

Address: 1771 E Parks Highway 1B



List#: 21-12618	Status: Active
Type: Commercial Lease	Property Use: Mixed Use
Primary Space: Office/Retail	Secondary Space:
PS Rent-Min Mth \$/SF: 3.15	SS Rent-Min Mth \$/SF:
PS SF - Total Avail: 1083	SS SF - Total Avail:
PS SF-Max Contiguous: 1083	SS SF-Max Contiguous:
PS SF-Min Avail: 1083	SS SF - Min Avail:

Area: WA - Wasilla
Legal: Cottonwood Creek Place, TR A5
Grid# (Muni Anch): N/A
Tax Map # - Mat-Su: WA11
Near: Wasilla
Zip Code: 99654
Borough/Census Area: 1D - Matanuska Susitna Borough
Region: 1 - Southcentral Alaska Region

Zoning: C - Commercial (re: Cities Wasilla/ Houston) Latitude: 61.576439 Longitude: -149.405306	SF-Lot: Acres:	
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Building Info: Year Built: 2012	Primary Space: General Condition: excellent; Rent-Min Monthly: 4,073 Primary Rental Type: Rentable - BOMA	
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Features-Commercial: On-Site Parking; Restroom(s)-Private; In City Limits; Mall		Utility & Svc Pmt: Electric: Tenant; Gas: Tenant; Grounds Maint: Tenant; Insurance-Building: Tenant; Insurance-Other: Tenant; Janitorial-Common: Tenant; Janitorial - Lse Spc: Tenant; Maintenance: Tenant; Parking/Yard Space: Tenant; Real Estate Taxes: Tenant; Refuse: Tenant; Sewer Septic: Tenant; Signage: Tenant; Snow Removal: Tenant; Water/Well: Tenant
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	Lease Terms: Lease All Space Req Documents: Docs Posted on MLS	
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Directions: Located at the intersection of E Parks Highway and E Palmer-Wasilla Highway adjacent to Target.

Public Remarks: Superior Class A retail center in the heart of Wasilla adjacent to Target and Walgreens and in the same mall as Starbucks. Approx. 1,083sf. Offered at \$3.15psf plus CAMs of \$.61psf = \$4,072.08 monthly. High ceilings, 2 bathrooms, office, rear door, customer service counter. Minimum 5-year lease term preferred. Subject to any use restrictions of the mall. Sorry no marijuana or related products,

DOM: 0

LO: Pacific Tower Properties(907) 561-4010

Provided as a courtesy of Mobile - (907) 242-5309
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adult stores or restaurants or coffee shops. Unit is vacant and easy to see.

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IMG_5565



IMG_5564



IMG_5573



IMG_5568



IMG_5571



IMG_5572



IMG_8162



IMG_8161



1771 E Parks Hwy - site plan

