

751 E 36th Ave #100/101

Lease Rate: \$2.00/SF NNN

Anchorage, AK 99503

SUBLEASE



— 751 East 36th Avenue —

Property Highlights

- 1,937 SF office/retail space available for sublease in Midtown Anchorage.
- High-visibility location at the corner of 36th Avenue and Old Seward Highway, offering strong traffic counts and excellent exposure.
- Existing medical office build-out from former children's urgent care use, featuring a reception and waiting area, 6 offices/exam rooms (4 with sinks), and 2 restrooms.
- Lease rate of \$2.00/SF NNN plus gas and electric.
- Original lease goes through April 2027; longer lease term negotiable.
- Monument signage available.

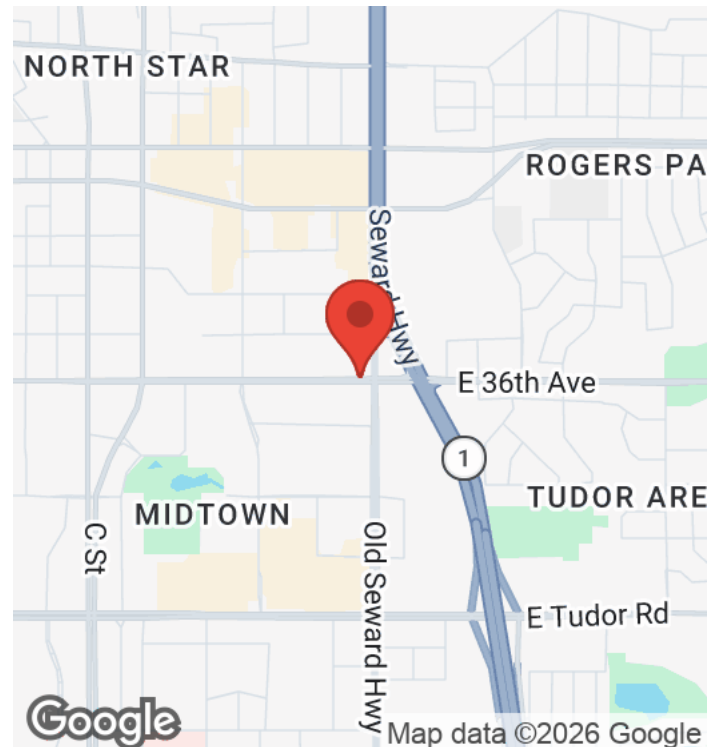


TABLE OF CONTENTS

Location Maps	3
Custom Page 1	4
Property Photos	5
AREC Consumer Disclosure	6
Disclaimer	8

MARK FILIPENKO

BROKER, CCIM, SIOR

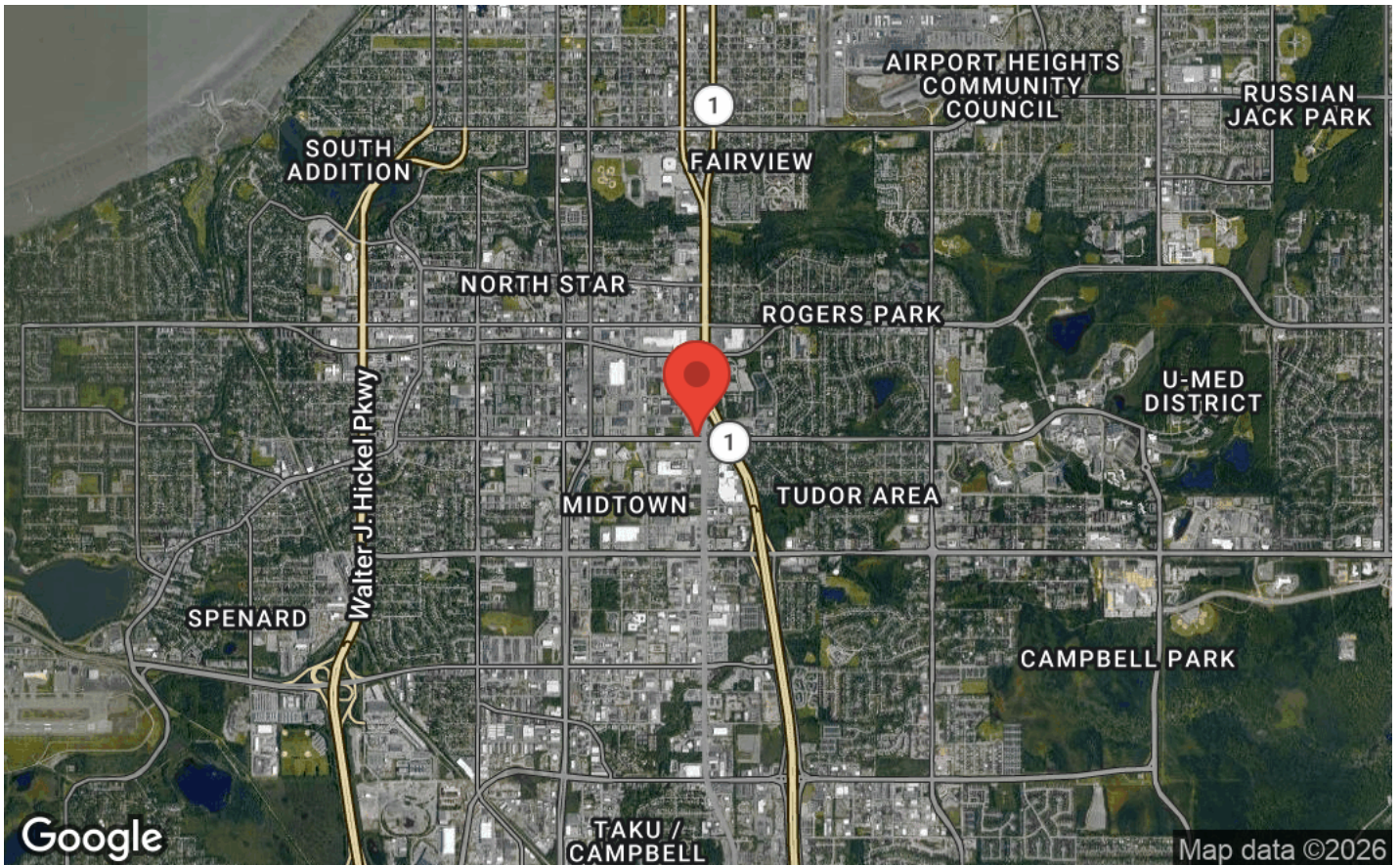
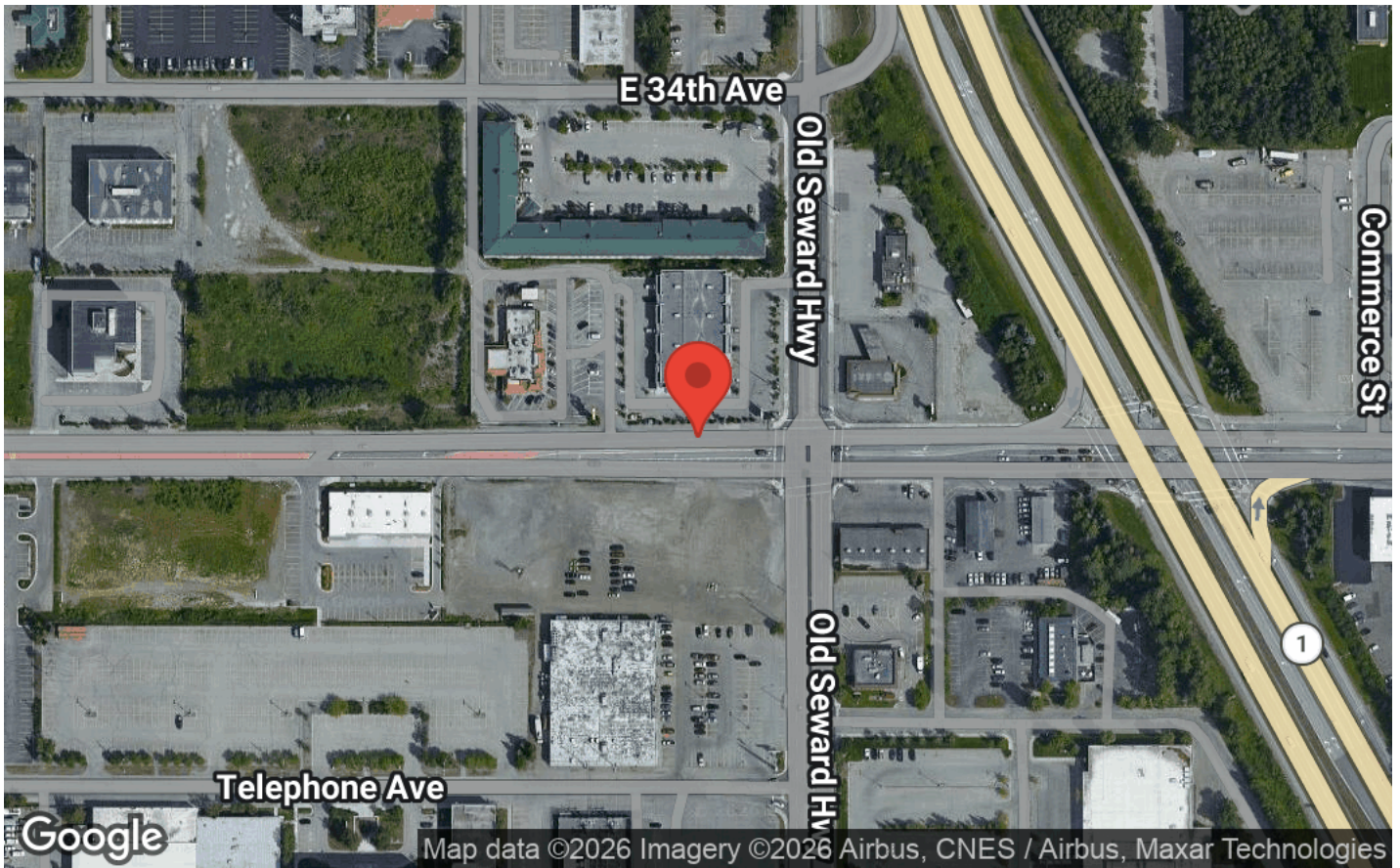
O: (907) 952-1884

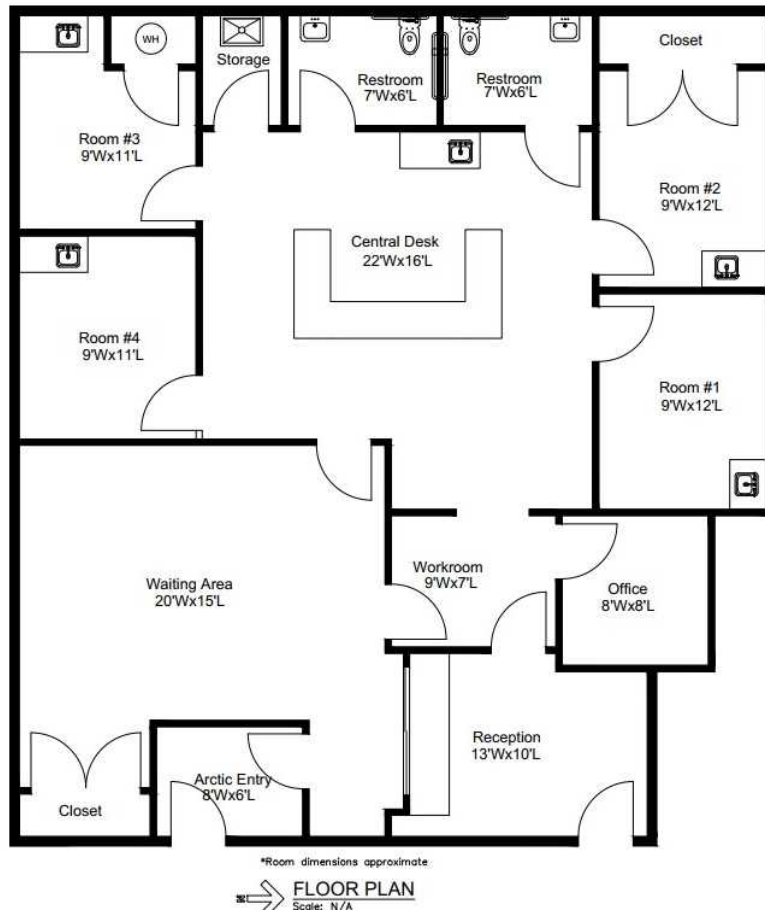
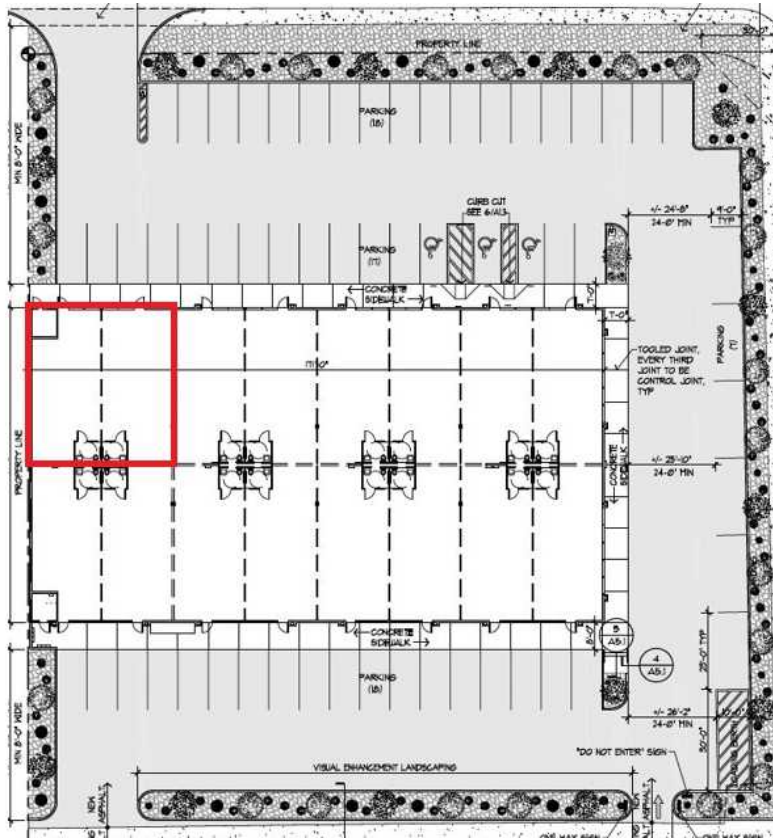
mark@markfilipenko.com

LOCATION MAPS

751 E 36th Ave, Unit 100/101 - Sublease
751 East 36th Avenue | Anchorage, AK 99503

03

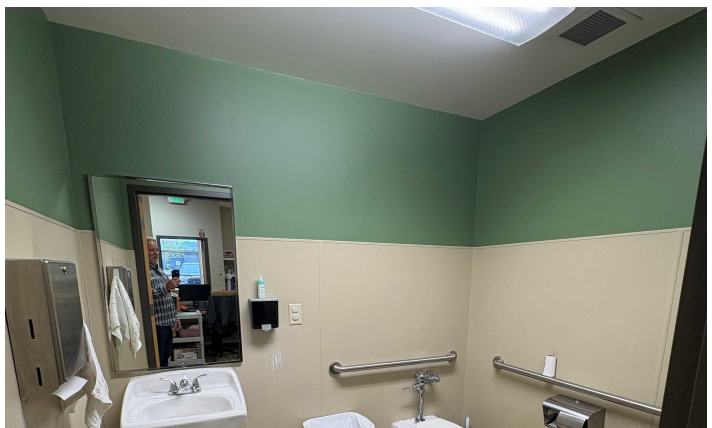
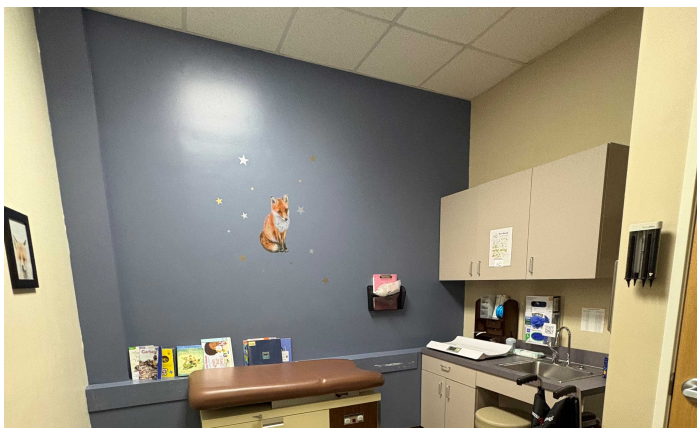
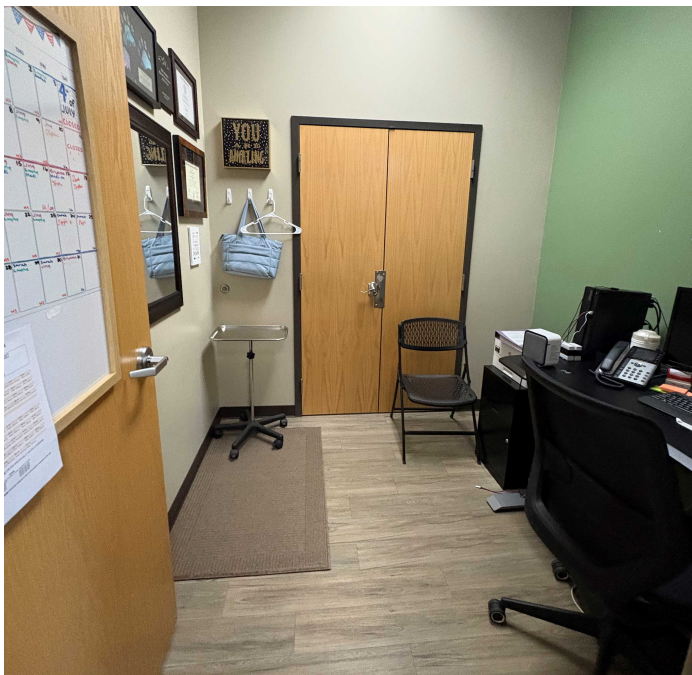




PROPERTY PHOTOS

751 E 36th Ave, Unit 100/101 - Sublease
751 East 36th Avenue | Anchorage, AK 99503

05



Docusign Envelope ID: 382F07E2-3712-4792-99DA-615FD6448411

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.GovWebsite: 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
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: 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.	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: 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.
Consumer Initials: _____ / _____ Date: _____	Consumer Initials: _____ / _____ Date: _____
Neutral Licensee	
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: 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.	
Consumer Initials: _____ / _____ Date: _____ (Must attach Waiver of Right to be Represented)	
Duties Not Owed by Licensee	
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 (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.	

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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:					
Licensee Name:	Mark Filipenko	Signature:	DocuSigned by: Mark Filipenko	Date:	9/25/2024
Consumer Name:		Signature:	3AAF21CF438A460...	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 –

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Bond Filipenko Commercial Properties, LLC in compliance with all applicable fair housing and equal opportunity laws.