



PUBLIC NOTICE

UNIVERSITY LAKE BUILDING (“ULB”)
FOR SALE OR COMMERCIAL OFFICE SPACE LEASING
3890 University Lake Drive
Anchorage, Alaska

The University of Alaska (“University”) is offering for sale or lease of commercial office space, at fair market value, within a 16,673 square foot one-story office building located at 3890 University Lake Drive in Anchorage, Alaska. The University intends to sell the University Lake Building or lease space to third-party tenants or for University use, on an on-going basis. Building availability, square footage and amenities may change from time to time as space becomes available or occupied. The University reserves the right to negotiate lease term and rates to include annual adjustments based on CPI or other negotiated factors.

The disposal plan along with a map are available online at www.ualand.com or upon written request at the addresses listed below. Parties interested in commenting or receiving a copy of this disposal plan must submit it in writing to the University through its Land Management office by fax at (907) 786-7733, by email at ua-land@alaska.edu, or at either address listed below, by no later than **5:00 P.M. on Monday, October 12, 2020** to be considered. Questions concerning this public notice should be directed to Laura Carmack at (907) 786-7760.

UNIVERSITY OF ALASKA
Land Management

Anchorage Office
1815 Bragaw Street, Suite 101
Anchorage, Alaska 99508-3438

www.ualand.com
ua-land@alaska.edu

Fairbanks Office
2025 Yukon Drive, Suite 106
Fairbanks, Alaska 99775-5280

DISPOSAL PLAN

UNIVERSITY LAKE BUILDING FOR SALE OR LEASE OF COMMERCIAL OFFICE SPACE ANCHORAGE, ALASKA

FOR SALE OR LEASE OF COMMERCIAL OFFICE SPACE 3801 University Lake Drive



The University of Alaska is offering for sale or lease of commercial office space, at the fair market value rate, within the University's 16,675 square foot portion of the University Lake Building in Anchorage, Alaska. The University intends to sell the University Lake Building or lease space to 3rd party tenants or for University use on an on-going basis. Building availability, square footage and amenities may change from time to time as space becomes available or occupied.¹ The University reserves the right to negotiate lease terms and rates to include annual adjustments based on CPI or other negotiated factors. This disposal plan is subject to approval by the University of Alaska Board of Regents at its September 3, 2020 meeting.

YEAR BUILT: 1985
ZONED: PLI
LEGAL ADDRESS: Tract UA-1 (2.65 acres)
APU-UAA SUBDIVISION, TRACTS UA-1, UA-2, APU-1, & APU-2
PLAT 2016-103
DESCRIPTION: A convenient midtown location in Anchorage located within the University Medical District (UMED) near the intersection of Elmore Road and University Lake Drive. Multiple office suites in various sizes are available within the University Lake Building. Great on-site parking.

¹ Regents' Policy P05.11.020.C, (Definitions "disposal plan").

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LAND
MANAGEMENT

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ANCHORAGE, ALASKA

Interested parties must arrange for appointments to tour and inspect the building prior to submitting a letter of interest to ensure that the building is suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding this building may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office, land planning office, local utility companies, and the state district recorder's office.

For additional questions, please contact Laura Carmack at (907) 786-7760.

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