Colliers

Accelerating success.

TRF PACIFIC

Lease | **Office**

Frontier Building

3601 C Street

Anchorage, Alaska 99503

Contact us:

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Colliers
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Anchorage, AK 99503
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Property Summary

Property Highlights

- 14 floor Class A office building located in Midtown Anchorage
- Recently remodeled lobby
- Ample on-site parking with attached parking garage and skybridge
- Onsite Conference Center with video conferencing and audio visual aids
- “LEED EB” Certified Building
- 24 hour on-site security
- Full service janitorial
- Day porter for general upkeep of common areas and restrooms throughout the day
- Located between A and C Street off of 36th Avenue
- Hotel located on site with the office building

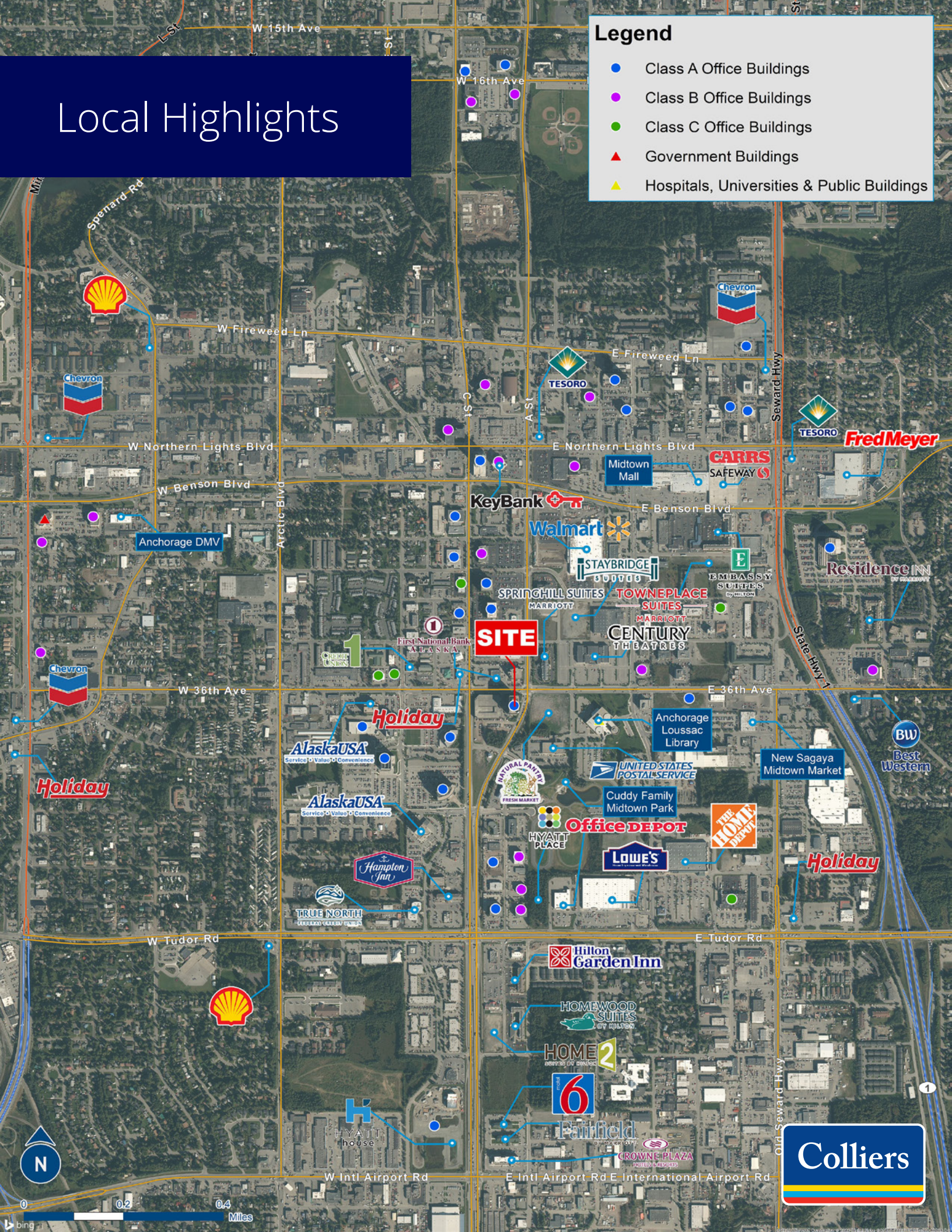
SUITE	SIZE
230	758 SF
232	991 SF
260	1,343 SF
370	2,367 SF
1250	1,193 SF
1314*	2,710 SF
1320*	1,216 SF
1322*	2,427 SF
1334*	4,226 SF

*Can combine to 10,586 SF

Aerial Map

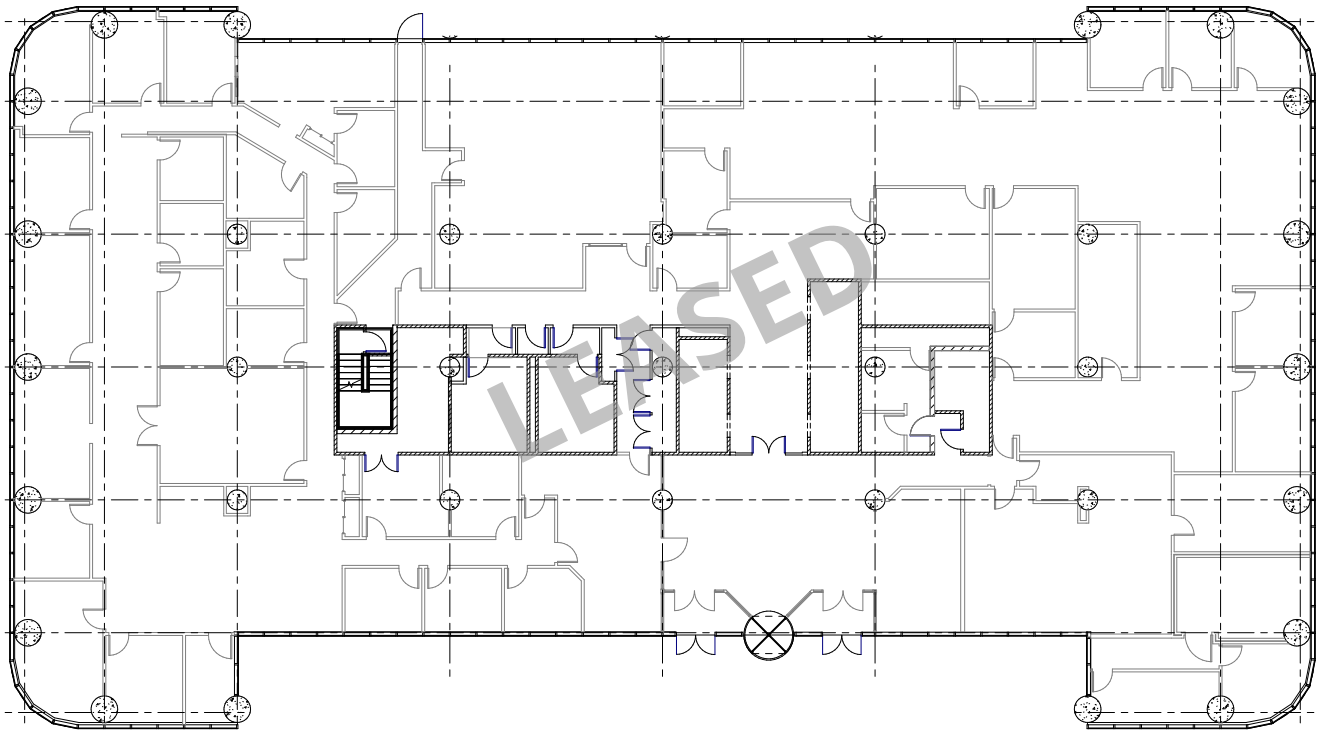
W Fireweed Ln
TESORO
A St
E Northern Lights Blvd
Midtown Mall
SAFEWAY
KeyBank
E Benson Blvd
Walmart
STAYBRIDGE SUITES
EMBASSY SUITES by HILTON
SPRINGHILL SUITES MARRIOTT
TOWNEPLACE SUITES MARRIOTT
CENTURY THEATRES
SITE
Prominent Hotel Brand Under Construction
BIRCH STAND
36th Ave
E 36th Av
Holiday
AlaskaUSA Service • Value • Convenience
Anchorage Loussac Library
UNITED STATES POSTAL SERVICE
NATURAL PANTRY FRESH MARKET
Cuddy Family Midtown Park
Office DEPOT
HYATT PLACE
THE HOME DEPOT
LOWE'S
Hampton Inn
TRUE NORTH FEDERAL CREDIT UNION
E Tudor Rd
Hilton Garden Inn

Local Highlights

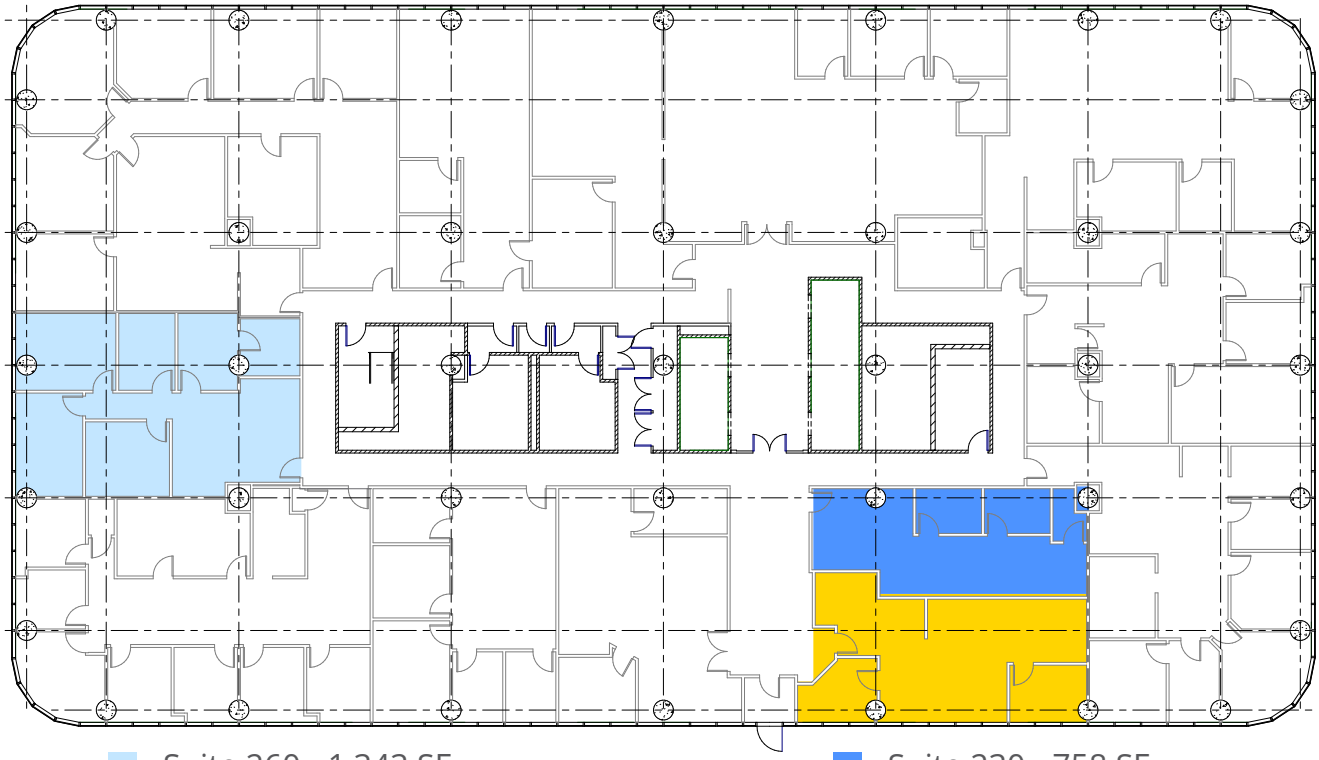


Available Suites

1ST FLOOR



2ND FLOOR



Suite 260 - 1,343 SF

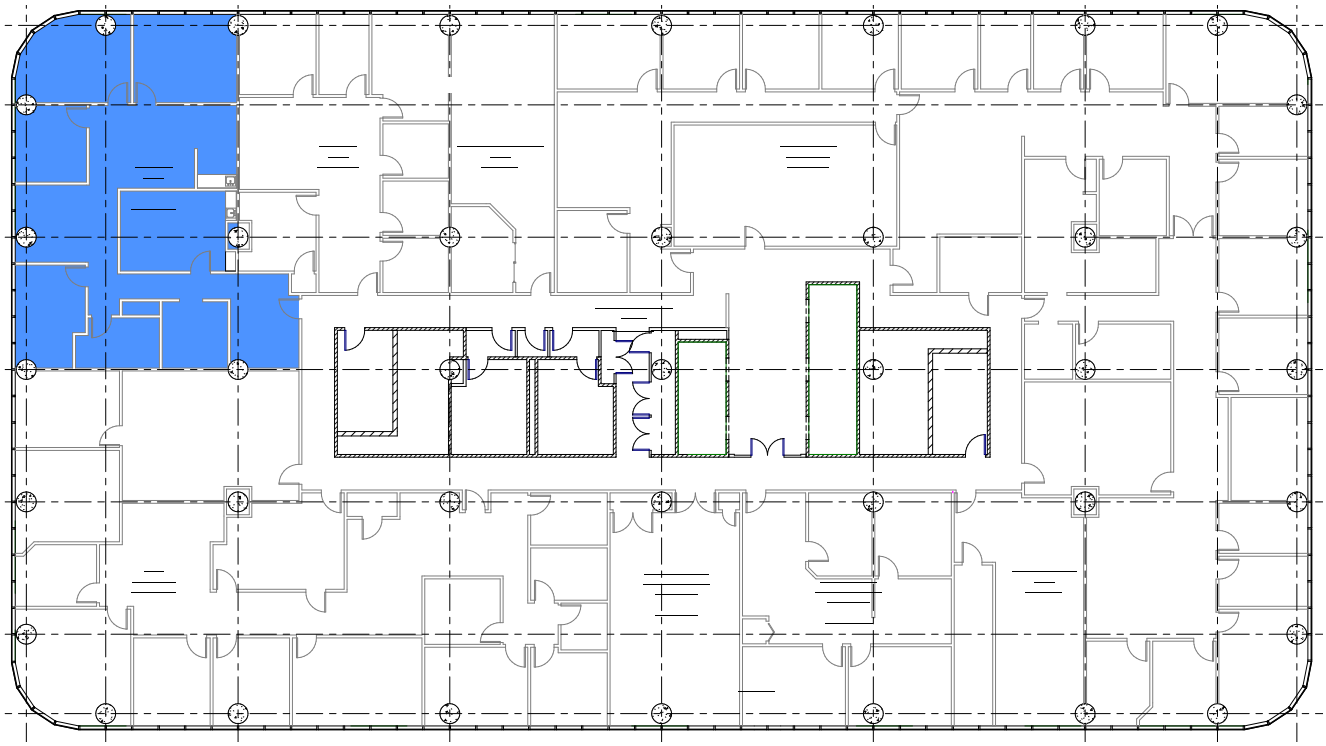
Suite 230 - 758 SF

Suite 232 - 991 SF

**Can be combined with Suite 230*

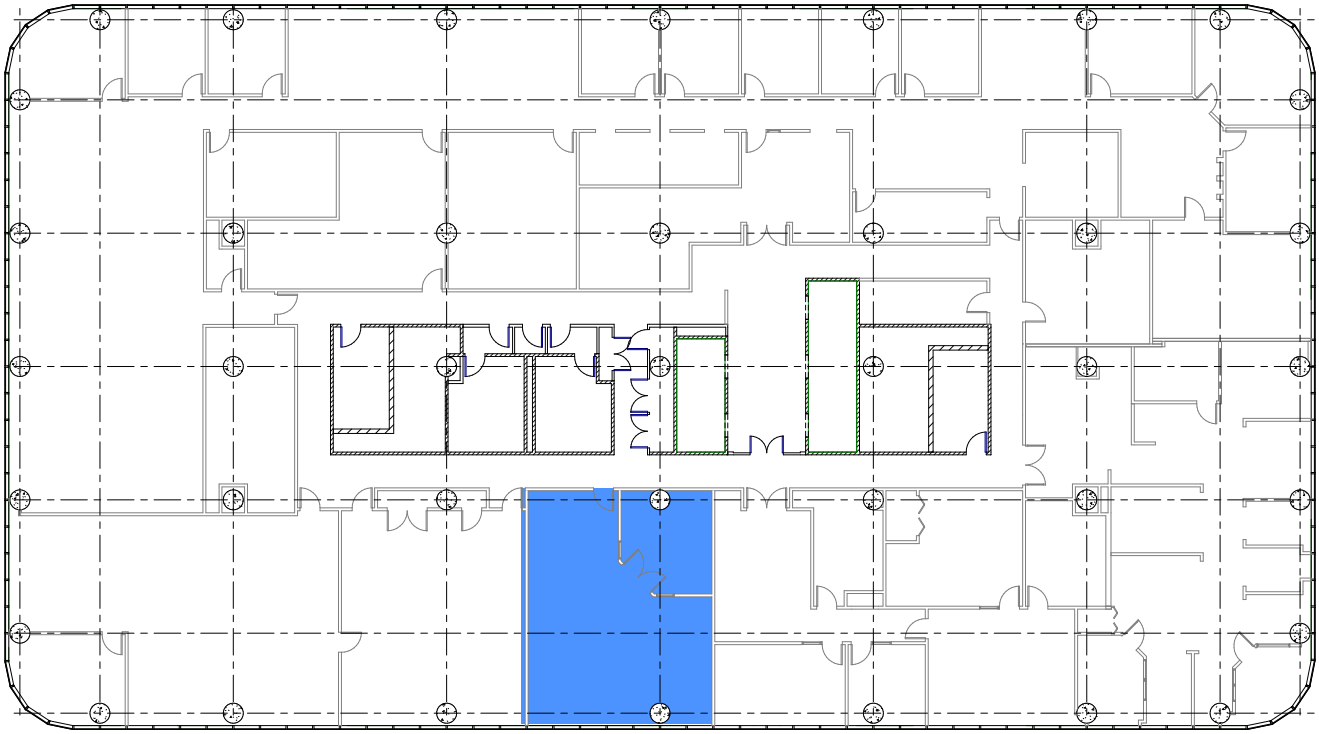
Available Suites

3RD FLOOR



Suite 370 - 2,367 SF

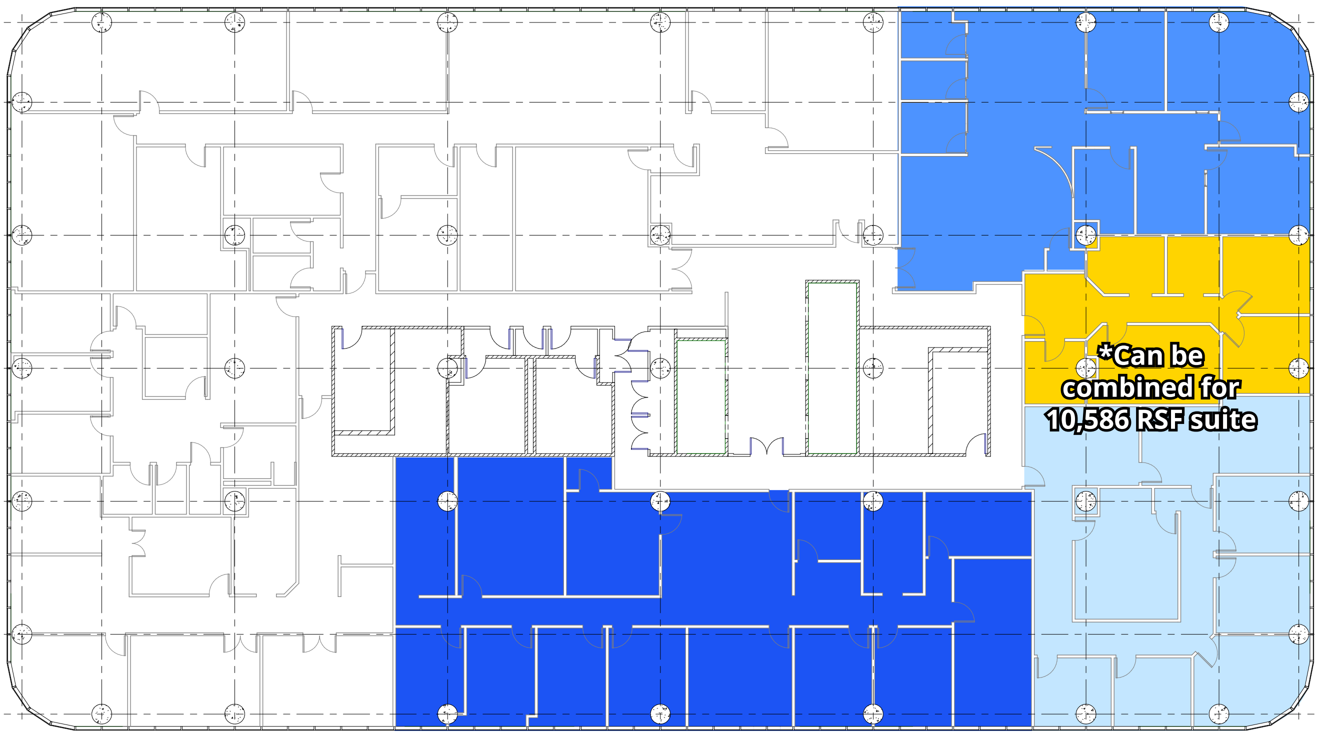
12TH FLOOR



Suite 1250 - 1,193 SF

Available Suites

13TH FLOOR



*Suite 1334 - 4,226 SF

*Suite 1314 - 2,710 SF

*Suite 1322 - 2,427 SF

*Suite 1320 - 1,216 SF

CONFIGURATION EXAMPLE FOR 10,586 RSF

Consumer Disclosure

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:

Specific Assistance	Representation
The Consumer is receiving Specific Assistance without Representation. The Licensee does not represent the Consumer. Rather, the Licensee is simply responding to requests 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 the Consumer by the Licensee 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 the Licensee regarding the physical condition of a property; and e. Timely accounting of all money and property received by the Licensee. **Consumer Initials:** _____ / _____ **Date:** _____	The Licensee represents only the Consumer(s) listed in this disclosure unless otherwise agreed to in writing by all Consumers in a transaction. Duties owed to the Consumer by the Licensee include: a. All duties owed by the Licensee providing Specific Assistance; b. Not intentionally taking actions which are adverse or detrimental to the Consumer; c. Timely disclosure of conflicts of interest to the Consumer; d. Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee; e. Not disclosing 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. **Consumer Initials:** _____ / _____ **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 License 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.

Consumer Disclosure

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.

Brokerage Name:	Colliers International				
Licensee Name:	Megan Mills	**Signature:**	Megan Mills	**Date:**	3/5/25
Consumer Name:		**Signature:**		**Date:**	
Consumer Name:		**Signature:**		**Date:**	

An addendum _x_ 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 –

Consumer Disclosure

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 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***
Elisha Martin	Elisha J. Martin	3/5/25			

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 –

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