

INFINITY COMMERCIAL REAL ESTATE GROUP LLC
SSS COMMERCIAL REAL ESTATE

3401 MINNESOTA DR. ANCHORAGE, ALASKA 99503

Offering: A 4,505 sq. ft. penthouse suite on the 3rd floor of a high-quality medical/office building, now available for lease at \$2.25 per sq. ft. Enjoy upgraded modern amenities and spectacular mountain views.

Take the top spot! Call today



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3401 MINNESOTA DR. ANCHORAGE, AK 99503

FOR LEASE: ENTIRE 3RD FLOOR PENTHOUSE IN A HIGH-QUALITY MEDICAL/OFFICE BUILDING—\$2.25 PER SQ. FT

- 3rd Floor: 4,505 sf
- Building Size: 16,196 sf
- Total Lot Size: 43,926 sf

The 3rd-floor penthouse suite, spanning 4,505 sq. ft., is available with shell and core finishes, ready for tenant improvements to be negotiated with the owner. This top-floor space offers spectacular mountain views through large windows, making it an ideal spot to be on top!

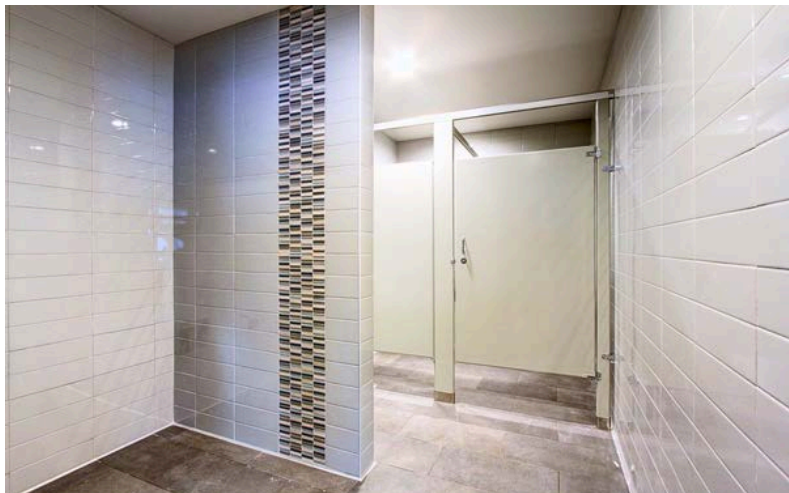
Located in a high-quality medical/office building, the property features modern upgrades, including a new roof system, insulation, a complete exterior makeover with metal siding and fresh paint, and heated sidewalks at both front and rear entrances. The site has been renovated with new paving and landscaping to meet current MOA Title 21 design standards.

The building also boasts a closed-circuit television security system, electronic access-controlled entrances, and refurbished ventilation air handlers. Premium-grade shell and core finishes include porcelain floor tiles in the main stairwell and elevator lobby, architectural metal railings, and fully tiled restroom floors and walls.

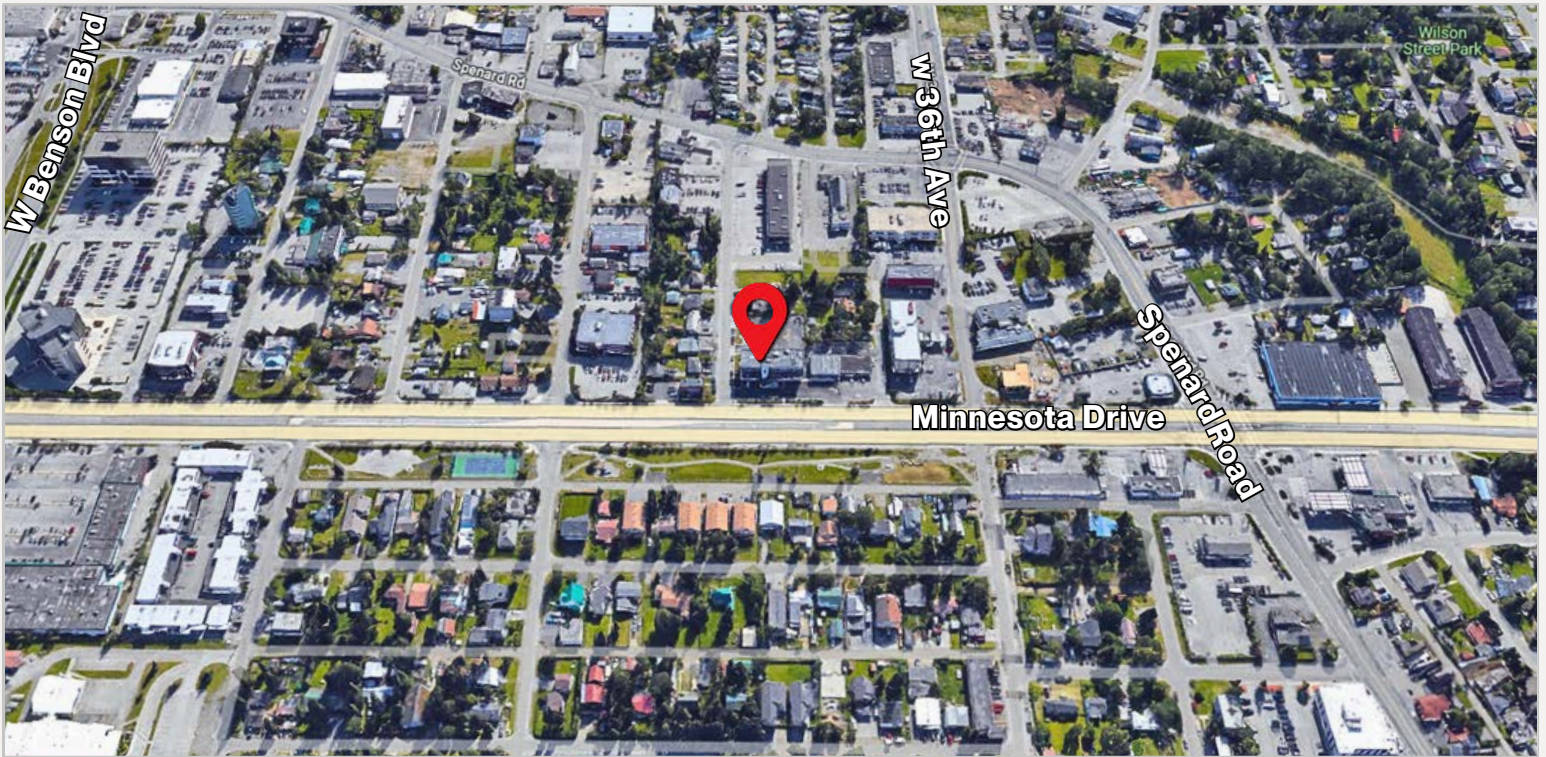
This three-story building totals 16,196 sq. ft. and also features new front and rear entry lobbies with aluminum and glass curtain walls, a new Otis Gen 2 energy-efficient elevator with a glass-clad elevator tower, and a new hydronic heating system. Ample onsite parking is available, and the building is conveniently located near the airport, offering easy access and high visibility.

Your Business Deserves the Best!

Rise Above with This Top-Notch Professional Space



LOCATION



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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 Albert Circosta of Infinity Commercial Real Estate Group LLC
(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: Albert Circosta
(Licensee)

Date: _____ Signature: _____
(Consumer)

Date: _____ Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT



AK MLS: 23-8050

*Maximize Your Perspective:
Work from the Penthouse*

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