS PKWY
ANCHORAGE, AK



UMED ANCHORAGE MEDICAL OFFICE SPACE

\$1.60/RSF

Suite 300 – 1,993 RSF



3rd Floor Lake Otis Medical Plaza in

Midtown

NNN Lease

Shared Lobby Seating

Private Restroom

Mountain Views

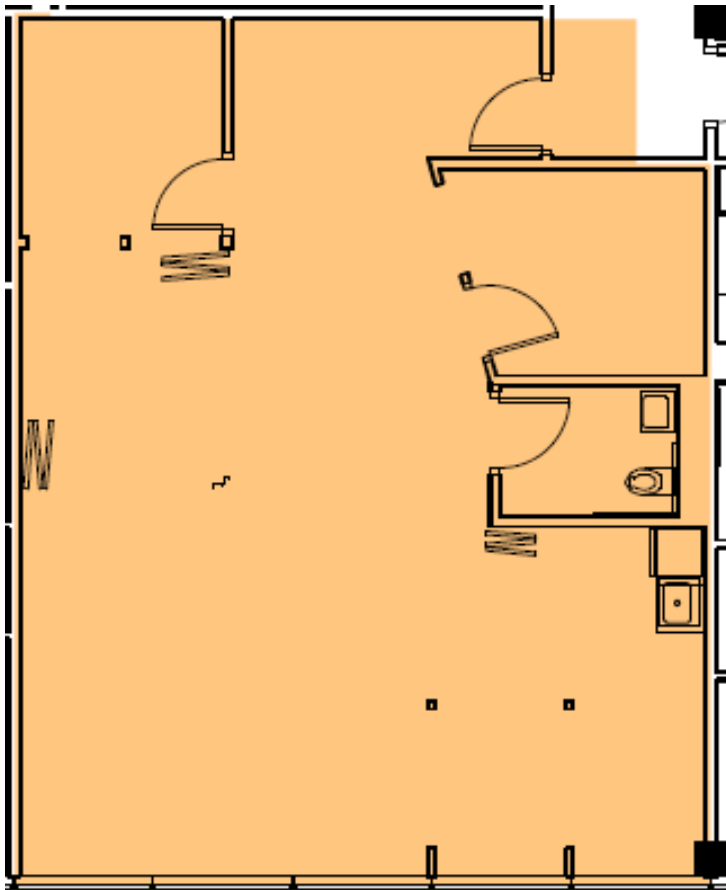
Scan for interior walk through



UMED ANCHORAGE MEDICAL OFFICE SPACE

\$1.60/RSF

Suite 304 – 1,282 RSF



3rd Floor Lake Otis Medical Plaza in Midtown

NNN Lease

Private Restroom

South Facing Suite

Large Open Floorplan

Scan for interior walk through



PTP MANAGEMENT

UMED ANCHORAGE MEDICAL OFFICE SPACE

\$1.60/RSF

Suite 330 – 1,940RSF



3rd Floor Lake Otis Medical Plaza in Midtown

NNN Lease

Private Restroom

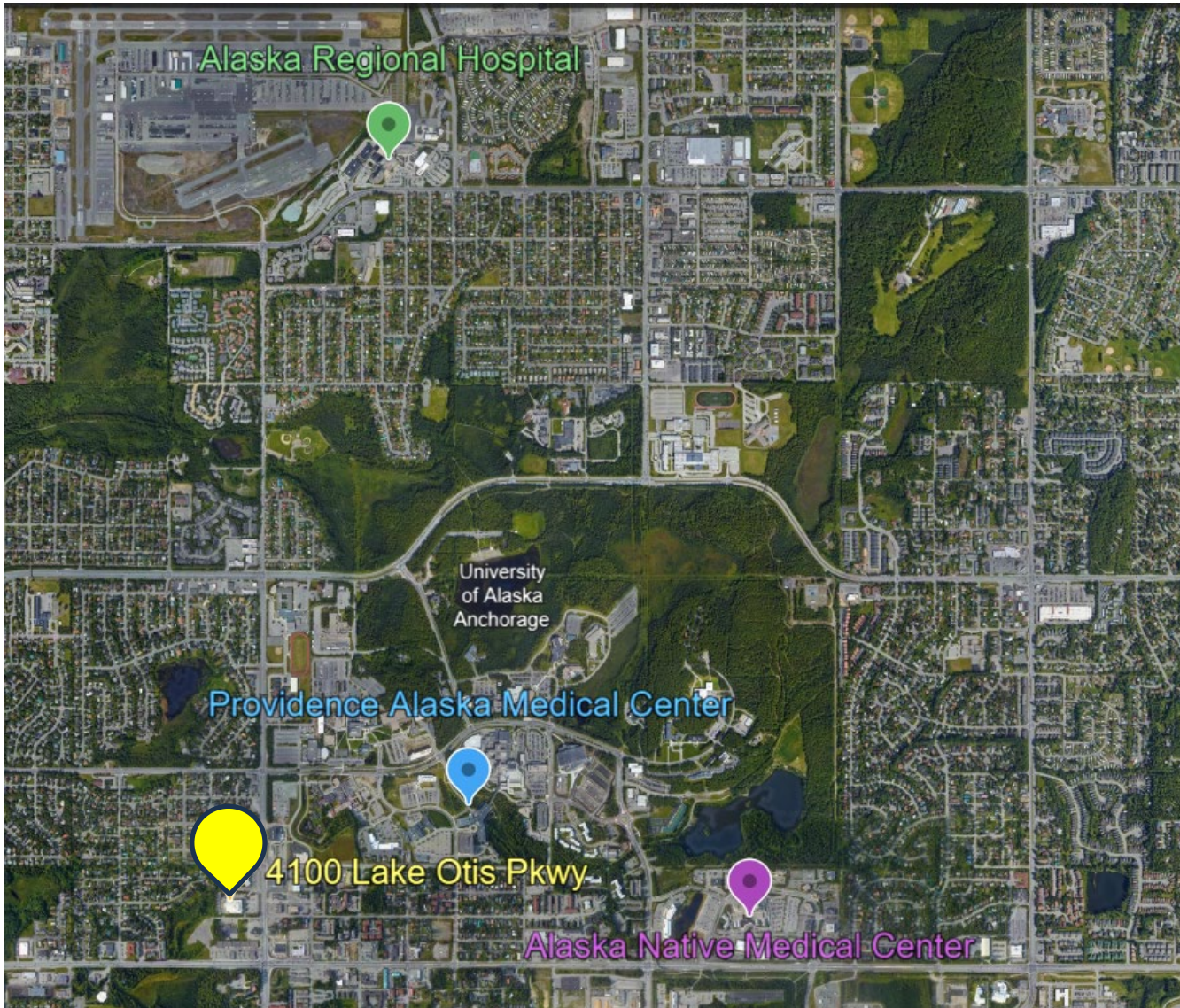
Mountain Views

Scan for interior walk through



UMED ANCHORAGE CLASS A MEDICAL OFFICE

4100 Lake Otis Parkway



- Alaska Regional Hospital
2.1 miles
- Providence Medical Center
1.1 mile
- Alaska Native Medical Center
1.8 miles



ALASKA REAL ESTATE COMMISSION CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 – 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

Specific Assistance

A licensee does not represent you. Rather the licensee is simply responding to your request 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 a consumer by a licensee providing specific assistance include:

- 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 a licensee regarding the physical condition of a property; and
- e. Timely accounting of all money and property received by a licensee.

Representation

A licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties owed by a licensee when representing a consumer include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally taking actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to a consumer;
- d. Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Making a good faith and continuous effort to accomplish a consumer's real estate objective(s).

Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not represent either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties owed by a neutral licensee include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally taking actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
- d. If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

When authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

Designated Licensee

When a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

ACKNOWLEDGEMENT:

I/We, _____ have read the information provided in this Alaska Real Estate Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/We understand that Erik Taylor & Cori Bryan of PTP Management, Inc

(print consumer's name(s))

(licensee name)

(brokerage name)

_____ will be working with me/us under the relationship(s) selected below.

(Initial)

_____ Specific assistance without representation.

Representing the Seller/Lessor only. (may provide specific assistance to Buyer/Lessee)

_____ Representing the Buyer/Lessee only. (may provide specific assistance to Seller/Lessor)

_____ Neutral Licensee. (must attach Waiver of Right to be Represented, form 08-4212)

Date: 02/05/2024

Signature: Erik Taylor Cori Bryan
(Licensee)

Date: _____

Signature: _____
(Consumer)

Date: _____

Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT

ERIK TAYLOR

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PTP

MANAGEMENT