

FOR LEASE

The Great Alaska Mall

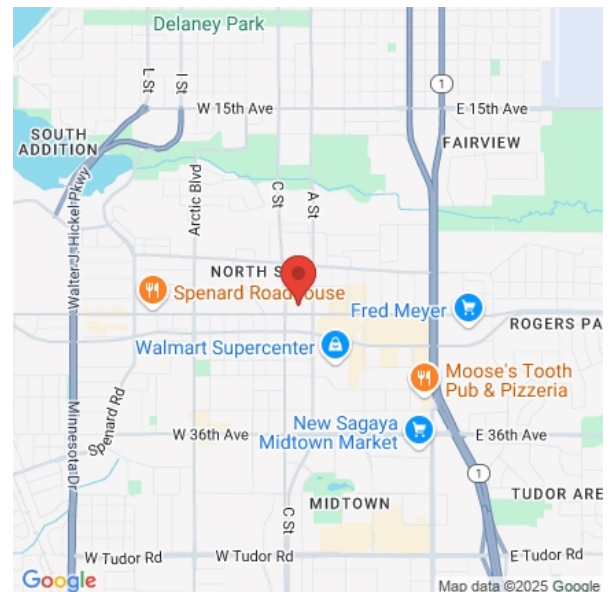


113 W Northern Lights Blvd.

Anchorage, AK - 2nd floor Office Space

- Suite 200 - 2,765 sf
- Suite 218 - 885 sf
- Suite 220 - 1,201 sf
- Flexible terms available.
- High Traffic Counts
- Excellent street visibility and signage options
- New camera system and remote access door control
- Abated rent negotiable

\$1.50 psf

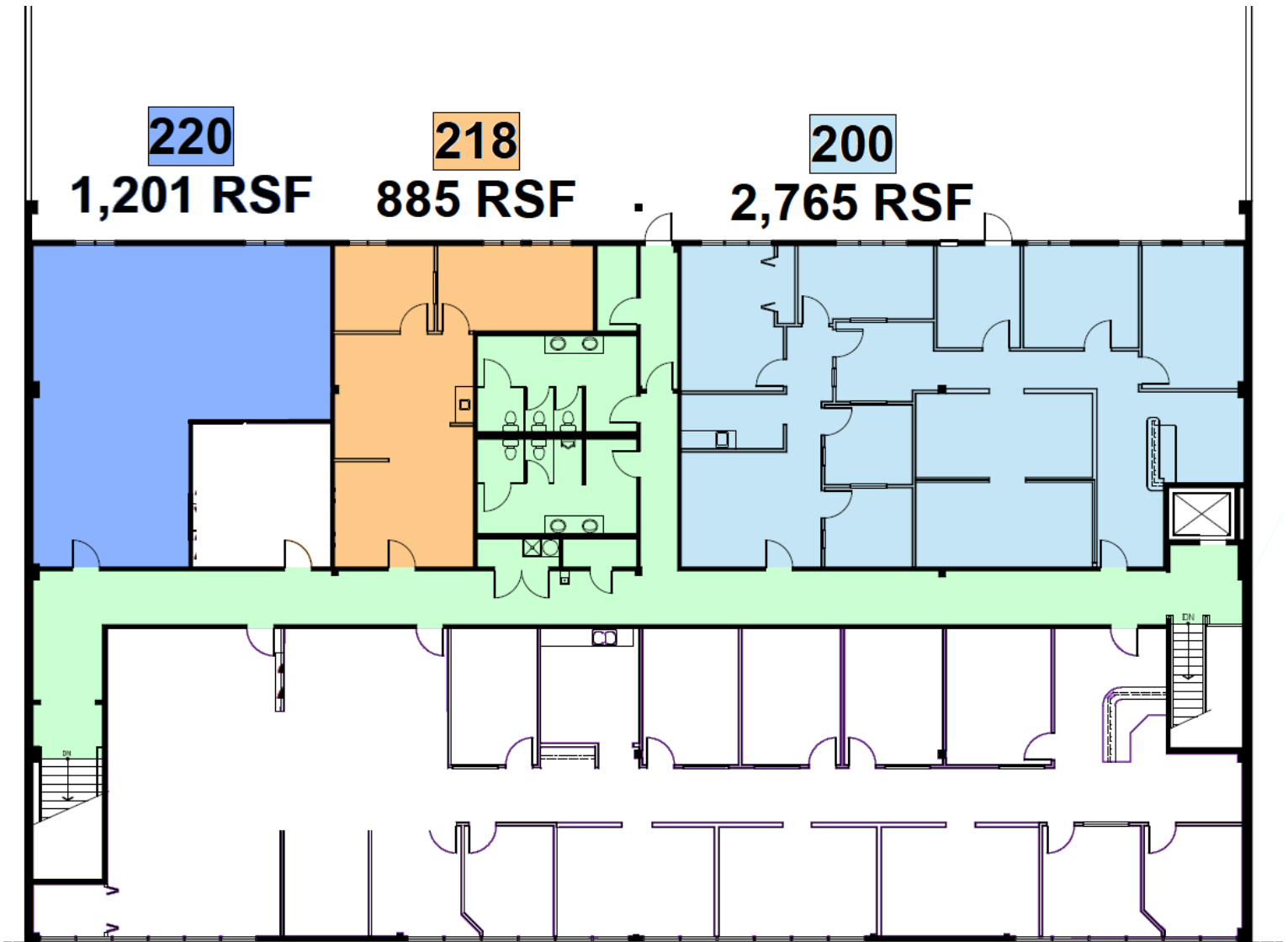


MLS #21-14459, 20-11917, 20-11918, 20-11926

Contact Paul Gerharz or Erik Frampton - 907-276-1007 - www.officeak.com

paul@officeak.com; erik@officeak.com

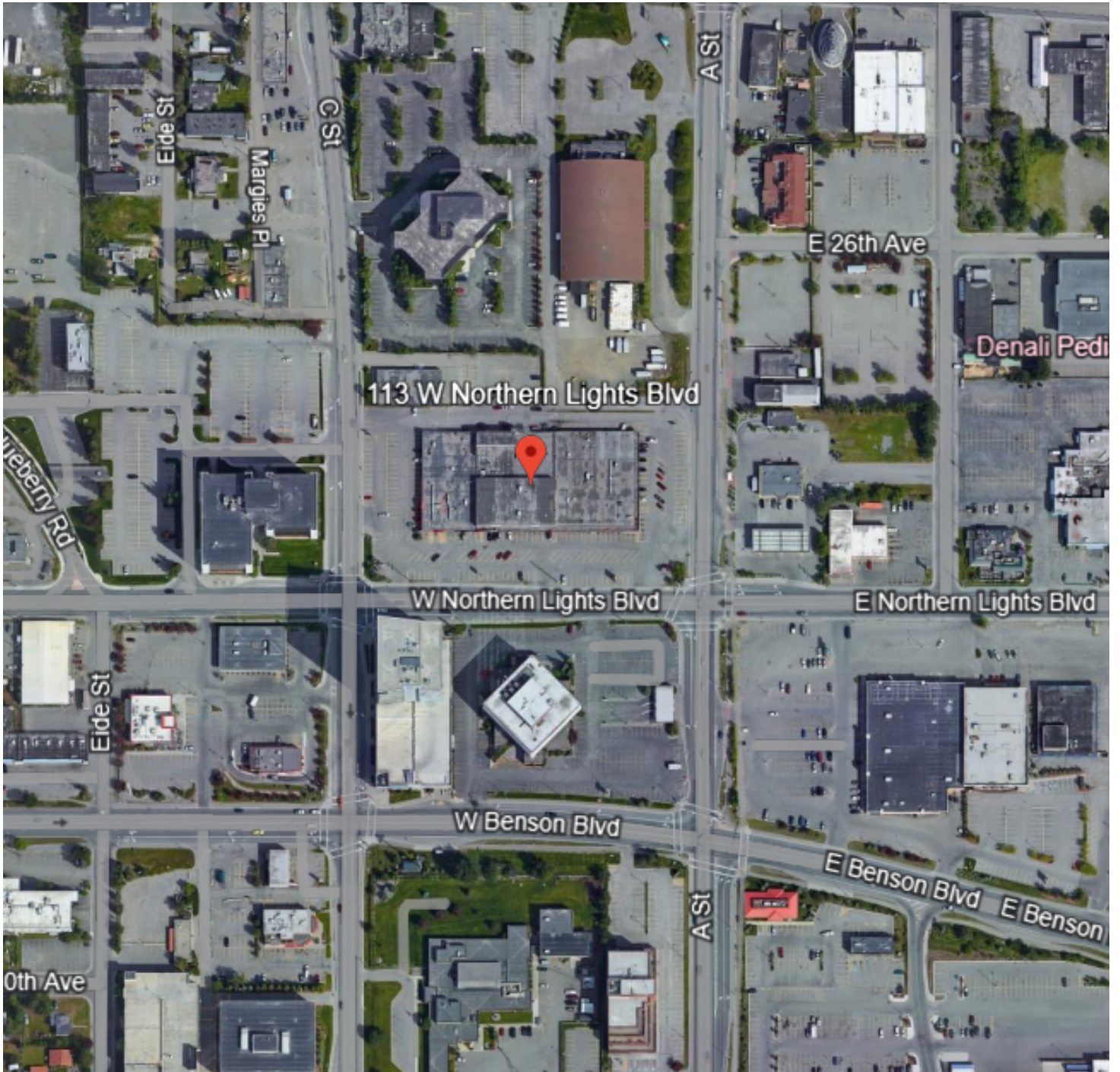
FLOOR PLAN

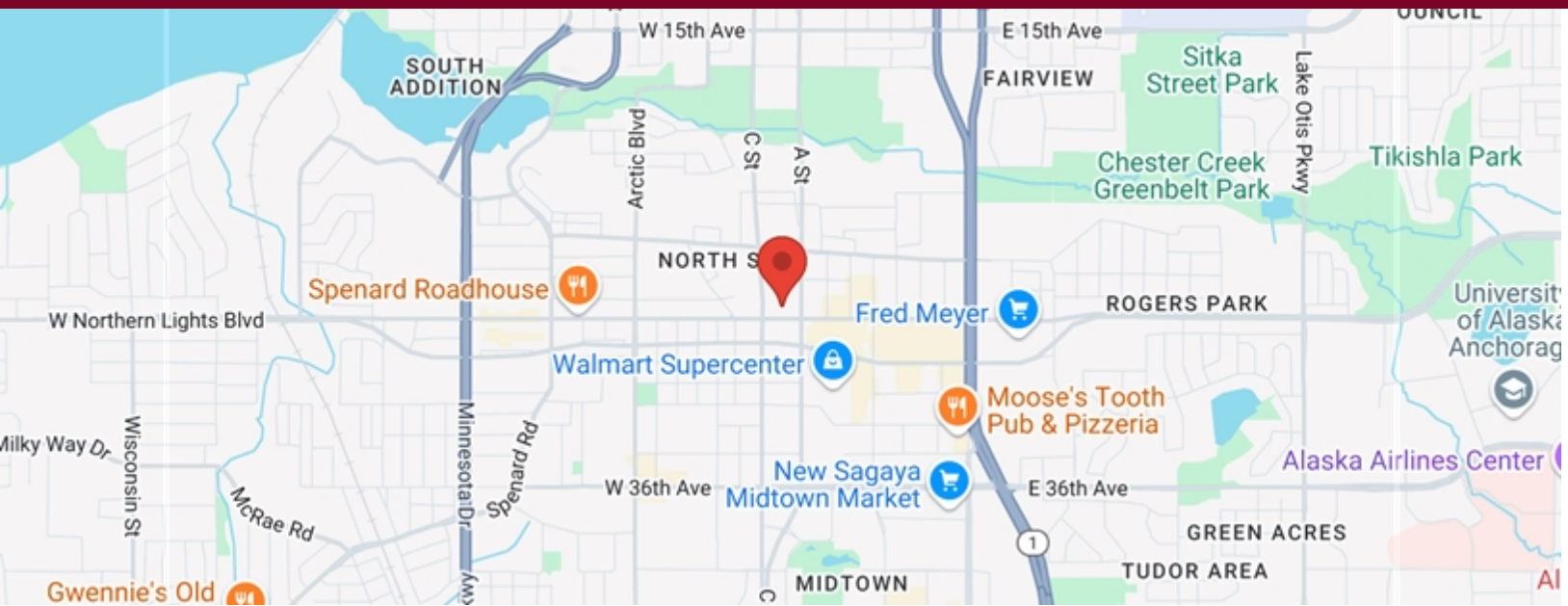


AERIAL PHOTO



AERIAL PHOTO





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,572	79,048	170,450
2010 Population	13,630	84,825	186,256
2024 Population	13,002	82,234	181,535
2029 Population	12,912	81,330	178,865
2024-2029 Growth Rate	-0.14 %	-0.22 %	-0.3 %
2024 Daytime Population	36,669	133,931	215,808

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	494	2,536	4,840
\$15000-24999	362	1,855	3,288
\$25000-34999	330	1,488	2,550
\$35000-49999	801	3,429	6,528
\$50000-74999	1,047	5,508	11,160
\$75000-99999	816	4,607	9,694
\$100000-149999	1,143	7,461	16,256
\$150000-199999	488	3,741	9,282
\$200000 or greater	608	3,930	8,077
Median HH Income	\$ 75,239	\$ 86,631	\$ 92,989
Average HH Income	\$ 103,453	\$ 113,952	\$ 116,683

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,138	32,222	64,873
2010 Total Households	6,212	34,807	71,216
2024 Total Households	6,089	34,555	71,673
2029 Total Households	6,127	34,691	71,798
2024 Average Household Size	2.05	2.26	2.45
2024 Owner Occupied Housing	1,744	15,588	38,510
2029 Owner Occupied Housing	1,828	16,174	39,629
2024 Renter Occupied Housing	4,345	18,967	33,163
2029 Renter Occupied Housing	4,299	18,517	32,169
2024 Vacant Housing	941	4,307	7,342
2024 Total Housing	7,030	38,862	79,015

PHOTOS



PHOTOS



PHOTOS



PHOTOS





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 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"> 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; and e. 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; and f. Making a good faith and continuous effort. <p>Consumer Initials: _____ / _____ Date: _____</p>
Neutral Licensee	
<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; and 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. <p>Consumer Initials: _____ / _____ Date: _____ (Must attach Waiver of Right to be Represented)</p>	
Duties Not Owed by Licensee	
<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:	Paul Gerharz	Signature:		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 –