

ADDRESS: 3301 C St STATUS: NEW AREA: 10 LISTING #: 5102940  
 LEGAL: Calais Tr D3 BUILT: 1974 GRID: 1630  
 NEAR: Anchorage ZONING: B3 LO INV#:  
 TYPE: Ofc APX LOT SF: 152790 LISTED: 03/18/2005  
 BLDG NAME: Calais #2 APX ACRE: 3.51 EXPIRES:  
 LEASE FEAT: Pass Thru Taxes BLDG APX SF: 127357 # PARKING:

OFFICE		WAREHOUSE	
TOTAL SF AVAILABLE:	402	CONDO SUITE #(S):	TOTAL SF AVAILABLE:
MAX CONTIGUOUS SF:	402		# DOCK HIGH DOORS:
MINIMUM SF AVAILABLE:	402	# PARKING	# OVERHEAD DOORS:
MINIMUM MO RENT/SF:	\$2.25	SPACES: open	OVERHEAD DOOR SIZE:
MINIMUM ANNUAL RENT/SF:	\$27.00	# FLOORS: 1	CEILING HGT FT:
MONTHLY RENT:	\$905	FLOOR LOC: 2	# FLOORS:
LOAD FACTOR:		CONDITION: good	MONTHLY RENT:
ANNUAL RENT:	\$10,860		ANNUAL RENT:
RENT TYPE:	Rent-BOMA		SVCS PD X LESSEE:
SVCS PD Full Svc / Janitor			
X LESSEE			
FEAT Sprinklers / Elevator / Hndcp Bth / Sec System			FEAT:
OnSite Prkg / Refuse			

RETAIL		LAND	
TOTAL SF AVAILABLE:		CONDO SUITE#(S):	TOTAL SF AVAILABLE:
MINIMUM SF AVAILABLE:			MINIMUM SF AVAILABLE:
MEZZANINE APX SF:			MINIMUM MO RENT/SF:
MINIMUM MO RENT/SF:		#FLOORS:	MINIMUM ANNUAL RENT/SF:
MINIMUM ANNUAL RENT/SF:		FLOOR LOC:	MONTHLY RENT:
MONTHLY RENT:			ANNUAL RENT:
ANNUAL RENT:			AMENITIES:
RENT TYPE:			GATE SIZE:
SVCS PD			SVCS PD
X LESSEE			X LESSEE
FEAT:			

TAX ID: 000000000000 TAX BOOK: TAX MAP: BASE MAP#: ZIP CODE: 99503  
 ELEC MAP#: LATITUDE: 0.000000 LONGITUDE: 0.000000 TAX SUB#:

CONTACT:

LESSOR: Navigant International TO SHOW: Call LA / Vacant  
 DIRECTIONS: Second, shorter of two Calais buildings to the south, the one with Petroleum Club on ground floor.

PUBLIC Sublease of separately-demised suite of Navigant's with private door from hall. Space could be combined with contiguous 1344 sq.ft. to gain the northwest corner of this floor. Lease runs through Sept. 2008. Lots of window, TI's in good shape, room for 3-4 people.  
 REMARKS:

MEMBER Door is at the end of the hall. Door to the right is Navigant's main space. Navigant opens #206 and it can be shown during business hours any time, no notice required. After-hours & weekends call Niel Thomas, 244-5648 mobile.  
 REMARKS:

MIN EM REQ'D: \$1,000 COMMISSION TO LEASE OFC: 3.00 COMMISSION TYPE: Per Yr of Lse  
 MISCELLANEOUS:

LL1: 9284 Niel Thomas LL2: 0  
 HM: 907-345-1552 MBL: 907-244-5648 HM:  
 DIR: 907-265-9106 DIR FAX: 907-276-4514 DIR: DIR FAX:  
 LO1: 515 Coldwell Banker Fortune LO1 PH:907-562-7653  
 LO2: 0 LO2 PH:

LEASING LICENSEE: 0 PH: TYPE FINANCE: LEASED:  
 LEASING OFFICE: 0 PH: OFF MARKET: DAYS ON  
 LEASE PRICE: \$0 PENDED: MARKET: 0