



For Lease

Loading Dock Concept Rendering

Lease Rate:

\$1.20^{PSF}

NNN

Contact:

Elisha Martin

+1 907 561 5155
elisha.martin@colliers.com

Cason Martin

+1 907 903 8821
cason.martin@colliers.com

Colliers

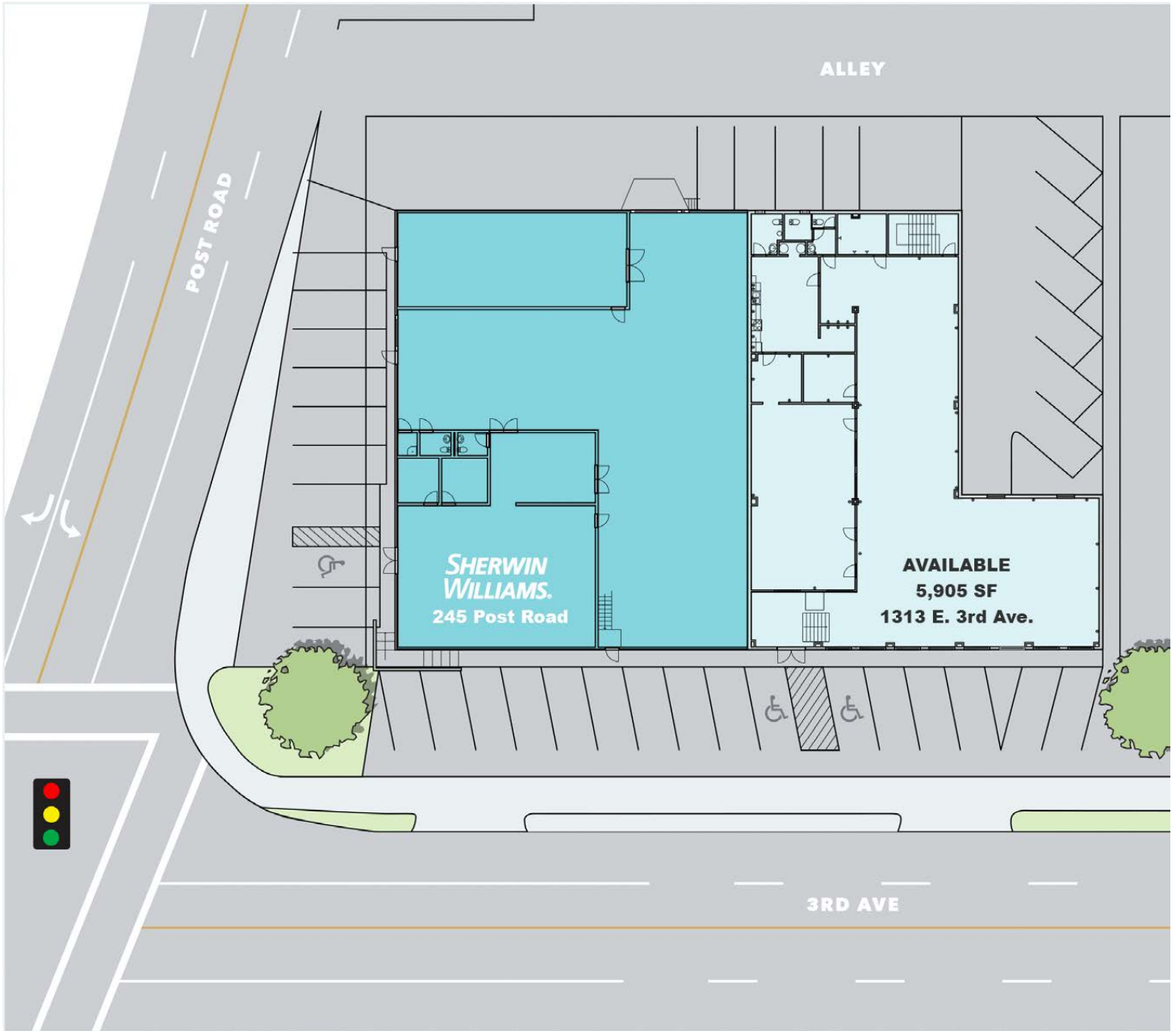
2600 Cordova St., Suite 205
Anchorage, AK 99503
Main: +1 907 561 5155
colliers.com

1313 E. 3rd Avenue
Anchorage, AK

Property Highlights

- 5,905 SF flexible showroom/work area with warehouse and loading dock potential
- High visibility location next to Sherwin-Williams at Post Road & E 3rd Avenue
- Efficient floor plan: open reconfigurable work area, break room, private offices, and two restrooms
- Recent building upgrades inside and out; new HVAC, building facade, and windows
- Newly painted and ready for tenant's selected flooring
- 3-phase power; fire-sprinklered
- Option to add roll-up door and loading dock for box truck access. Contact broker for details.
- Bright, open space with 9'10" floor-to-grid height

-  Sherwin-Williams Paint Store
-  Available Flex Space

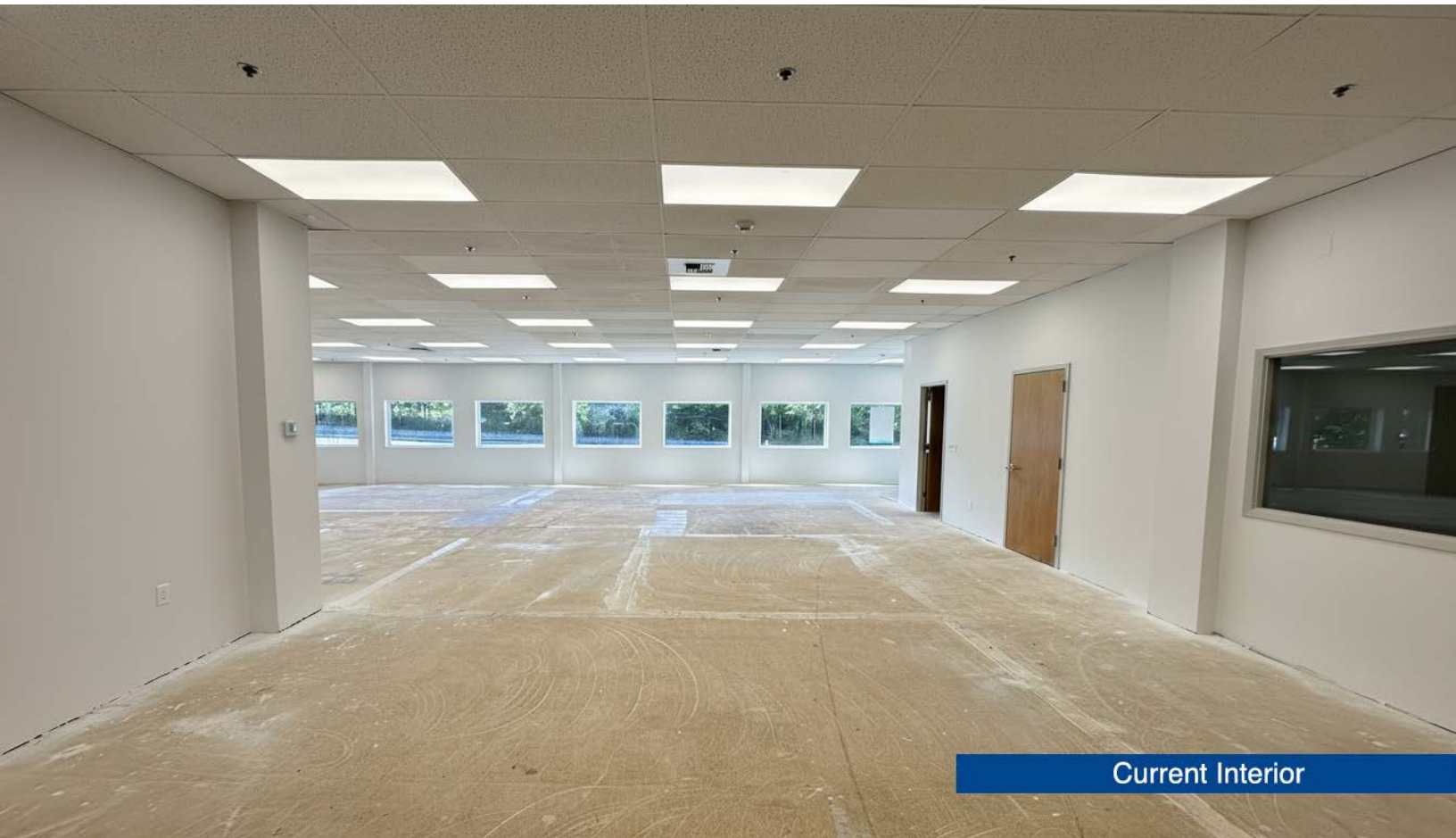




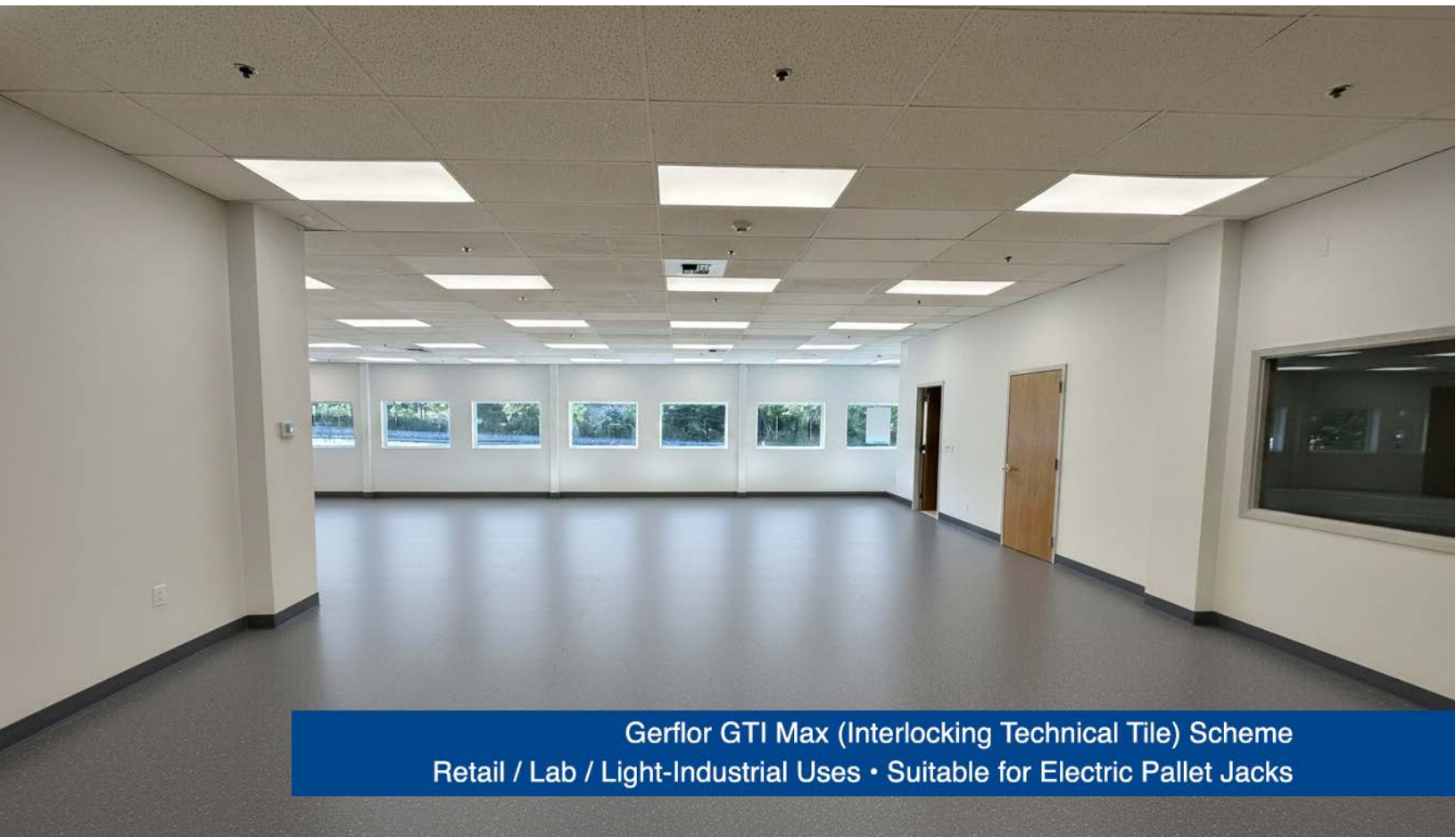
Current Exterior



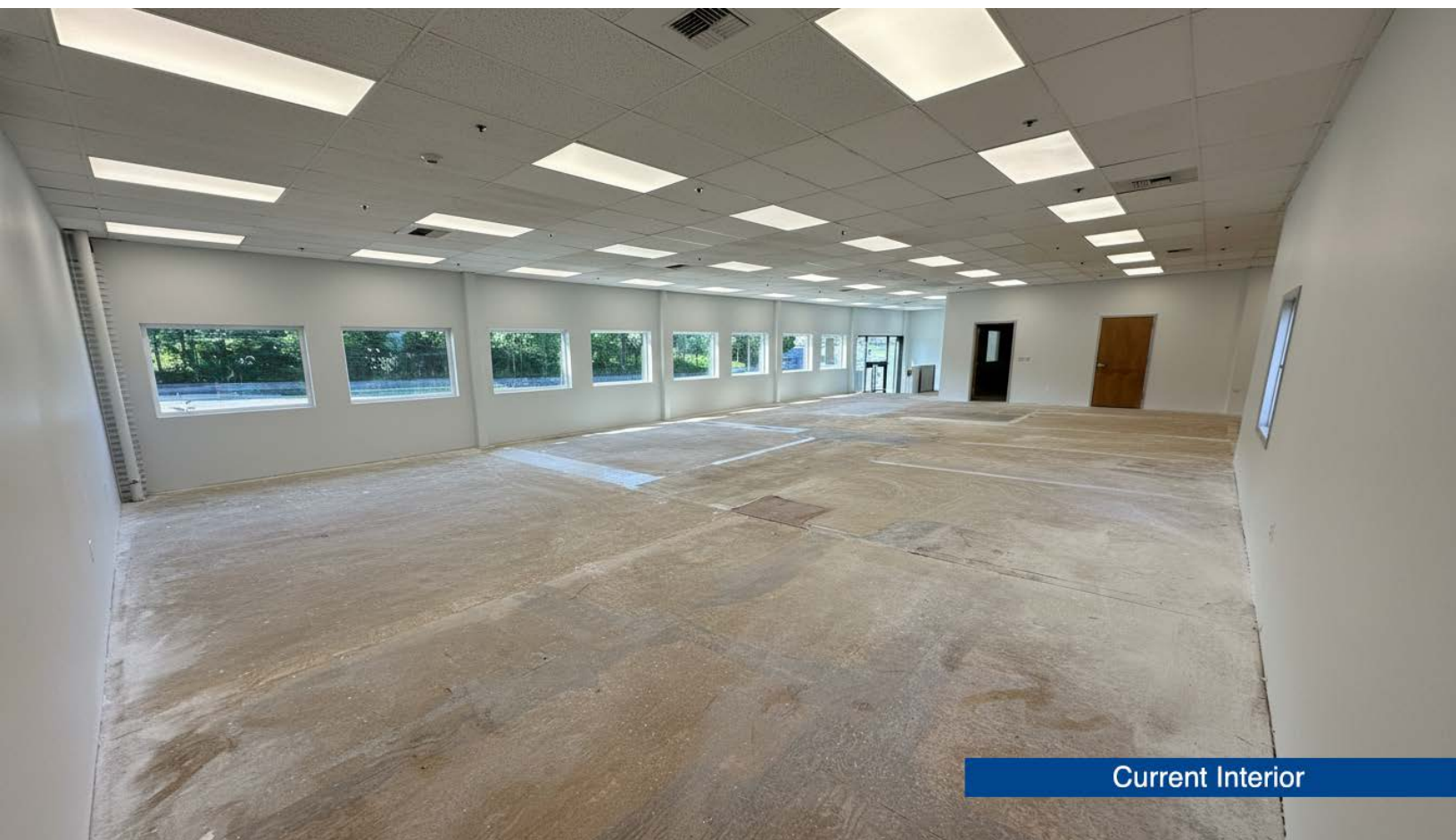
Loading Dock Concept Rendering



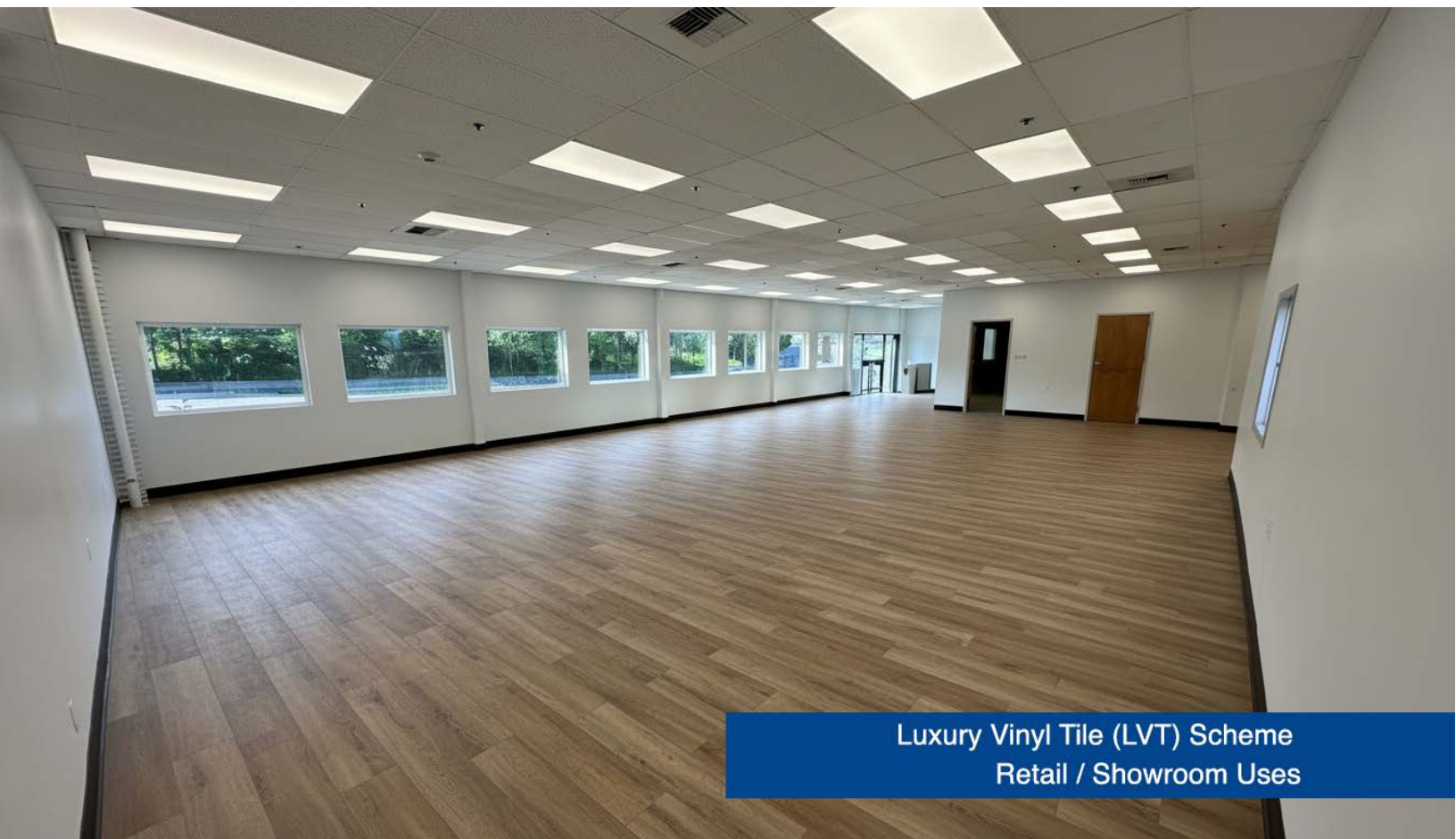
Current Interior



Gerflor GTI Max (Interlocking Technical Tile) Scheme
Retail / Lab / Light-Industrial Uses • Suitable for Electric Pallet Jacks



Current Interior



Luxury Vinyl Tile (LVT) Scheme
Retail / Showroom Uses



Current Interior



Carpet Scheme
Office Use



Demographics	1 Mile	3 Mile	5 Mile
Population			
2022 Estimated	10,938	70,069	158,400
2027 Projected	10,734	69,541	156,762
Median HH Income			
2022 Estimated	\$46,148	\$57,957	\$70,331
2027 Projected	\$49,710	\$63,263	\$77,251
Average HH Income			
2022 Estimated	\$49,710	\$63,263	\$77,251
2027 Projected	\$72,944	\$98,237	\$110,410



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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

The 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

The 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 take 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.

If 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

In 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
(print consumer's name(s))

Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/

We understand that Elisha Martin of Colliers International will be working with me/us under the relationship(s)
(licensee name) *(brokerage name)*
selected below.

_____ **Specific assistance without representation.**

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

_____ **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: _____ Signature: Elisha J. Martin
Elisha Martin

Date: _____ Signature: _____

Date: _____ Signature: _____
(Consumer)

Date: _____ Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT