

# FOR LEASE

## 5,905 SF Showroom / Warehouse / Flex Space



1313 E 3rd Avenue, Anchorage, Alaska

View photos and floorplan at [AnchorageSpace.com](https://AnchorageSpace.com)



Retail visible flex space next to Sherwin-Williams suited for showroom, service, supply, distribution, or office/warehouse use.

**\$1.20**

PSF/month NNN Rent

**5,905**

Square Feet Available

**9'10"**

Floor-to-Grid Height

**3-Phase**

Power available

- 5,905 SF flexible showroom / warehouse / flex space with loading dock for box truck deliveries
- High visibility location next to Sherwin-Williams at Post Road & E 3rd Avenue
- Recent building upgrades inside and out; new HVAC, building facade, and windows
- New loading dock for box truck deliveries and ADA ramp improvements in progress
- Efficient floor plan: open reconfigurable work area, break room, private offices, and two restrooms
- Newly painted and ready for tenant's selected flooring
- 3-phase power; fire-sprinklered
- Bright, open space with 9'10" floor-to-grid height

More information at [AnchorageSpace.com](https://AnchorageSpace.com)



**Albert Circosta, SIOR**

Owner & Broker · 907-230-3638

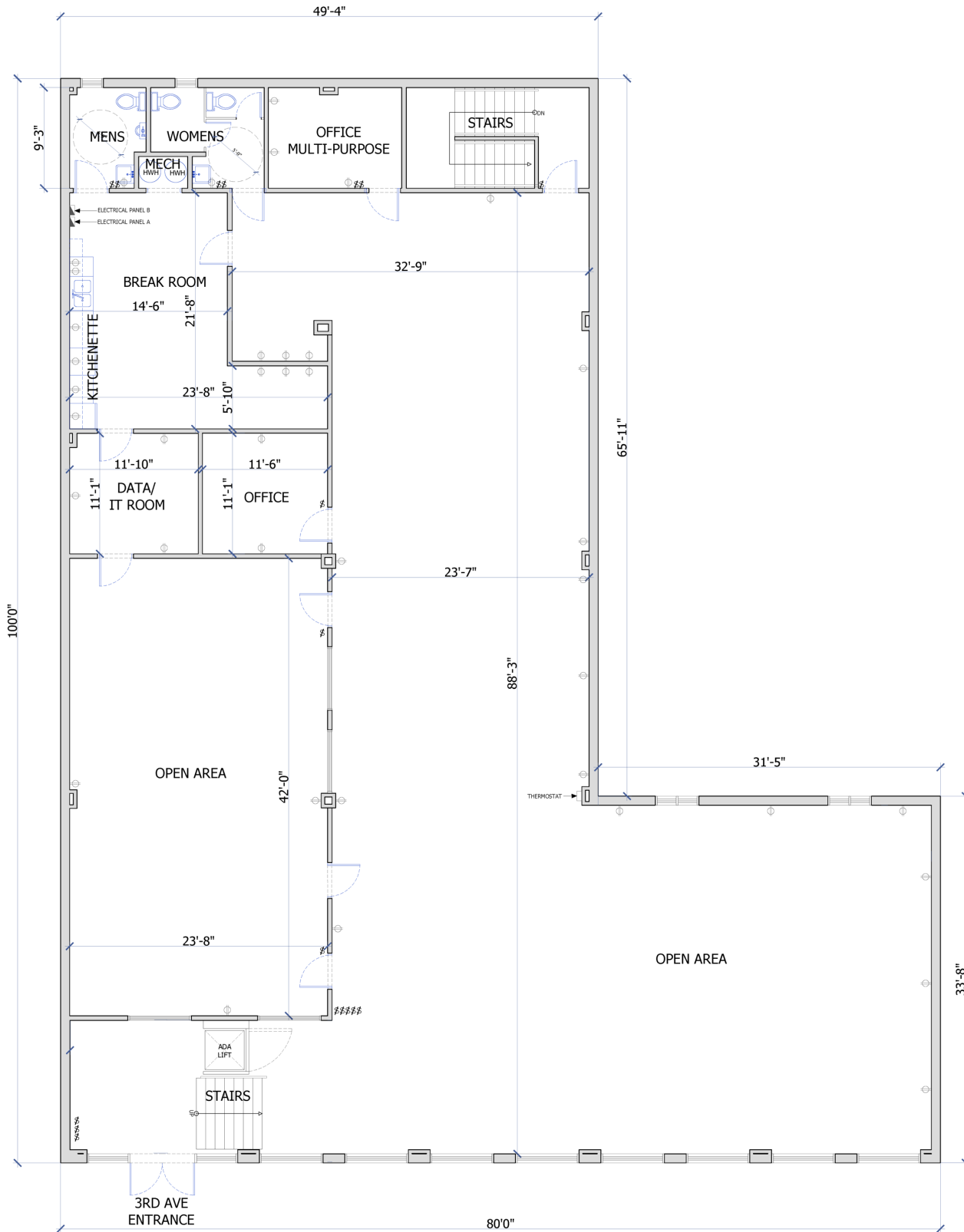
[albert@alaskacommercialproperties.com](mailto:albert@alaskacommercialproperties.com)

**Vanessa Stadler-Swanson, Associate**

Commercial Real Estate Licensee · 907-231-1891

[vanessa@alaskabrokerage.com](mailto:vanessa@alaskabrokerage.com)

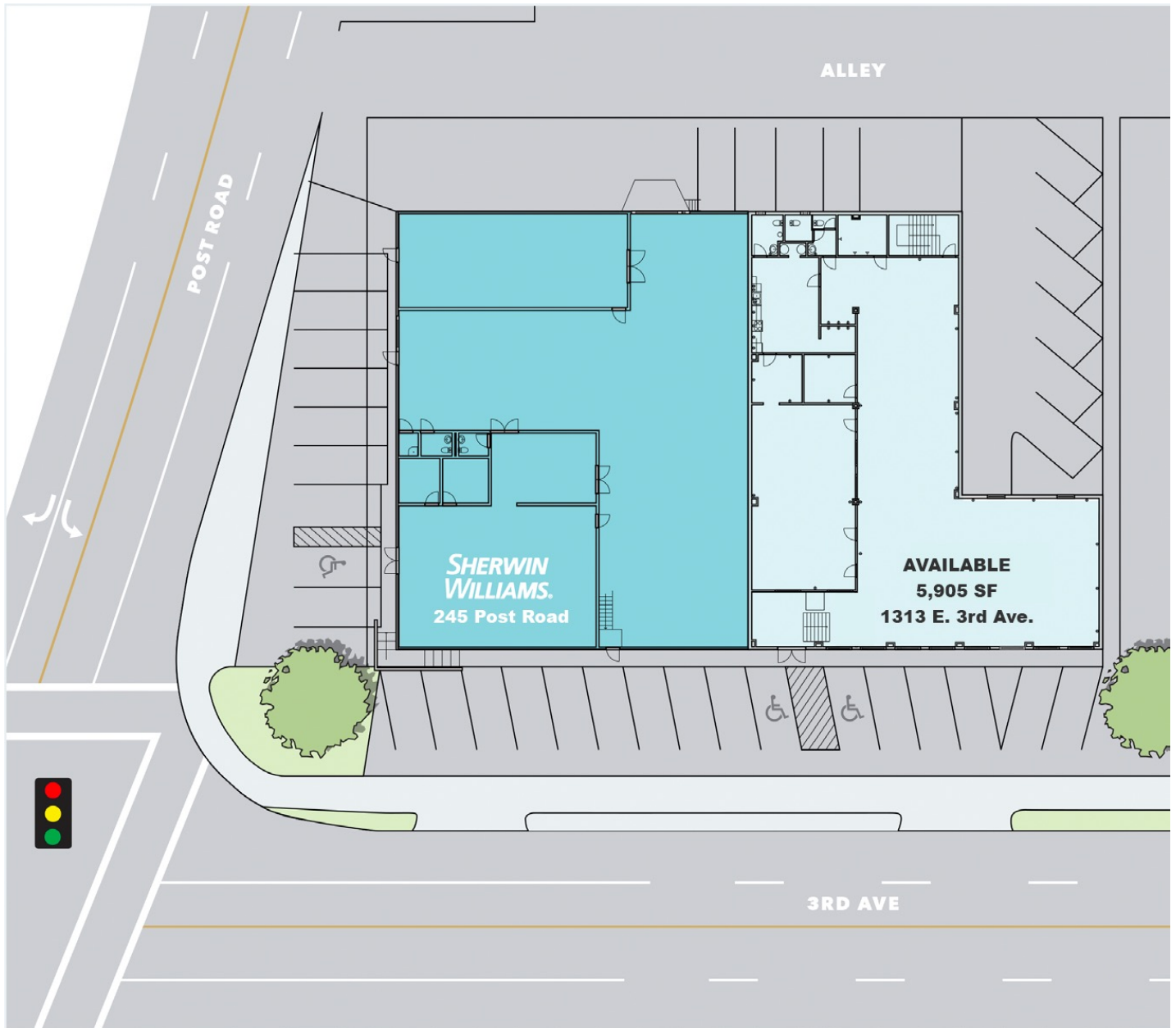
# Floor Plan



UPPER LEVEL-1313 E 3RD AVE  
**FLOOR PLAN**  
SCALE 1/4" = 1'-0"

# Site Plan

For Lease



# Photos

---



Customer Facing Entry



Open Window Line

# Loading Dock Under Construction

---



Current Exterior



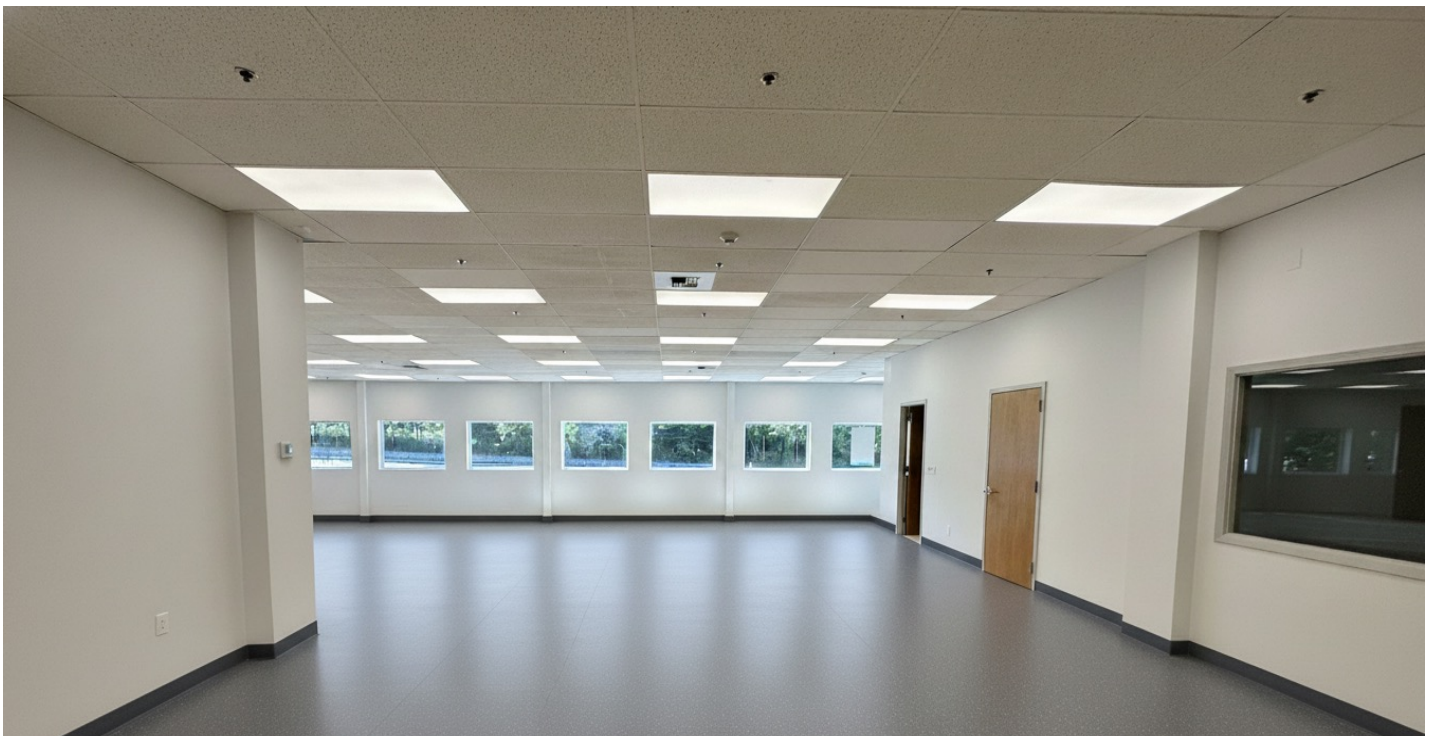
Loading Dock Concept Rendering

# Showroom / Supply Store Concept

---



**Current Interior**



**Gerflor GTI Max Technical Tile**

# Showroom / Supply Store Concept

---



**Current Interior**



**Luxury Vinyl Tile (LVT) Scheme**

# Location

For Lease



# Disclaimer

---

This marketing material and any documents accompanying it may contain proprietary, confidential and/or other information protected from disclosure. The information transmitted is intended only for the use of the individual(s) named above. If you are not the intended recipient of the transmitted information, you are hereby notified that disclosing, copying, distributing, or taking action in reliance on the contents of this message is strictly prohibited. If you have received this transmission in error, notify the sender, and delete the information.

These statements and the information herein is based upon information furnished by the principals, municipalities, institutions, State of Alaska, and other 3rd party sources and for which we assume no responsibility. Some building dimensions and sizes are approximated and should be independently measured by the recipient. All information should be verified by the recipient. This information is made subject to prior sale, change in price or terms, or withdrawal without notice. Infinity Commercial Real Estate Group LLC and Albert Circosta (“Broker”) is a commercial real estate broker who facilitates commercial transactions. We are not licensed as an appraiser, inspector, building engineer, environmental engineer, attorney, accountant, or financial advisor. We strongly recommend independent review of respective information by a licensed professional. All information that is delivered in this e-mail, attachment, or enclosure should be verified by the recipient, should not be shared without permission, and is not warranted by Broker



THE STATE

of

ALASKA

Department of Commerce, Community, and Economic Development

Division of Corporations, Business and Professional Licensing

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Alaska Real Estate Commission Consumer Disclosure

This is not a contract. This disclosure, as required by law, outlines the obligations of the Licensee to the Consumer and does not obligate the Consumer to the Licensee. This disclosure outlines the duties of the types of Licensee relationships identified by Alaska State law. (AS 08.88.600 - 08.88.695). The Consumer understands that they will be working with the Licensee under the relationship initialed below:

Table with 2 columns: Specific Assistance and Representation. Each column contains a description of the relationship type and a list of duties owed to the consumer. Includes fields for Consumer Initials and Date.

Neutral Licensee

Alaska Law allows for a Licensee to assist the Seller/Lessor AND the Buyer/Lessee in a real estate transaction. It is understood that a Neutral Licensee is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:

- a. All duties owed by the Licensee providing Specific Assistance;
b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; and
c. Not disclosing the terms or the amount of money the Consumer is willing to pay or accept for a property if different than what the Consumer has offered or accepted for a property.

Consumer Initials: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_ (Must attach Waiver of Right to be Represented)

Duties Not Owed by Licensee

AS 08.88.630 - Duties not owed by licensee. Unless agreed otherwise, a real estate licensee does not owe a duty to a person with whom the licensee has established a licensee relationship to

- (1) conduct an independent inspection of the real estate that is the subject of the licensee relationship;
(2) conduct an independent investigation of a person's financial condition; or
(3) independently verify the accuracy or completeness of a statement made by a party to a real estate transaction or by a person reasonably believed by the licensee to be reliable.

**Acknowledgement:** The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. For full description of Licensee Relationships refer to AS 08.88.600 - 08.88.695.

<b>Brokerage Name:</b>	InfintyCommercialRealEstateGroupLLC				
<b>Licensee Name:</b>	Albert Circosta	<b>Signature:</b>		<b>Date:</b>	
<b>Consumer Name:</b>		<b>Signature:</b>		<b>Date:</b>	
<b>Consumer Name:</b>		<b>Signature:</b>		<b>Date:</b>	

An addendum \_\_\_ IS \_\_\_ IS NOT attached. If more than one Licensee is involved, a Consumer Disclosure Addendum shall be attached naming all Licensees and specifying the relationship.

**–THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –**



THE STATE  
of

**ALASKA**

Department of Commerce, Community, and Economic Development

Division of Corporations, Business and Professional Licensing

**Real Estate Commission**

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: [RealEstateCommission@Alaska.Gov](mailto:RealEstateCommission@Alaska.Gov)

Website: [ProfessionalLicense.Alaska.Gov/RealEstateCommission](http://ProfessionalLicense.Alaska.Gov/RealEstateCommission)

## Alaska Real Estate Commission Consumer Disclosure Addendum

This form shall be attached to the Alaska Real Estate Commission Consumer Disclosure if there is more than one licensee in a relationship with the Consumer, in a single transaction.

**Relationship(s) MUST be indicated for each Licensee listed below.**

Specific Assistance without Representation = S

Representation = R

Neutral Licensee Relationship = N\*

\*If Neutral, the Waiver of Right to be Represented form (#08-4212) must be attached for each Licensee.

Additional Licensees			Relationship		
Name	Signature	Date	S	R	N*
Vanessa Stadler-Swanson					

**TEAMS:** If the aforementioned licensee(s) are a part of a team, the team name shall be listed below. The Consumer understands that the team below is NOT acting as a brokerage. "Team" means two or more Licensees within the same brokerage who work together as one unit under a collective name and provide services or perform activities that require a professional license in real estate.

Brokerage Name:

Team Name:

**Acknowledgement:** The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaskan Real Estate Licensee. The Consumer further understands that the duties owed by a Licensee are limited by the relationship indicated.

Consumer Name:		Signature:		Date:	
Consumer Name:		Signature:		Date:	

**-THIS CONSUMER DISCLOSURE IS NOT A CONTRACT -**