



PUBLIC NOTICE
1815 BRAGAW STREET
COMMERCIAL OFFICE SPACE LEASING
ANCHORAGE, ALASKA

The University of Alaska Land Management Office (UALM) is seeking public comment on the attached disposal plan.

Parties interested in commenting on this proposed disposal plan must submit written comments to UALM by fax at (907)786-7733, by email at ua-land@alaska.edu, or at the address listed below no later than **5:00 P.M. on Monday, September 2, 2024**, to be considered.

Publish Date: Friday, August 2, 2024
End Date: Monday, September 2, 2024

Anchorage Office
1815 Bragaw St. Ste. 101
Anchorage, Alaska 99508

UNIVERSITY OF ALASKA
Land Management
www.alaska.edu/ualand
ua-land@alaska.edu

Fairbanks Office
2025 Yukon Dr. Ste. 211
Fairbanks, Alaska 99775



DISPOSAL PLAN
1815 BRAGAW STREET
COMMERCIAL OFFICE SPACE LEASING
ANCHORAGE, ALASKA

TOWNSHIP 13 NORTH, RANGE 03 WEST, SEWARD MERIDIAN, ALASKA
ANCHORAGE RECORDING DISTRICT



1815 Bragaw Street, Anchorage, AK
Commercial Office Space Leasing

The University of Alaska (“University”) intends to offer commercial office space for lease within the 25,346 square foot (SF), 2-story office and storage building located at 1815 Bragaw Street, Anchorage, AK. Office and storage space will be offered for third-party leasing when space is no longer needed for University use. Leases will be negotiated at or above fair market value and the University reserves the right to negotiate lease terms and rates to include annual adjustments based on the consumer price index or other negotiated factors.



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LISTING INFORMATION

The 1815 Bragaw office building, located at the intersection of Bragaw Street and Reka Drive in East Anchorage, is a 2-story, concrete block and wood frame office building constructed in 1971. The ground floor area is approximately 14,020 SF, including 1,749 SF of storage/receiving area at the rear of the building. The 2nd floor has a total area of 13,070 SF, including 1,190 SF of sub-standard office space at the rear of the building. The total gross building area is 27,090 SF. This well-maintained, professional office building includes good quality finishes, an elevator, approximately 100 on-site parking spaces, and is considered Class B(+) office space.

Interested parties must schedule an appointment to tour and inspect the building before submitting a letter of interest to the property manager. Such tours and inspections ensure that the building and available space are 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 Municipality of Anchorage Assessor's Office, building permitting office, land planning office, local utility companies, and the State of Alaska Recorder's Office.

PARCEL INFORMATION

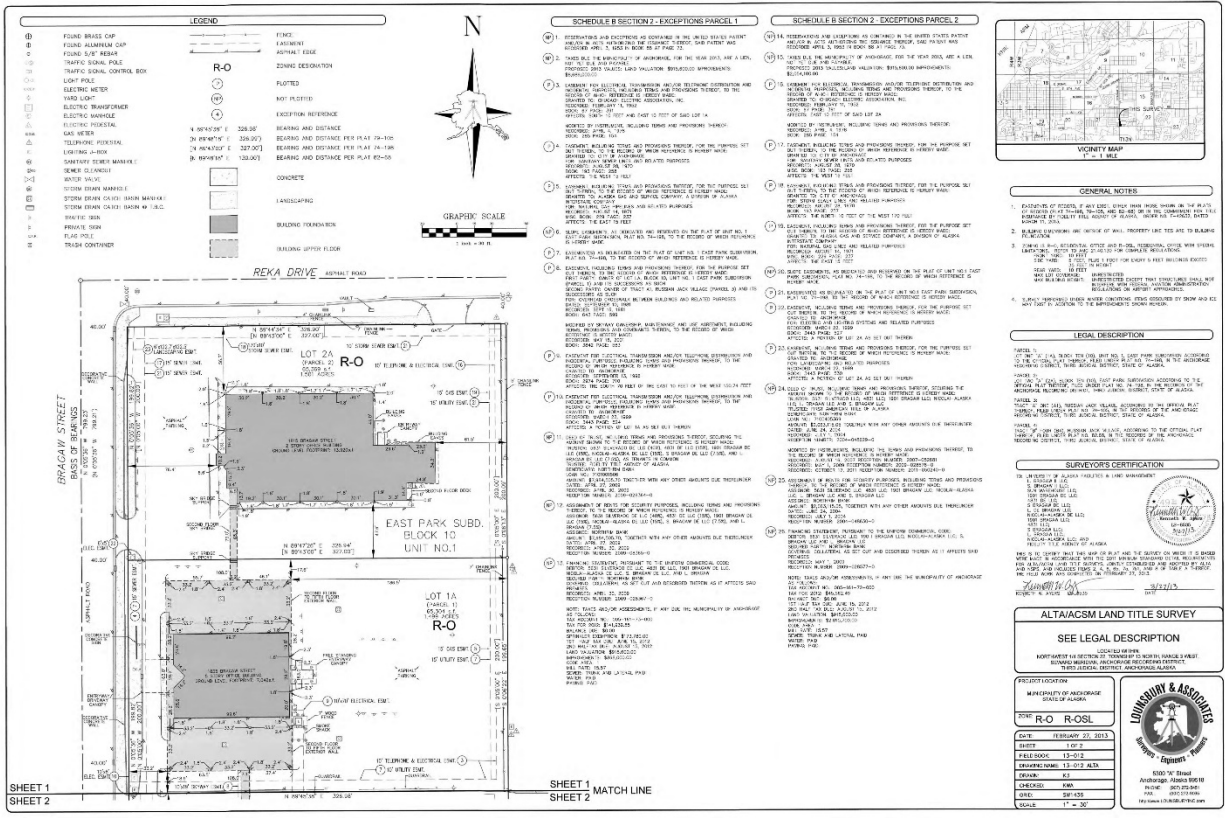
PARCEL #:	AN.BG.0001
LOCATION:	1815 Bragaw Street, Anchorage, AK 99508
LEGAL DESCRIPTION:	Lot2A, Block 10, East Park Subdivision, according to the official plat thereof, filed in the Anchorage Recording District on September 30, 1974, as Plat Number 74-198, Third Judicial District, State of Alaska.
MTRS:	Township 13 North, Range 3 West, Section 22, Seward Meridian
MOA PARCEL ID:	00516172000
ZONING:	R-O, Residential-Office District
LEASE RATE:	\$2.30/SF

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