

2295 1700ft2



Location **Alaska**
<https://www.genclassifieds.com/x-751527-z>

QR Code Link to This Post Call us for your commercial lease space, including corporate private office(s). Located directly on International Airport Road, with parking in front and additional parking in rear. Drive by to see the newly painted exterior facade!

Private Offices for up to 8-to-10 individually partitioned rooms. on upper level, second floor, with elevator access.

KEEP IN MIND, WE CAN FINISH SPACES WITH YOUR CHOICE OF FINISHES, FULLY CUSTOMIZED.

Tenant improvements can be accommodated, including new paint, carpet and also partitions. The final lease rate can be adjusted to reflect cost of construction and duration of lease to amortize the expenses. (In other parts of the floor, you can rent private offices by the month with plenty of space to expand operations incrementally, if it fits into your business strategy).

Direct lease with Owner, starting at \$1.35 per month per individual office, [excludes services such as internet and telephone]

depending on tenant improvements etc. which Owner is willing to finance. The base rate includes new carpet and paint, with input from new tenant; only remodel to adjust walls and partitions, as desired by tenant, will incur extra charges.

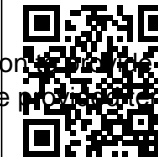
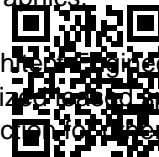
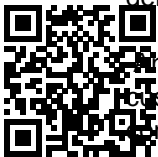
Lease agreement for one year, at starting point, with credit check and business history.

Total building area = 10,000 SF on second floor and 15,000 SF on First Floor; gross area of building is 25,000 square feet for varying needs. There is a sprinkler system for fire protection. Elevator for second floor handicap ADA access.

Second floor is arranged for fairly large, fully furnished office suites and can be combined into larger spaces, depending on your requirements at only \$1.35/square foot/month. Demising walls can be easily installed, along with new lighting fixtures.

THIS SPACE CAN BE FULLY CUSTOMIZED TO MEET YOUR BUSINESS GOALS & MISSION! CHOOSE YOUR WALL COLORS AND CARPETING OR OTHER FLOORING, DEPENDING ON YOUR USE. TALK TO OUR ENGINEER-OWNER & ON-SITE LEASING AGENT.

Ideally suited for realtors, insurance agents, consultants, engineers and architects. Many of the existing tenants are professionals and will fit this profile and demographics.



An Architect/Engineer team for prelease design, along with a construction contractor, are available for space for operation or for pre-immediate occupancy, with fully customized interior spaces in 5000 sq. ft. depending on scope. Or you can use your own architect(s). In the end we have a project that is important improvement & managed construction for the lease, and building for a win-win outcome.

Please call the listing agent, Andrew Ingram at Jack White Commercial Real Estate with additional questions and to view the interior space. Andrew can be reached at his cell or his office phone at 515-272-2222, for a personal showing.

Be the first to secure a low cost lease, as prices are subject to increase as the building fills.

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