



RESTAURANT SPACE AVAILABLE

3901 Old Seward Hwy / University Center Mall #20



PLEASE CONTACT

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341 West Tudor Road, Suite 103

Anchorage, Alaska 99503



RESTAURANT SPACE AVAILABLE

3901 OLD SEWARD HIGHWAY, SUITE 20
ANCHORAGE, ALASKA

OFFERING

Property Name	University Center	Description	Restaurant Space
Current Size	3,080 SF	Maximum Size	4,721 SF
Lease Rate	\$1.95 / SF	Monthly Rate	\$ 6,008.00
CAM	\$0.46/ SF	Monthly CAM	\$ 1,415.00
Parcel ID	0032424000001	Year Center Built	1971, renovated 2005
Zoning	B3 (General Commercial)	GBA of Center	354,516
Gross Acreage	19.80 acres	Parking	915 parking stalls
Traffic Counts	55,861 (2017 ADT)	Occupancy	Available now

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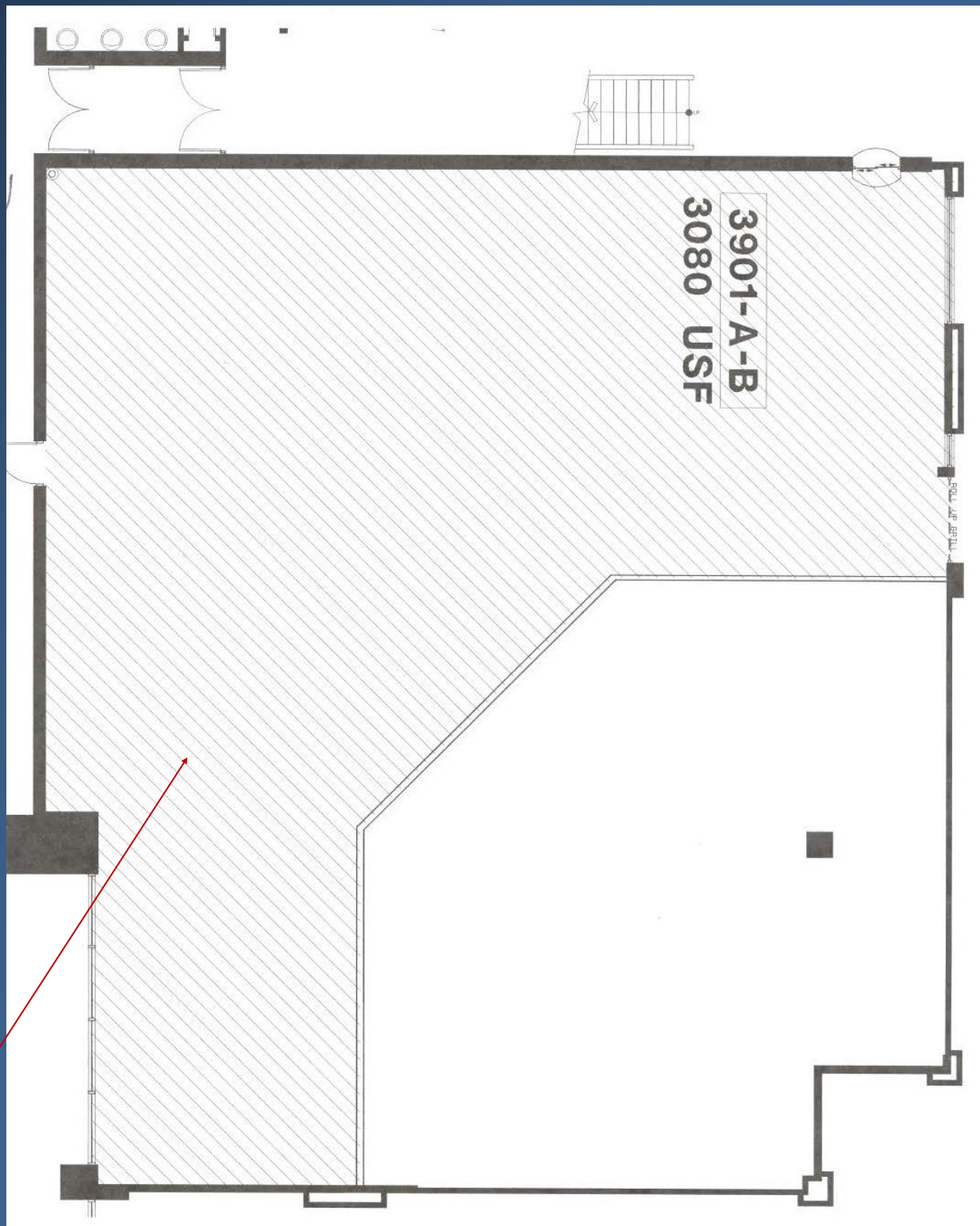
Anchorage, Alaska 99503

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Demised Space for Lease

3901 OLD SEWARD HIGHWAY/ SUITE 20/ ANCHORAGE, ALASKA





3901 OLD SEWARD HIGHWAY/ SUTIE 20/ ANCHORAGE, ALASKA



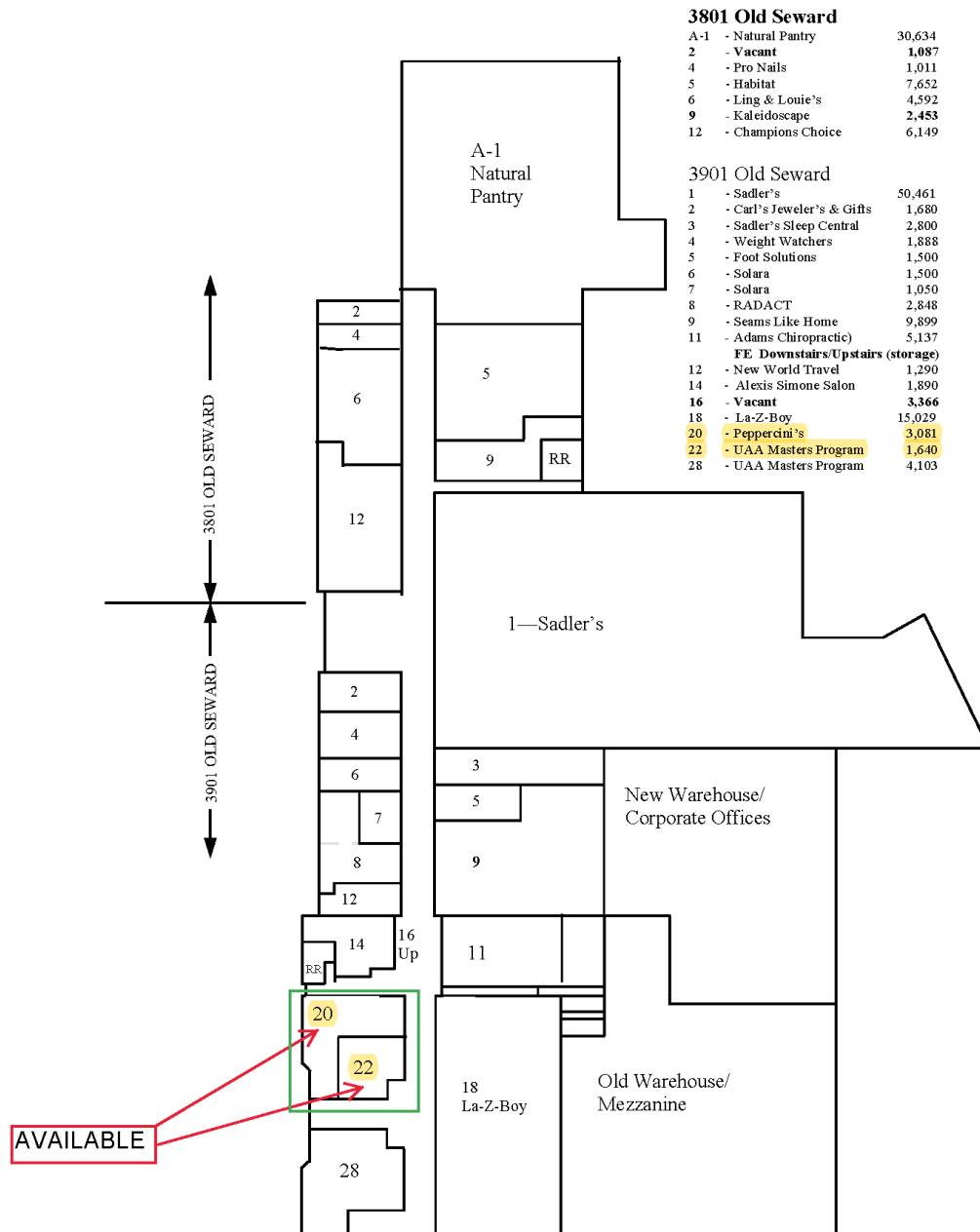
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Demised Space for Lease

3901 OLD SEWARD HIGHWAY/ SUITE 20/ ANCHORAGE, ALASKA

University Center Lease Floor Plan





Corner Space for Lease

3901 Old Seward Hwy, Suite 20 / University Center Mall

DISCLOSURE ON MARKETING MATERIALS

Although Commercial Real Estate Alaska ("CREA"), Lottie Michael, CCIM and J Michael James have endeavored to include in this evaluation material information which they believe to be relevant for the purpose of helping a prospective Buyer in its evaluation of the subject space for possible sale, the recipient of these marketing materials understands and acknowledges that neither the owner, nor CREA, Lottie Michael, CCIM and/or J Michael James makes any representation as to the accuracy or completeness of this marketing material.

The recipient of these marketing materials agrees that the owner, CREA, Lottie Michael, CCIM and/or J Michael James shall not have any liability to the recipient of these marketing materials as a result of their use. It is understood that the recipient is expected to perform, and is responsible for, such due diligence investigations and inspections of the subject property, including investigation of any environmental conditions, as the recipient deems necessary or desirable and as permitted by agreement with the owner.

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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 Lottie Michael/ Michael James of Commercial Real Estate Alaska
(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: _____

Signature: Lottie Michael/ Michael James
(Licensee)

Date: _____

Signature: ☒ _____
(Consumer)

Date: _____

Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT