

Name this Building!!

Downtown Office Building

**\$16,700+ /monthly
Rental Income**

FOR SALE

Two-story Office Building

- 20,424 Gross SF
- 21,000 sf Lot
- Contemporary design remodel
- Excellent visibility
- Downtown location
- New HVAC system 2018
- New Roof 2018
- New Exterior Paint & Lights
- 5-restrooms, ADA on both floors
- 27 onsite Parking Spaces
- Elevator •Sprinkler System
- Front & Rear Handicap Ramps
- Crawlspace
- B2B zoning
- Located SE of the Anchorage Museum and east of the Federal Building
- Offered at \$2,600,000



707 A Street, Anchorage, Alaska

Mark Rowley, Broker (907) 244-3000 mrowley@pacifictower.com
Melonie Chapman, Licensee (907) 242-5309 mchapman@pacifictower.com
Pacific Tower Properties www.pacifictower.com
Broker and Licensee have financial interest in this Property.

• Completed Renovations

Sept '18 installed new gas forced air Rooftop mounted penthouse multi-zoned HVAC unit (10-year warranty on heat exchangers & 5-year warranty on the compressor)

Aug '18 installed new polyglass roof membrane with APOC Sunshield (ultra-violet heat protection - 12-year warranty)

'18 New Exterior paint and exterior mounted building lights

New common area paint, carpet tile flooring in lobby, entrances, stairs and hallways. New vinyl flooring in restrooms and breakroom

New restroom solid surface countertops, sinks & faucets.

New breakroom kitchenette, solid surface countertops, sinks, faucets & appliances

New wall laminate and carpet tiles in Elevator

New maple common area doors and trim

Common area hallways and leased suites have been relamped with LED light bulbs.

'2020 new east side fence and gates.

***7-Units rented approx. \$16,754/monthly income**



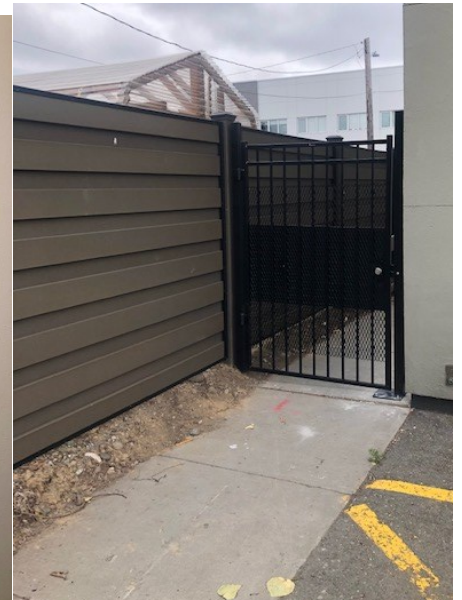
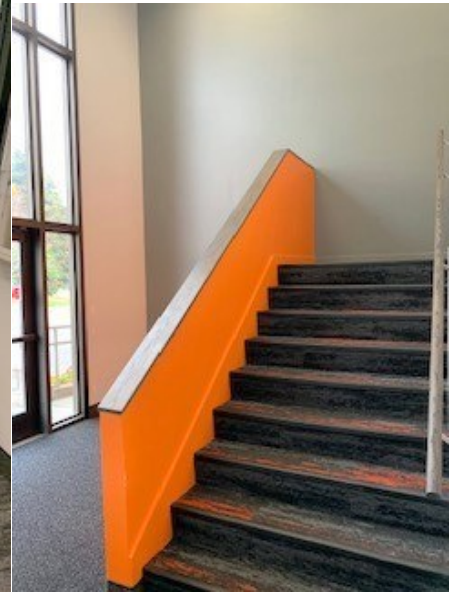
PACIFIC TOWER
PROPERTIES

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

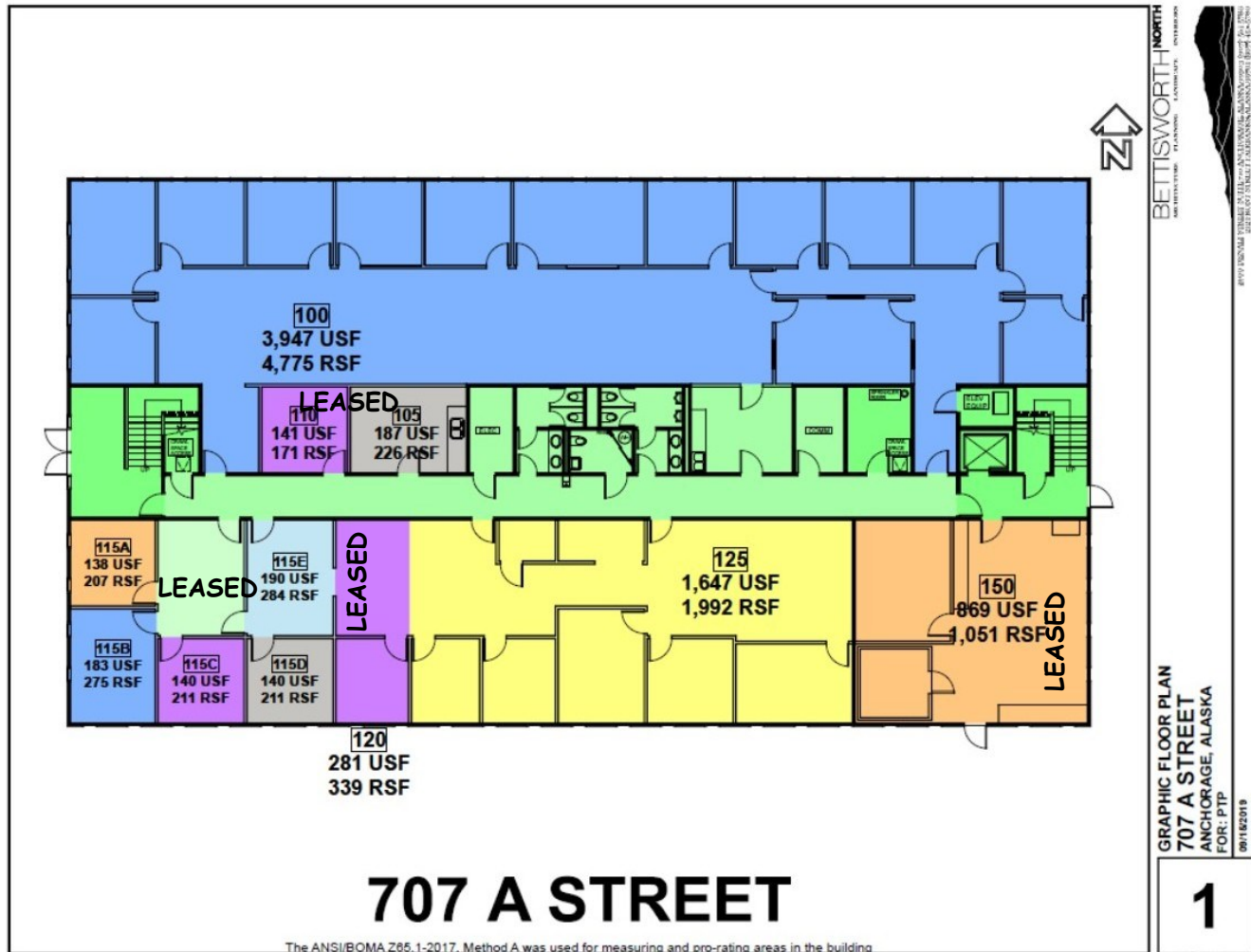
Mark Rowley, Broker
(907) 244-3000
mrowley@pacifictower.com

Melonie Chapman, Licensee
(907) 242-5309
mchapman@pacifictower.com

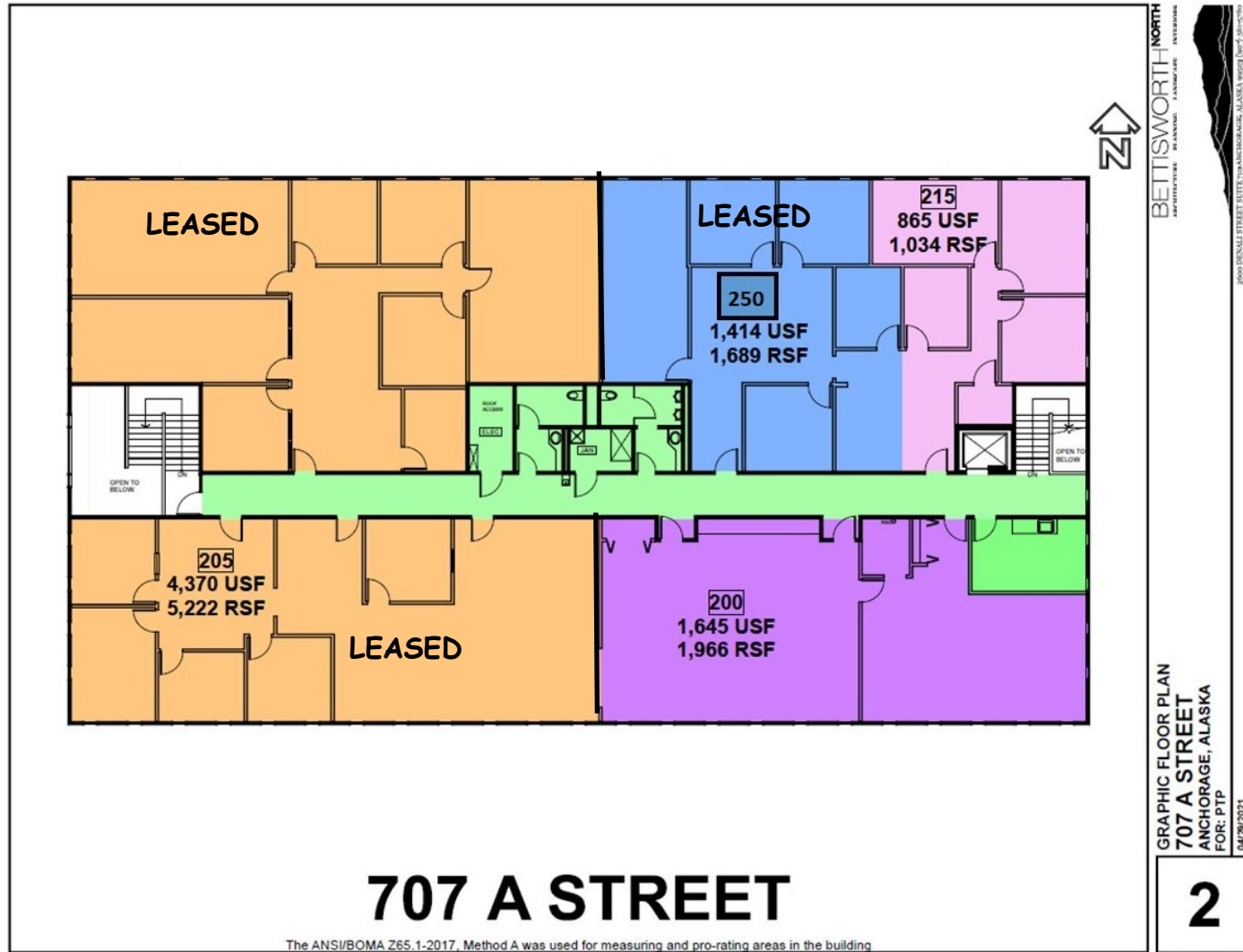
www.pacifictower.com



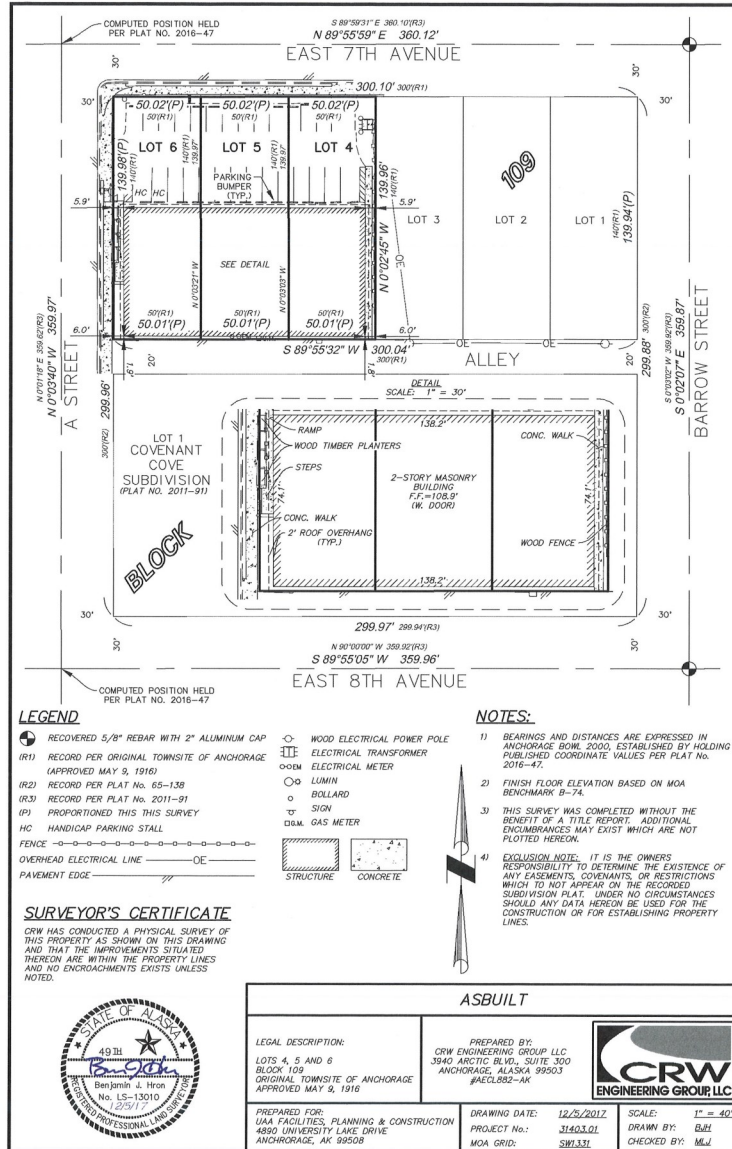
First Floor



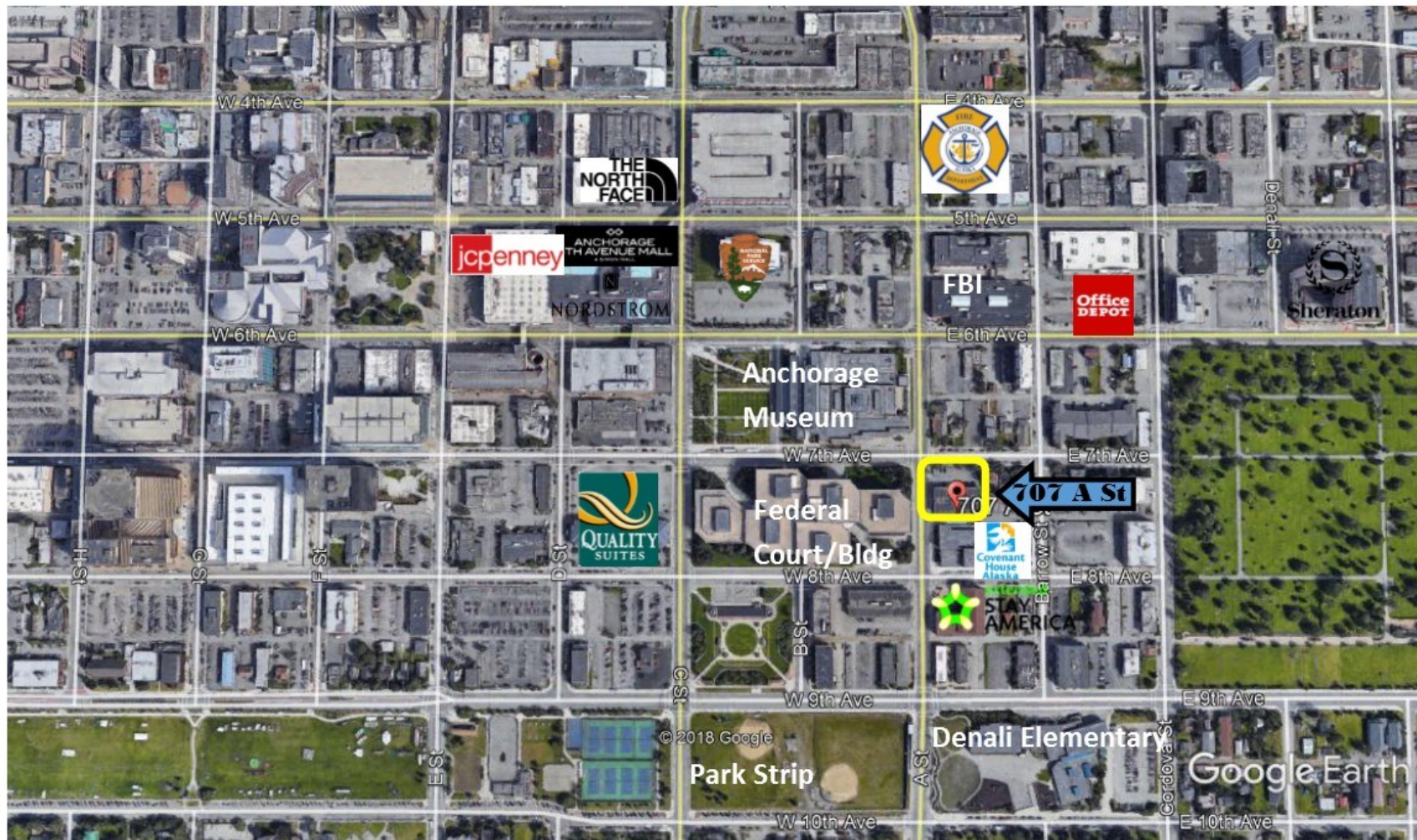
Second Floor



As-built survey



Neighborhood Aerial





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, Proposed Buyer _____ 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 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.**

MRP **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: 7/9/2021

Signature: Mark Rowley
(Licensee) Mark Rowley / Melonie Chapman-Seller representative

Date: _____

Signature: _____
(Consumer) Proposed Buyer

Date: _____

Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT

**DISCLOSURES OF LICENSEE RELATIONSHIPS AND
CONFLICT OF INTEREST.** Licensee Relationships:

The proposed Buyer acknowledges the following: Listing
Broker, Mark Rowley, Broker, and Melonie Chapman, Licensee,
with PTP Brokerage, LLC dba Pacific Tower Properties are
exclusively representing the Seller in this transaction as per this
Alaska Real Estate Commission Consumer Disclosure.

CONFLICT OF INTEREST: Mark Rowley, Broker, and Melonie
Chapman, Licensee, are manager/members of Seller's
limited liability company and have a financial interest in the
Property 707 A Street, Anchorage, Alaska.