Southside Shop/Warehouse
Zoned I-1 For Lease

76th & King warehouses

PACIFIC TOWER
PROPERTIES

For more information

Mark W. Rowley
Broker

907-244-3000 Cell
mrowley@pacifictower.com

400 D Street, Suite 300
Anchorage, AK 99501
907.561.4010 Office
www.pacifictower.com

AVAILABLE SPACE

320 E 76TH AVE, UNIT B: APPROX. 2,325 SF

1,870 SF SHOP/WAREHOUSE & 455 SF OFFICE

$2,557.50 monthly plus utilities and snow plow.

Available now (vacant)

Each unit has (1) 14 foot over head door, approx. 18 foot ceilings, floor drain, private restroom, concrete block construction, I-1 zoning

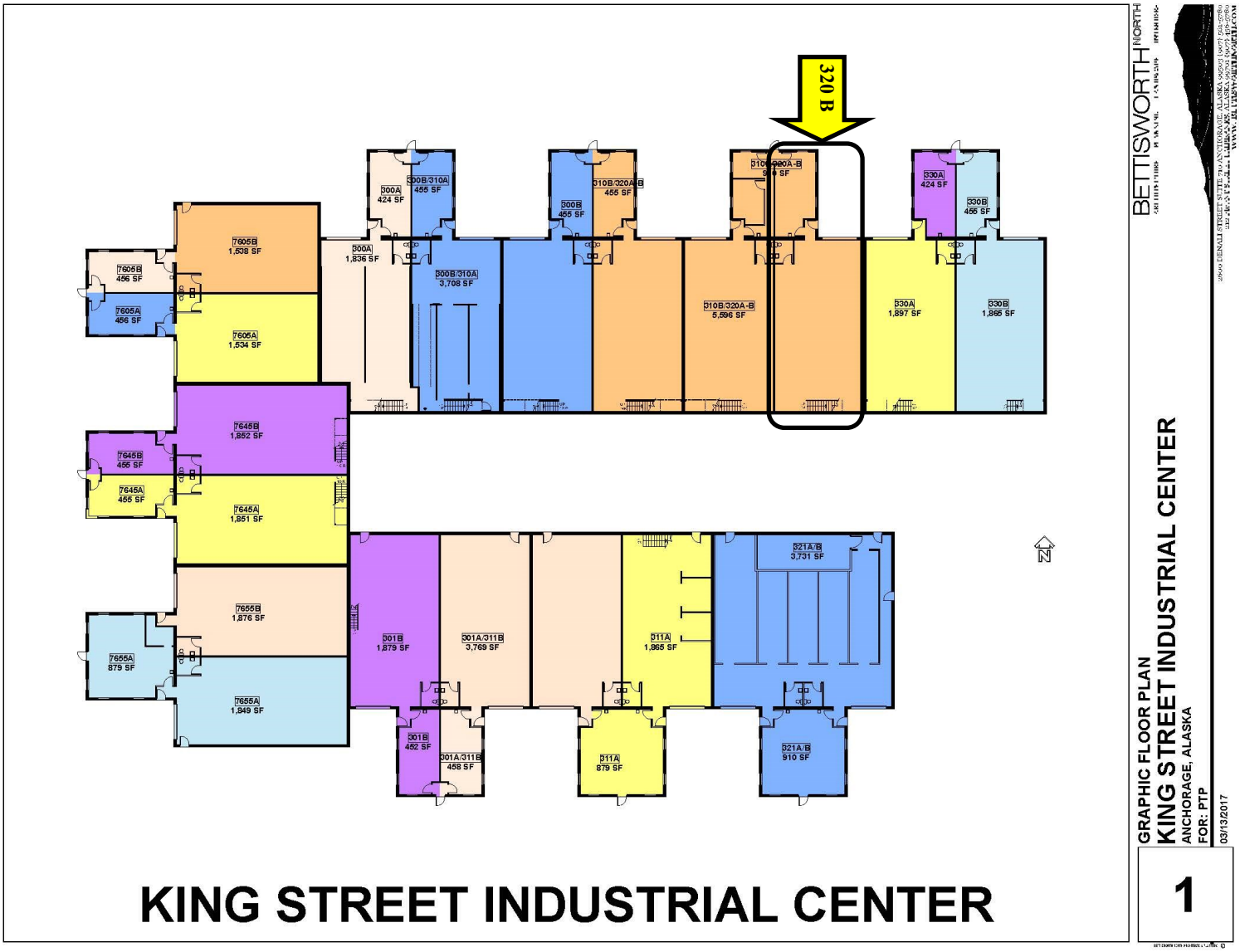
OFFERED AT: $1.10 PER SF Tenant pays gas, electric, refuse, janitorial & prorata share of snow maintenance.

Sorry no marijuana related business

All information is deemed reliable. Pacific Tower Properties, Inc., offers no warranties on this information. Prospective tenants are hereby advised to independently verify all information. All references to square feet are estimates. Broker and Licensee have a financial interest in this Property.

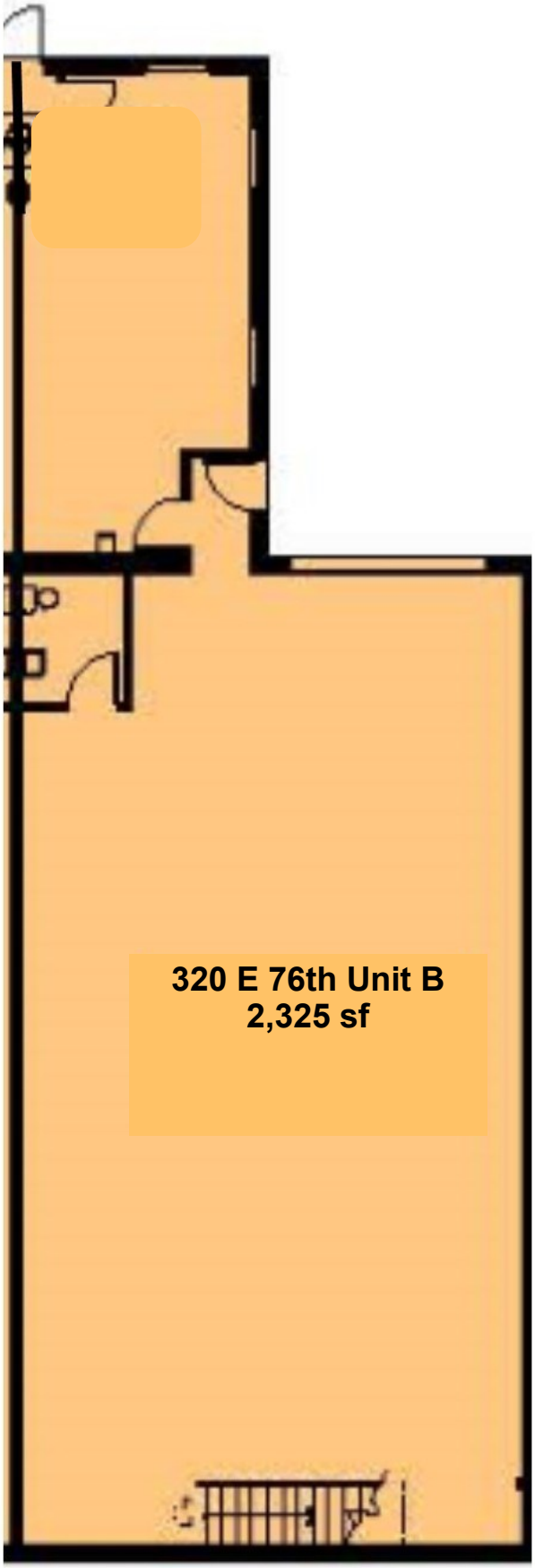
B

76th & King Warehouses
SKETCH - NOT TO SCALE



KING STREET INDUSTRIAL CENTER

SKETCH - NOT TO SCALE



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, Inc.
(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: 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

DISCLOSURES OF LICENSEE RELATIONSHIPS AND CONFLICT OF INTEREST. Licensee Relationships: The Landlord and Tenant acknowledge the following: Leasing Broker, Mark Rowley, Broker, and Melonie Chapman, Licensee, with Pacific Tower Properties, Inc., are exclusively representing the Landlord in this transaction as per the attached Alaska Real Estate Commission Consumer Disclosure.

CONFLICT OF INTEREST: Mark Rowley, Broker, and Melonie Chapman, Licensee, are manager/members of Landlord's limited liability company and have a financial interest in the Property.