

# New Contemporary Design **OFFICE SPACE** **AVAILABLE**

- Midtown Location—Lots of Parking
- Nicely appointed two-story Professional Office Building recently renovated including new lobby, elevators, stairs, roof, hvac system, siding, windows, fire alarm, security system, energy efficient, etc.
- Excellent visibility
- Access from E. Tudor Road & E 42nd Ave
- Space Available:
  - #105 = 3,759RSF \$2.20prsf
  - #140 = 1,462RSF \$2.50prsf
  - #230 = 2,277RSF \$2.20prsf
  - #210 = 8,078RSF \$2.20prsf

All square footage based on "rentable square feet"

**Mark Rowley, Broker**  
**(907) 244-3000**

[mrowley@pacifictower.com](mailto:mrowley@pacifictower.com)  
Pacific Tower Properties 907-561-4010



**701 E Tudor Road, Anchorage, Alaska 99503**



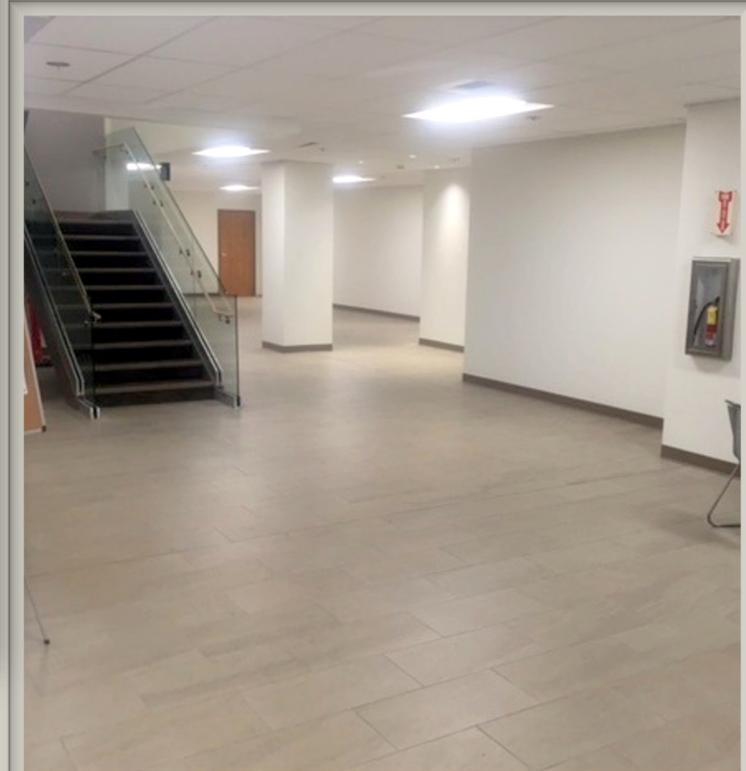
PACIFIC TOWER  
PROPERTIES

- Lease Rate: \$2.20—\$2.50 PRSF Full Service
- Tenant pays own telephone, internet, cable, janitorial

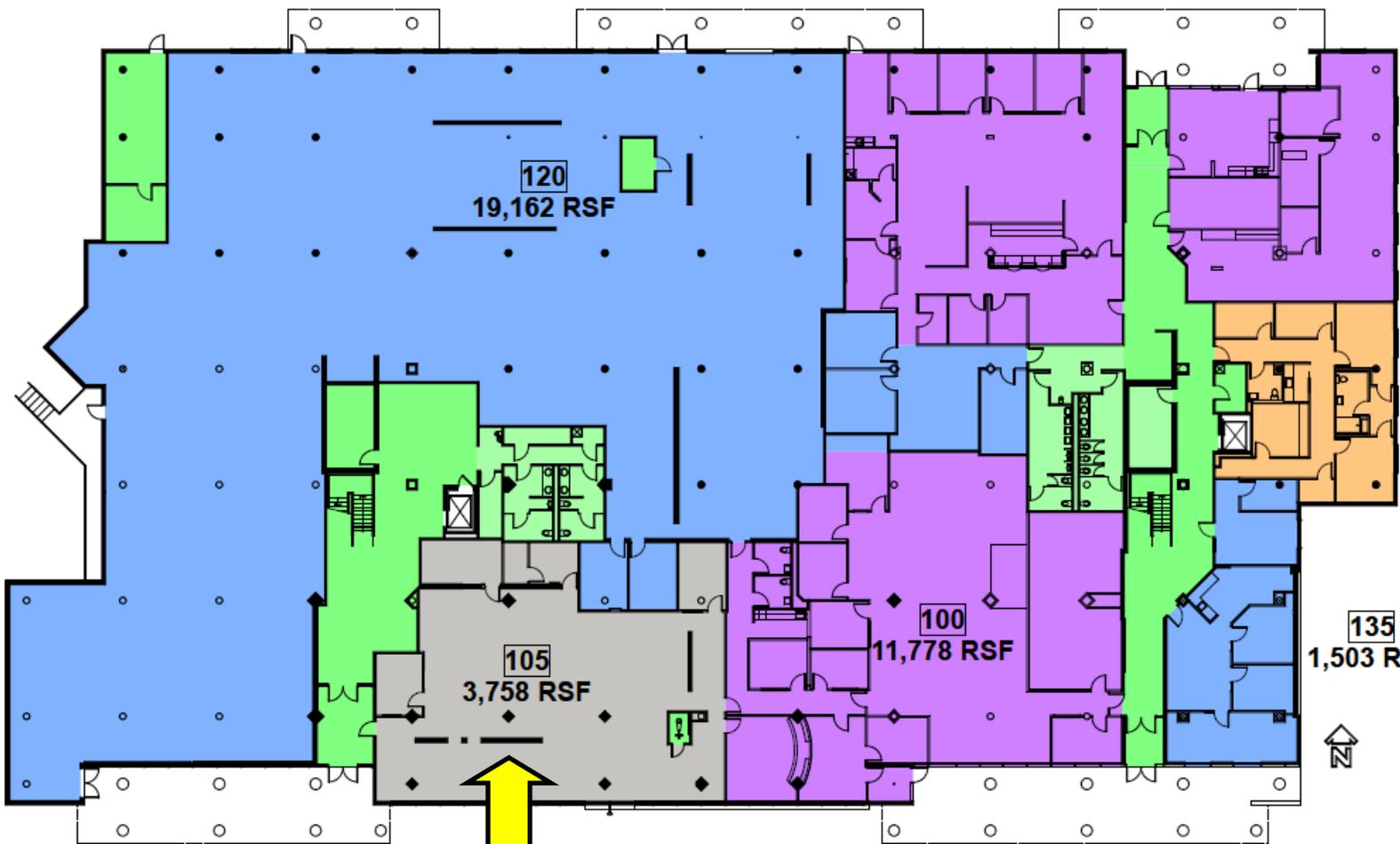


# PACIFIC TOWER PROPERTIES

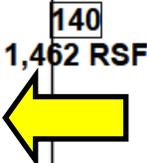
400 D Street, Suite 300 Anchorage, AK 99501  
(907) 244-3000 or (907) 561-4010



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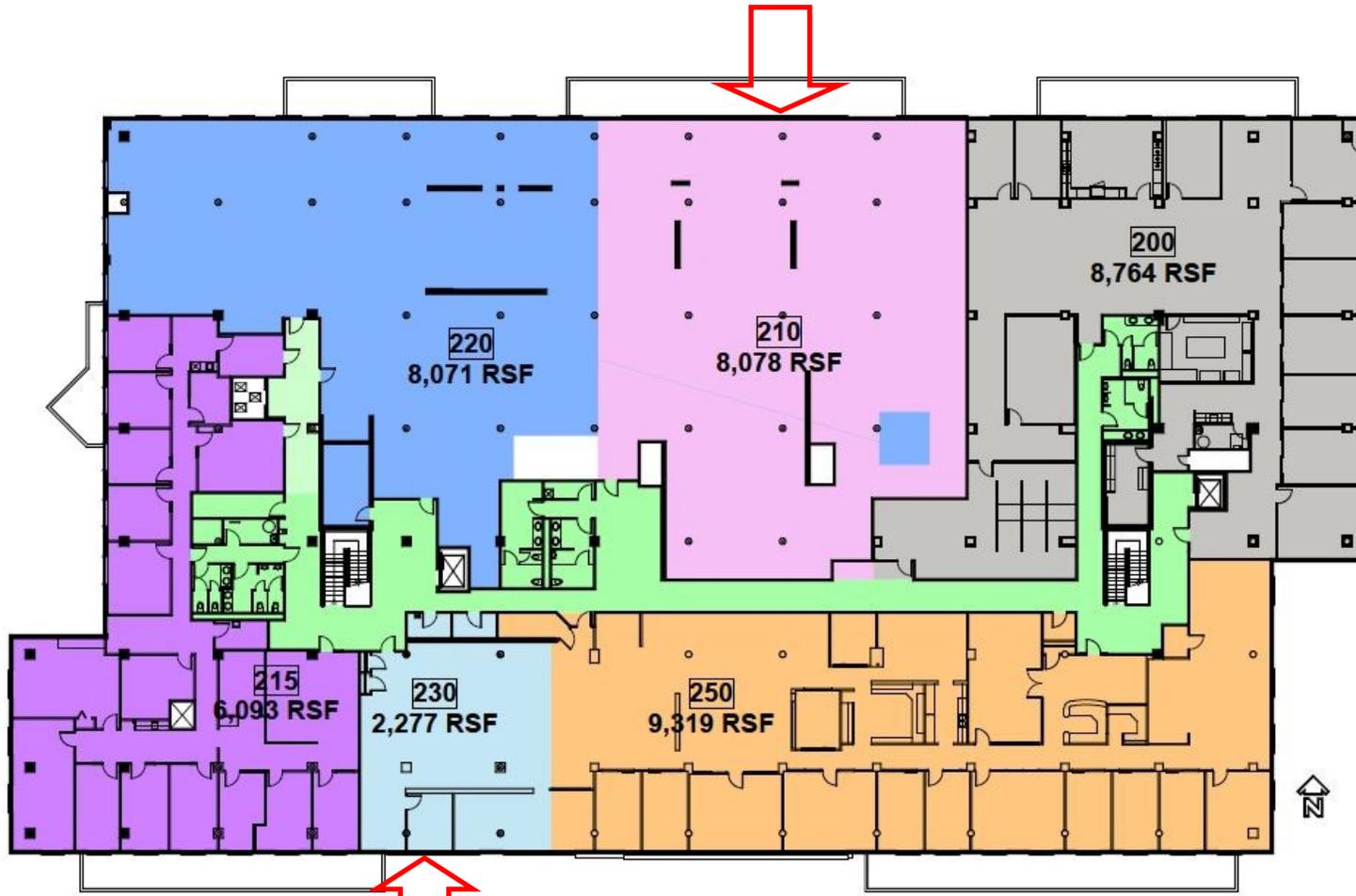


# TUDOR PARK 701 East Tudor



GRAPHIC FLOOR PLAN  
**TUDOR PARK**  
701 E Tudor, Anchorage, Alaska  
PTP MANAGEMENT

01/27/2023



**TUDOR PARK**  
**701 East Tudor**

BETTISWORT  
 ARCHITECTURE PLANNING LANDSCAPE

GRAPHIC FLOOR PLAN  
**TUDOR PARK**  
 701 E Tudor, Anchorage, Alaska  
 PTP MANAGEMENT

2000 DENALI STREET SUITE 100 ANCHORAGE, ALASKA 99501  
 212 PRONG STREET FLOOR 2 WWW.BETTISWORT.COM

08/12/2020

# Building Layout – Site Plan







## 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, Tenant: \_\_\_\_\_ 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 Mark W Rowley / Melonie Chapman of Pacific Tower Properties,  
*(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: 8/18/2023

Signature: Mark Rowley M, Chapman  
*(Licensee)* Mark W Rowley / Melonie Chapman-Landlord representative

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
*(Consumer)* Tenant:

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
*(Consumer)*

**THIS CONSUMER DISCLOSURE IS NOT A CONTRACT**

## **DISCLAIMER**

**701 E. Tudor Road**  
Anchorage, Alaska

The information contained herein was obtained from the Owner/Landlord, and other various private and governmental sources deemed reliable at the time of preparation, but is subject to errors, omissions, and change of price, other terms, prior sale, or withdrawal from market without notice. Pacific Tower Properties makes no warranties, either expressed or implied, as to the completeness or accuracy of any information contained in this package. The reader is hereby encouraged to verify all information presented in this package for accuracy. The reader is also encouraged to check with their CPA and attorney for any tax liability or legal implications.

The recipient of these marketing materials agree that the Owner/Landlord and Pacific Tower Properties and their Broker and Licensees, 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 investigations of any environmental conditions and zoning restrictions, as the recipient deems necessary or desirable and as permitted by agreement by the Tenant.

By acceptance of these marketing materials, the recipient acknowledges and agrees to bear all risk for any inaccuracies or omissions and to hold Pacific tower Properties and their Broker & Licensees harmless therefrom.

### Representation:

Mark Rowley is the Broker for Pacific Tower Properties represents the Owner/Landlord/Lessor.

Potential tenants will be provided the Alaska Real Estate Commission Consumer Disclosure which identifies Mark Rowley, Broker, and Melonie Chapman, Licensee, as the representative of the Owner/Landlord/Lessor.