

Downtown Office Space for Lease

431 W 7th Avenue



First Floor Space:

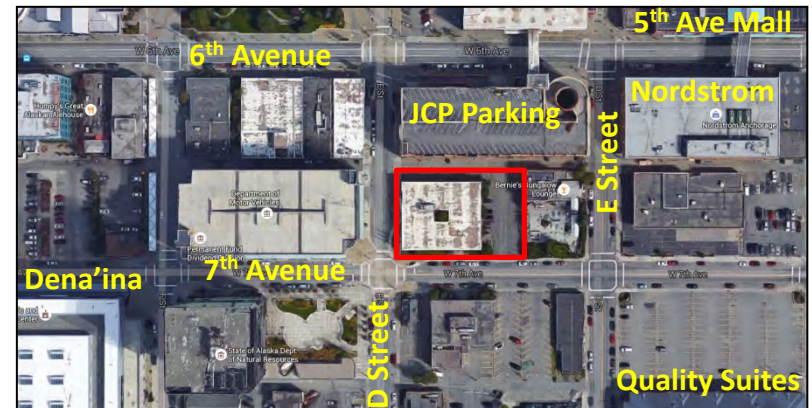
Suite 108: 2,625 RSF

Second Floor Space:

Suite 204: 1,635 RSF

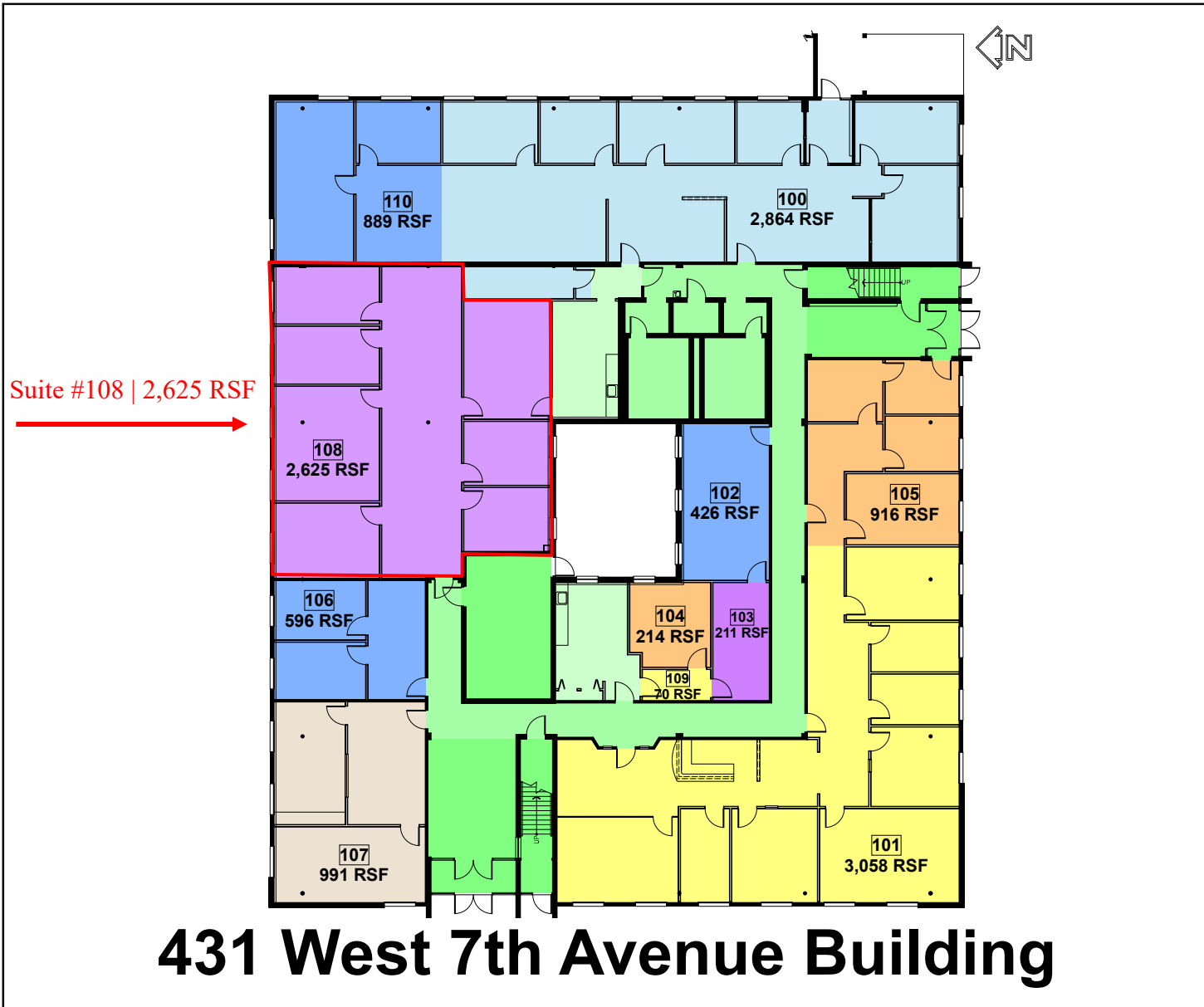
Suite 206: 597 RSF

- Quality office space for lease with downtown convenience. Building has been extensively remodeled with modernized common areas, granite tile, new lighting and shared kitchen/ break room areas.
- Adjacent to the Dena'ina Convention Center.
- Walking distance to State & Federal Court House.
- New digital management system for heating/cooling, security cameras and an electronic entrance system for after hours and weekends.
- \$0.99/RSF for Suite's 108 & 204 | \$1.50/RSF for Suite 206

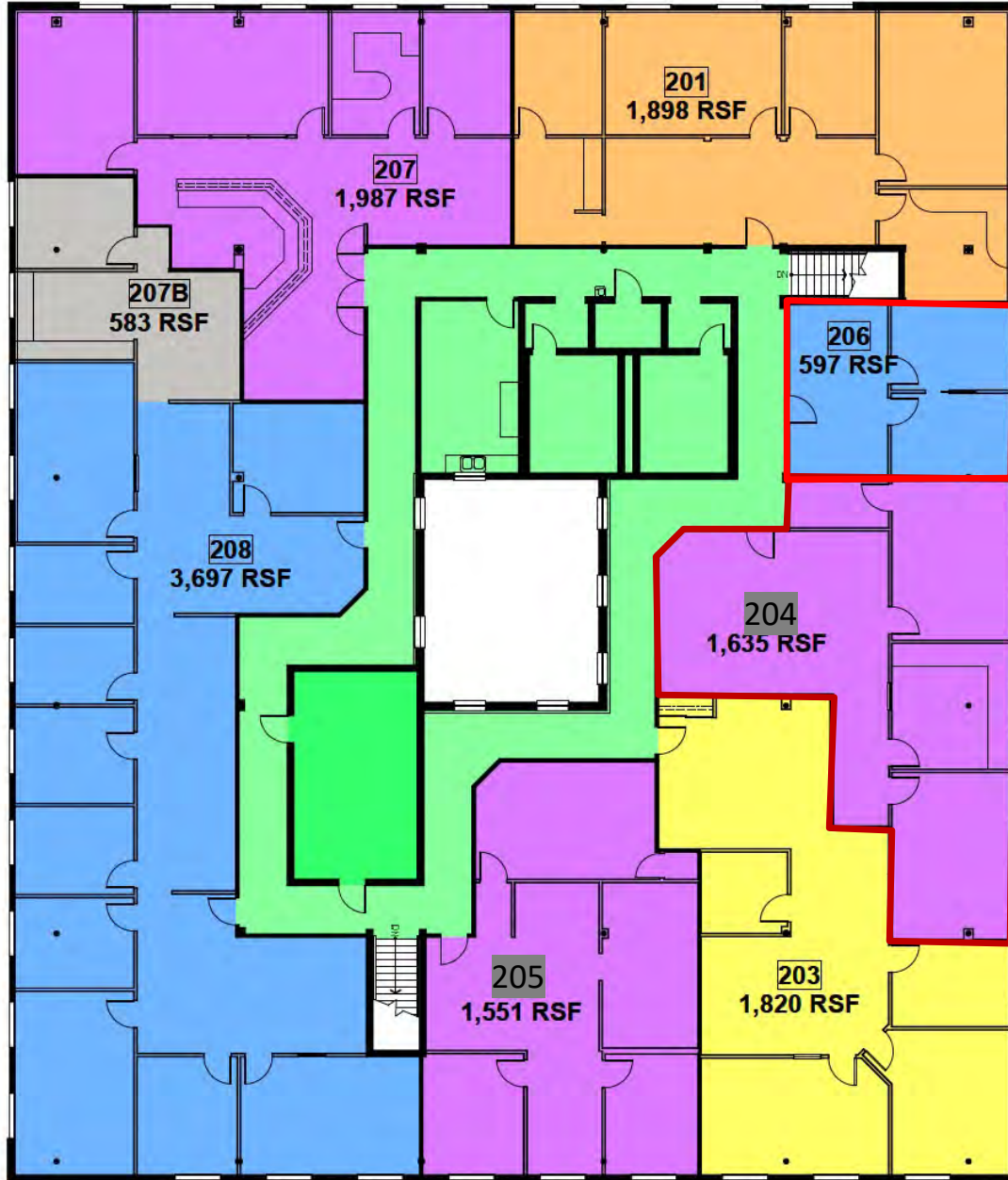


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marcwilliamdunne@gmail.com
marcdunnecommercial.com



431 West 7th Avenue Building



Suite #206 | 597 RSF

Suite #204 | 1,635 RSF

DISCLAIMER

Jack White Commercial (“Broker”) and Marc Dunne (“Licensee”), have been engaged as the exclusive Licensee for the lease and/or sale of the property described in this Offering Memorandum (the “Property”), by the owner of the Property (“Lessor/Seller”). Licensee represents the Lessor/Seller only.

The Property is being offered for lease and/or sale in “as-is”, where-is condition and Lessor/Seller and Licensee(s) make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective lessee/purchaser of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Lessor/Seller.

The enclosed materials are being provided solely to facilitate the prospective lessee/ purchaser own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Licensee or Lessor/Seller or any shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Licensee nor the Lessor/Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Lessor/Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for lease and/or sale at any time and for any reason. Lessor/Seller and Licensee each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, prior to lease/sale or withdrawal from the market without notice. Licensee is not authorized to make any representations or agreements on behalf of Lessor/Seller.

Lessor/Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to lease/purchase the Property unless and until a binding written agreement for the lease/purchase of the Property has been fully executed, delivered, and approved by Lessor/Seller and any conditions to Lessor/Seller’s obligation thereunder have been satisfied or waived.

By taking possession of any reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Licensee or Lessor/Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written authorization of Lessor/Seller or Licensee; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Lessor/Seller or Licensee or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Jack White Commercial.



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 Marc W. Dunne, CCIM, SIOR of Jack White Commercial will be working with me/us under the relationship(s) selected below.

(Initial)

_____ **Specific assistance without representation.**

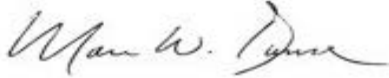
_____ **Representing the Seller/Lessor only.** (may provide specific assistance to Buyer/Lessee)

_____ **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: _____
(Marc W. Dunne, CCIM, SIOR)



Date: _____

Signature: _____
(Kristen Lockett)



Date: _____

Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT