

For Lease



5100 Cordova Street Suite 100

Lease Price: \$1.15 SF Size: 1650 SF

OFFICE WAREHOUSE

STEWART SMITH

O: (907) 562-5555 C: (907) 727-8686

Email: Stewart@StuSell.com



JIM PATTON

O: (907) 562-5555 C: (907) 570-1179

Email: Jim@StuSell.com

WWW.STUSELL.COM

SSS Commercial Real Estate • 5100 Cordova Street, Suite 207, Anchorage, Alaska 99503

Table of Contents

Disclaimer	3
Information	4
Photographs	5-6
Floor Plan	7
Map	8

STEWART SMITH

O: (907) 865-6505 C: (907) 727-8686

Email: Stewart@StuSell.com



JIM PATTON

O: (907) 865-6505 C: (907) 229-1384

Email: Jim@StuSell.com

WWW.STUSELL.COM

SSS Commercial Real Estate • 5100 Cordova Street, Suite 207, Anchorage, Alaska 99503

Disclaimer

The information contained herein was obtained from the Municipality of Anchorage, Mat-Su Borough and/or other private and governmental sources. This information is not warranted or guaranteed in any way. The owner and Stewart Smith of SSS Commercial Real Estate make no warranties, either expressed or implied, as to the completeness or accuracy of any of the information contained herein. This disclaimer includes, but is not limited to, square footage, land size, lease lengths, business profits, financial profiles, rental income, equipment lists, statements & financial profiles and inventory.

Each interested party should conduct his or her own due diligence investigation. The reader of this package is hereby instructed to verify all information contained herein. The reader is also instructed to seek legal advice as well as accounting advice as to the effects of this transaction.

This property may be subject to prior sale/lease and withdrawal from the market place at any time without notice. This packet is solely the property of Stewart Smith of SSS Commercial Real Estate. Any reproduction without authorization is prohibited, including data storage.

STEWART SMITH

O: (907) 562-5555 C: (907) 727-8686

Email: Stewart@StuSell.com



JIM PATTON

O: (907) 865-6505 C: (907) 570-1179

Email: Jim@StuSell.com

WWW.STUSELL.COM

SSS Commercial Real Estate • 5100 Cordova Street, Suite 207, Anchorage, Alaska 99503

Information

- Address:** 5100 Cordova Street Suite 100 Anchorage, Ak 99503
- Price:** \$1.15 SF
- Unit Size:** Office: 750sf : Warehouse 900sf w/ Large Mezzanine
- Building Size:** 9202 SF
- Zoning:** I1- Light Industrial
- Utilities:** Tenant pays prorata gas, electric (sub-metered), interior repair and maintenance.
- Summary:** Fantastic Office Warehouse facility in a great mid-town location at a great price. Built in 1985, this facility has small Office Warehouses ideal for any business. Suite 100 is on the 1st floor at the building entrance with rear overhead door entry through a 12' x 14' into a 22' high warehouse. Heater, work sink and bathroom in the warehouse. Building has ample onsite parking. It's got it all!

Shown by Appointment only. Current tenants are moving to a larger facility. Occupancy as early as December 2017.

STEWART SMITH

O: (907) 562-5555 C: (907) 727-8686

Email: Stewart@StuSell.com



JIM PATTON

O: (907) 562-5555 C: (907) 570-1179

Email: Jim@StuSell.com

WWW.STUSELL.COM

SSS Commercial Real Estate • 5100 Cordova Street, Suite 207, Anchorage, Alaska 99503

Photographs



STEWART SMITH

O: (907) 865-6505 C: (907) 727-8686

Email: Stewart@StuSell.com



JIM PATTON

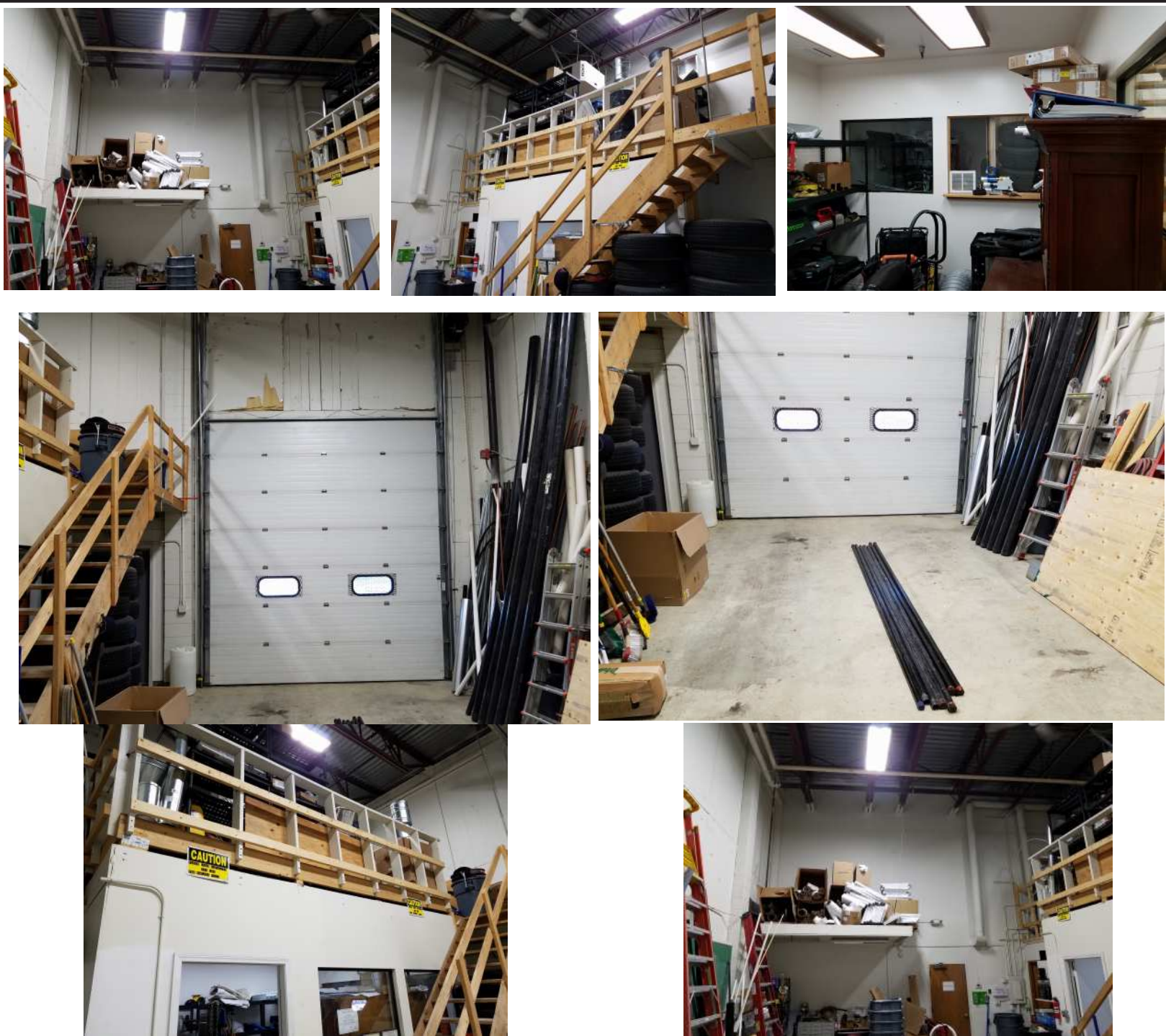
O: (907) 562-5555 C: (907) 570-1179

Email: Jim@StuSell.com

WWW.STUSELL.COM

SSS Commercial Real Estate • 5100 Cordova Street, Suite 207, Anchorage, Alaska 99503

Photographs



WWW.STUSELL.COM

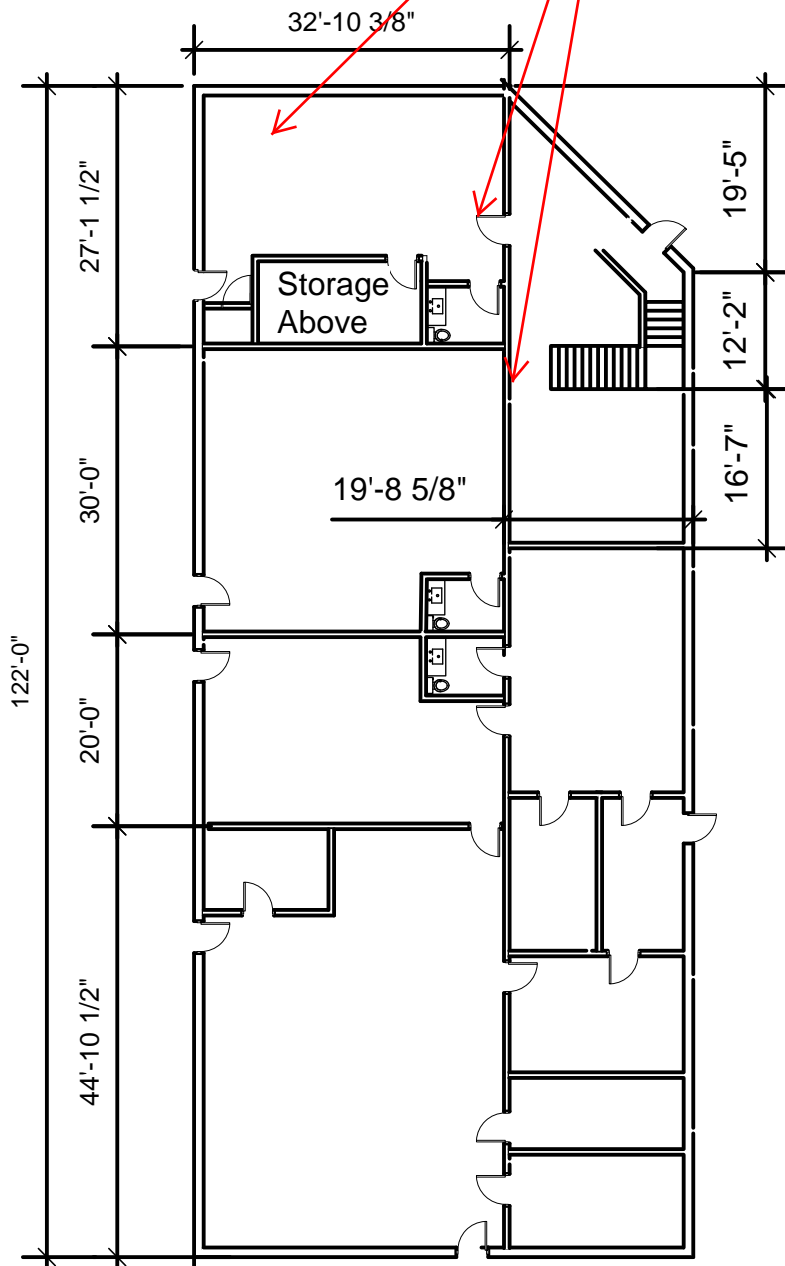
SSS Commercial • 5100 Cordova Suite 207, Anchorage, Alaska 99503

Floor Plan

Tiger Trust Exhibit B

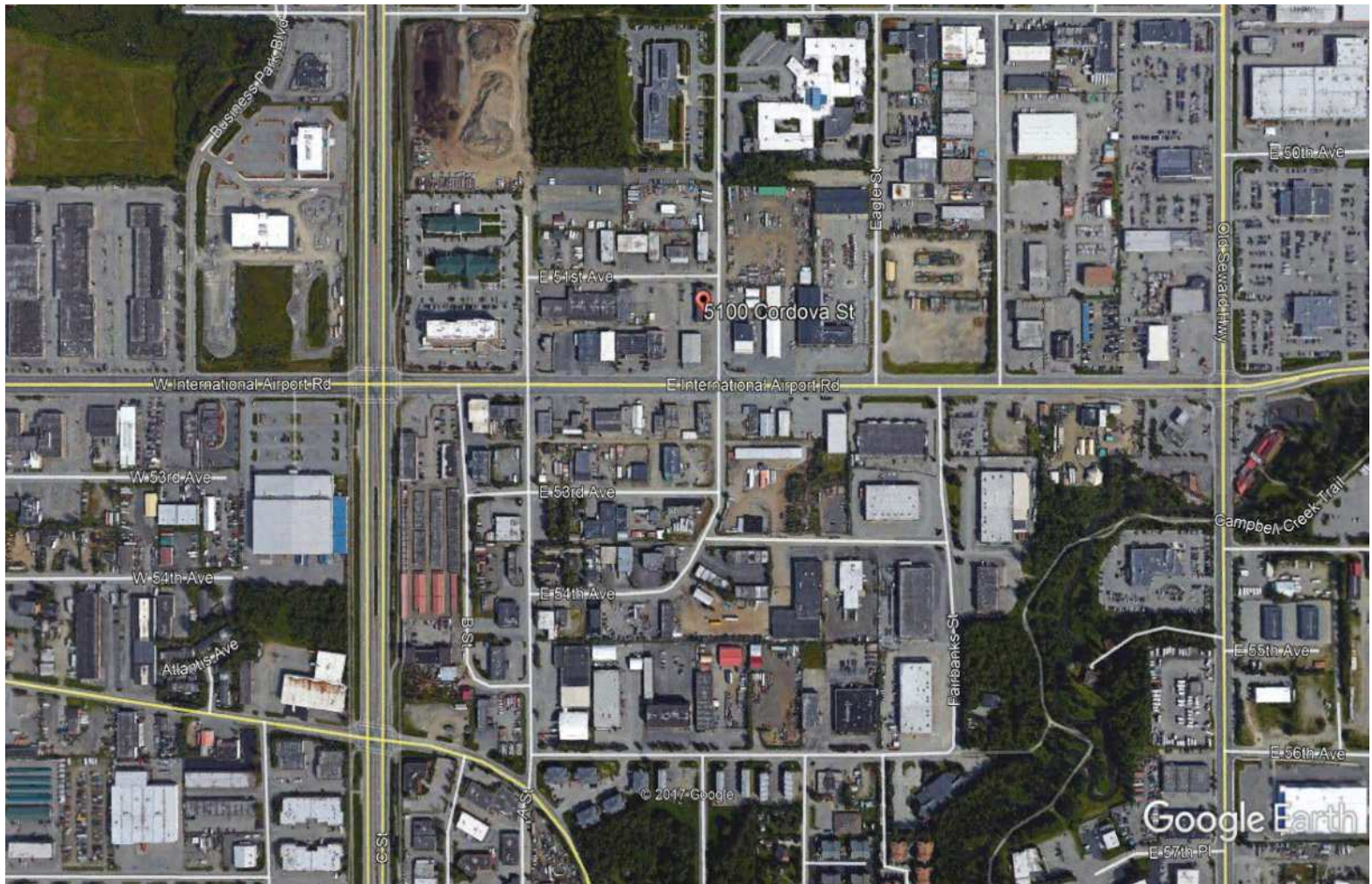


First Floor Layout



<i>Tiger Trust</i> PO Box 111098 Anchorage, Alaska. 99511 907-345-6800	TT Ref#: Lse Dwg	Project Legal Description: Lots 10 and 11, Block 5 Spruce Heights Subdivision Third Judicial District Anchorage, Alaska
	Date: 7/10/2015	
Initials-Owner	Initials-Tenant	Project Address: 5100 Cordova Street
	JEH	

Maps



In the southern part of midtown right off of International. Minutes to Lake Hood and Ted Stevens. Easy access to all of Anchorage. The Owner's have a office in the building!

STEWART SMITH

O: (907) 562-5555 C: (907) 727-8686

Email: Stewart@StuSell.com



JIM PATTON

O: (907) 562-5555 C: (907) 570-1179

Email: Jim@StuSell.com

WWW.STUSELL.COM

SSS Commercial Real Estate • 5100 Cordova Street, Suite 207, Anchorage, Alaska 99503