

Landlord's Proposal

1. Extend current lease under 36.30.083(a).
2. Negotiate for defined expansion and improvements.

Conceptual levels of improvements for consideration

Option A – Limited Expansion

Option B – Limited Expansion + Limited Systems Upgrades

Option C – Expansion and Modernization (Similar to the NANA Building)

OPTION A

Limited Expansion

- Add first floor and basement
- Build out first floor and basement as needed
- Reconfigure second floor to offices

*Improvements for Option A, B & C are not intended to be proscriptive, but only intended to provide guidelines for the most appropriate best value menu of improvements.
Total cost for Option C not to exceed \$X.XX per SF/Month and Tenant share of Tenant improvements not to exceed \$X,X00,000 (\$80/SF +/-)*

OPTION B

Limited Expansion + Limited Systems Upgrades

- Same as Option A PLUS;
- Reconstruct restrooms
- Replace elevator controls and equipment
- New ceilings
- New lighting
- Security upgrades
- Improvements to Garage (Security, Lighting and 4th Avenue entrance)

*Improvements for Option A, B & C are not intended to be proscriptive, but only intended to provide guidelines for the most appropriate best value menu of improvements.
Total cost for Option C not to exceed \$X.XX per SF/Month and Tenant share of Tenant improvements not to exceed \$X,X00,000 (\$80/SF +/-)*

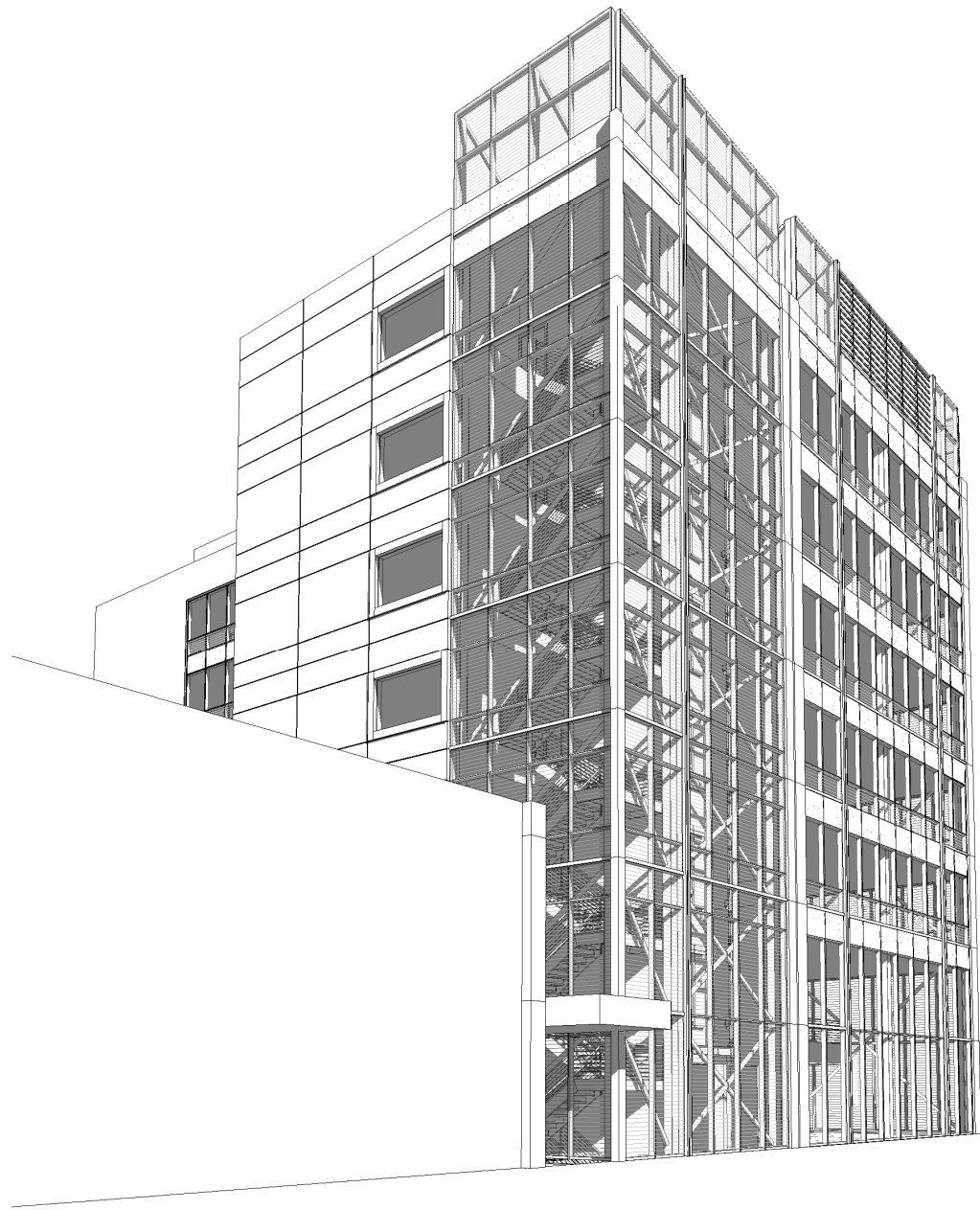
OPTION C

Expansion and Modernization (Similar to the NANA Building)

- Add 712 West 4th Avenue
- Add new service core
- New mechanical, electrical, plumbing
- Improvements to Garage
- Add glazing to east façade
- New skin

*Improvements for Option A, B & C are not intended to be proscriptive, but only intended to provide guidelines for the most appropriate best value menu of improvements.
Total cost for Option C not to exceed \$X.XX per SF/Month and Tenant share of Tenant improvements not to exceed \$X,X00,000 (\$80/SF +/-)*

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OPTION C



North East Corner



North West Corner

716 W. 4TH AVE, ANCHORAGE AK 99501
05.24.2013



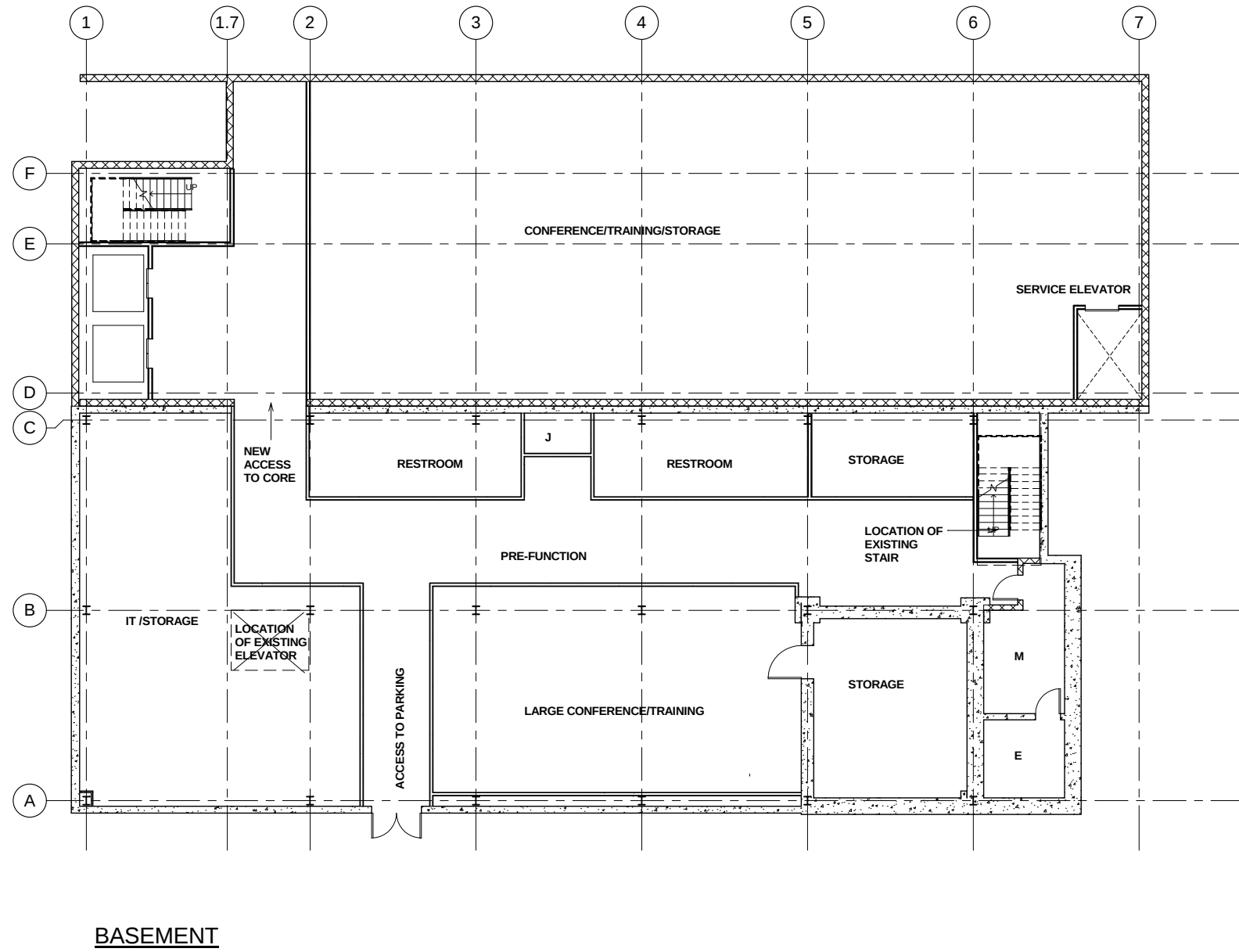
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OPTION C



716 W. 4TH AVE, ANCHORAGE AK 99501
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N 1/8" = 1'-0"



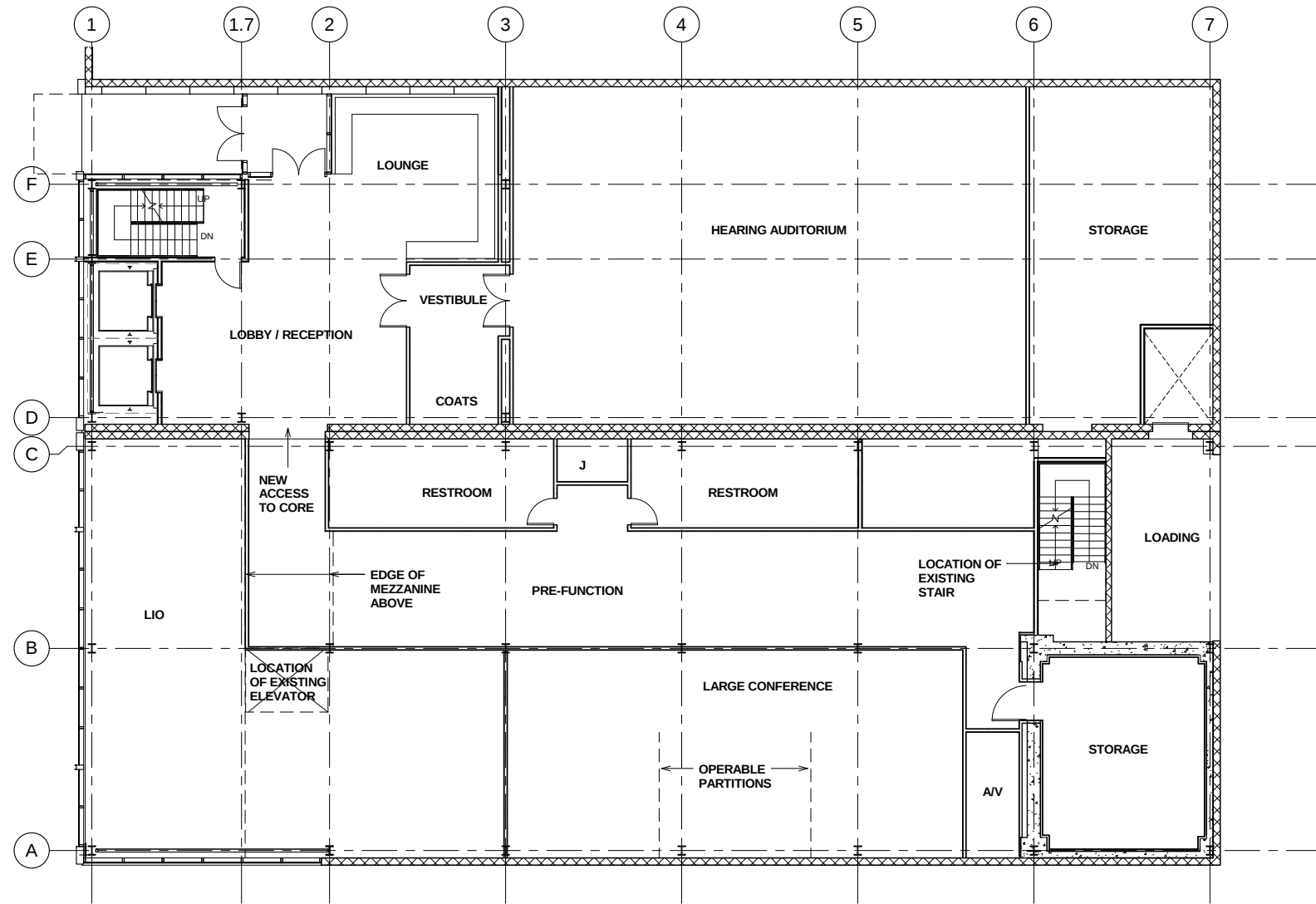
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OPTION C



Level 1

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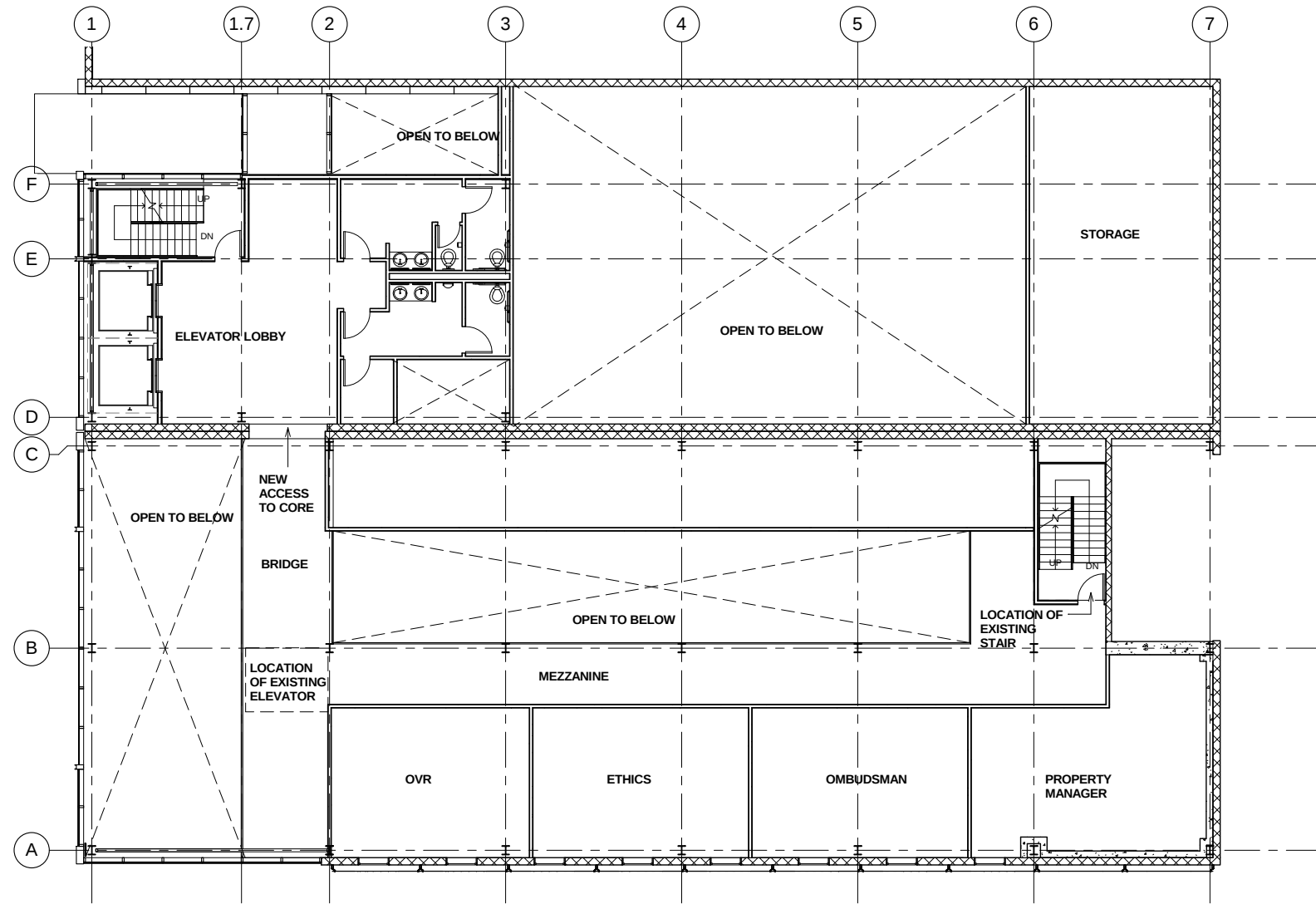
← N 1/8" = 1'-0"



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OPTION C



Mezzanine Level

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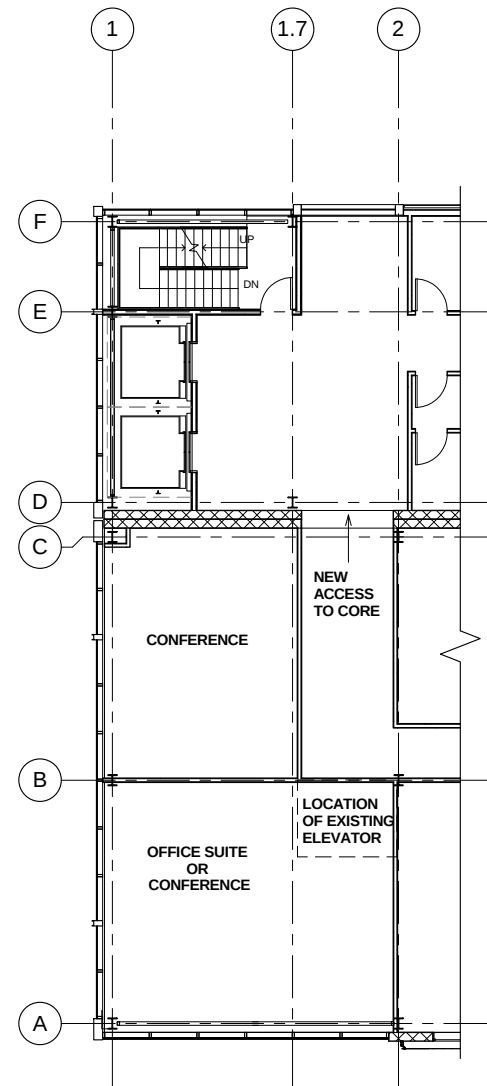
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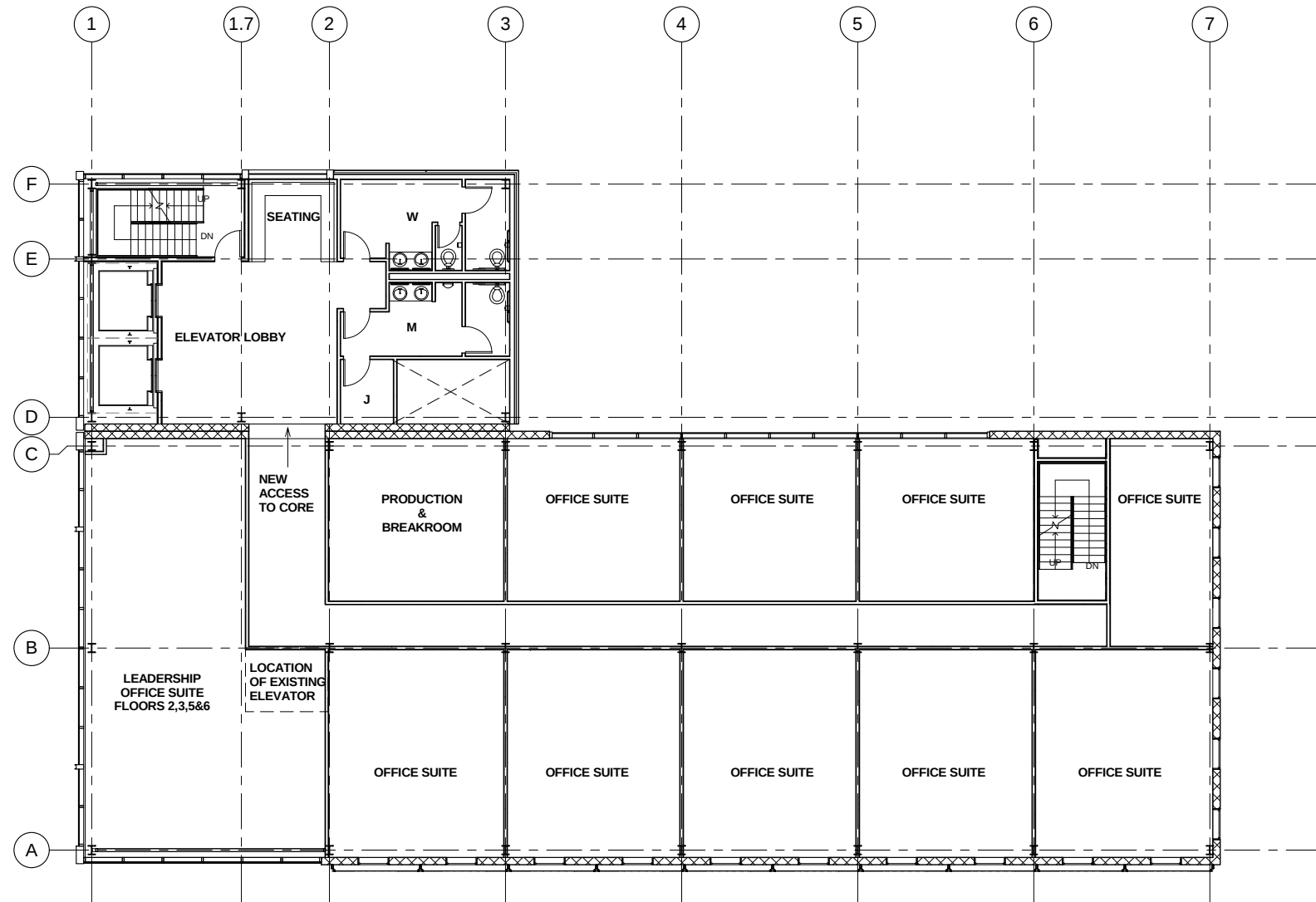
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OPTION C



Level 4



Level 2-6

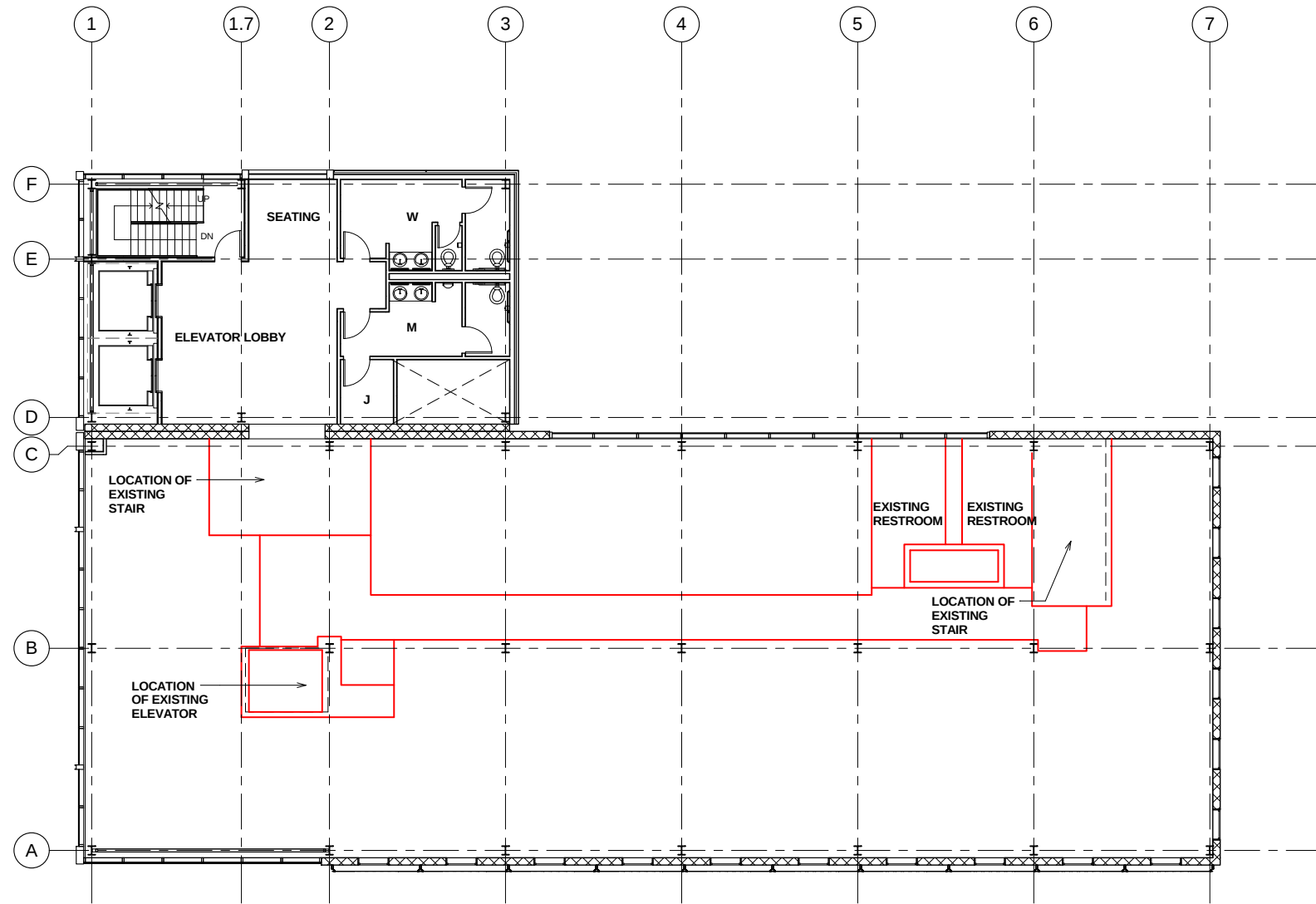
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← N 1/8" = 1'-0"



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OPTION C



Level 2-6 ORIGINAL

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N 1/8" = 1'-0"



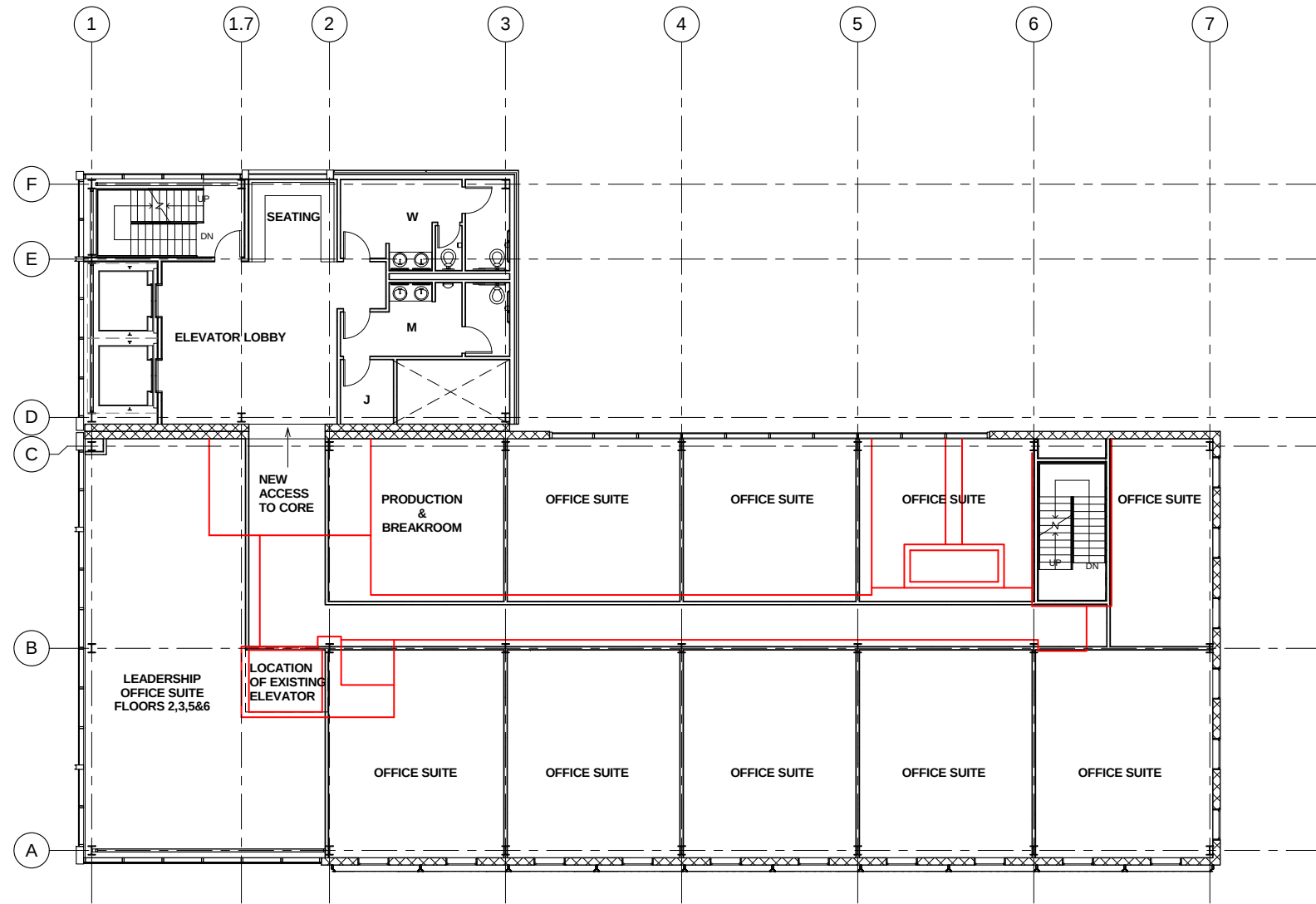
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OPTION C



Level 2-6 OVERLAY

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N 1/8" = 1'-0"



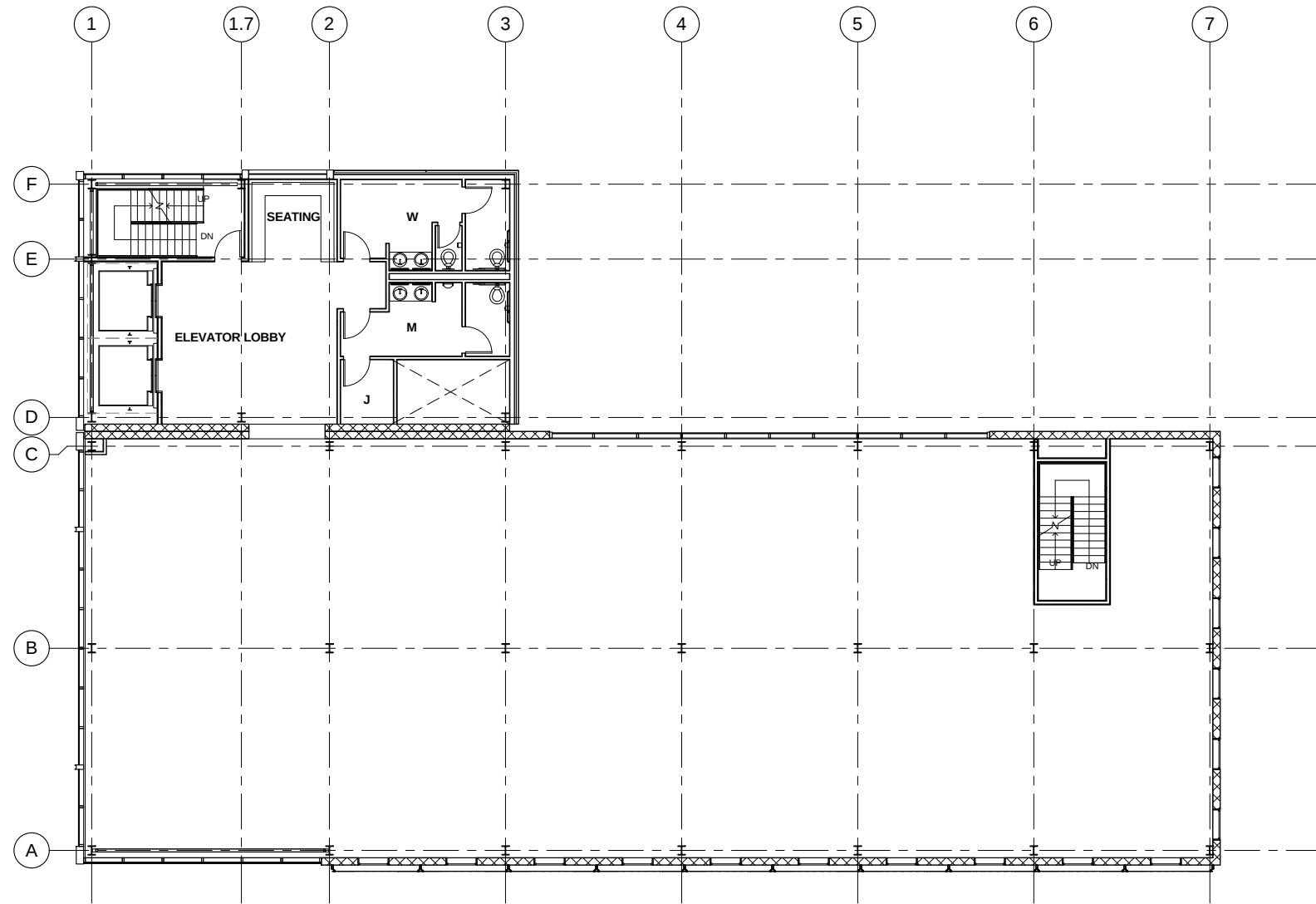
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OPTION C



Level 2-6 CORE & SHELL

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N 1/8" = 1'-0"



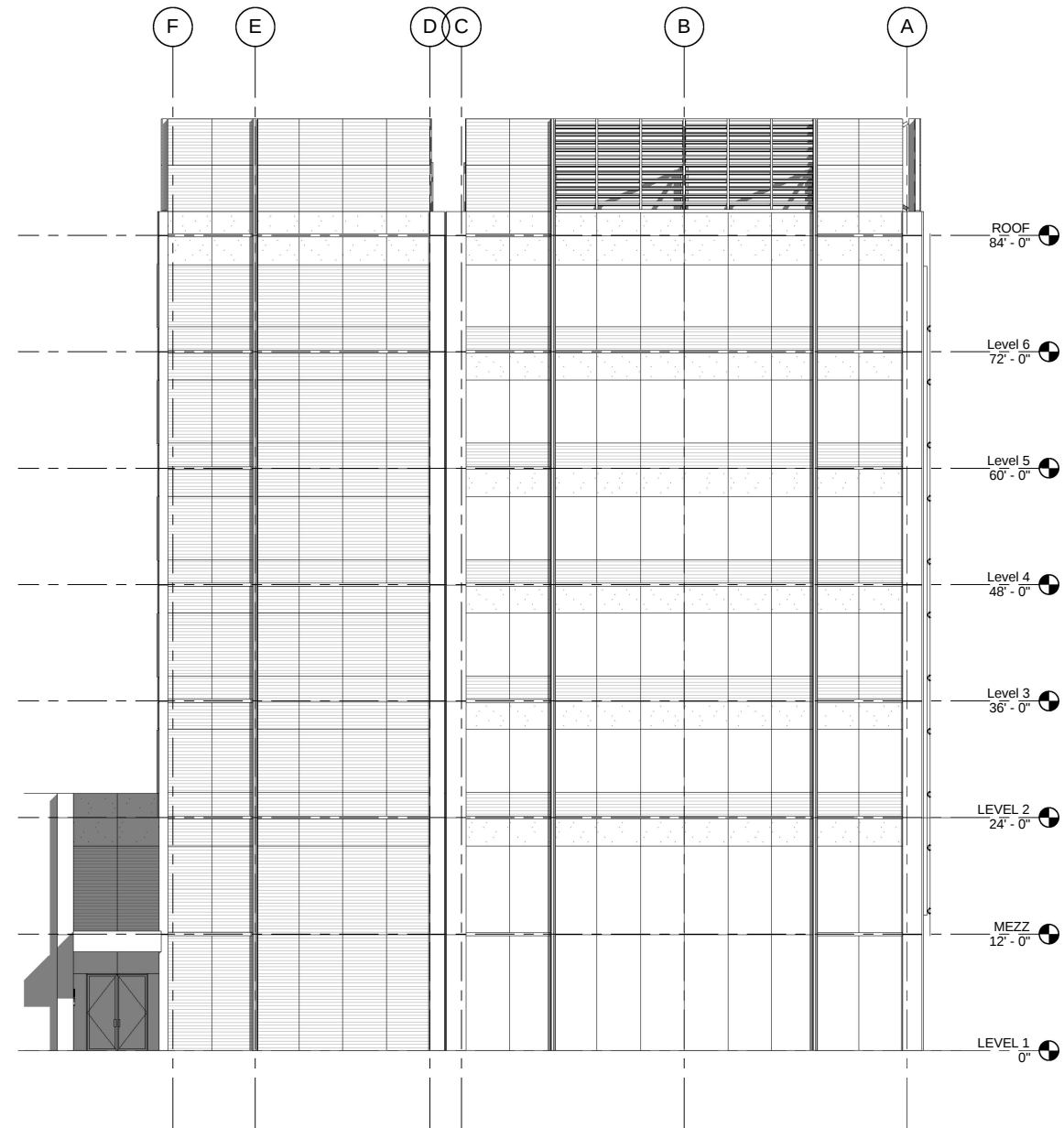
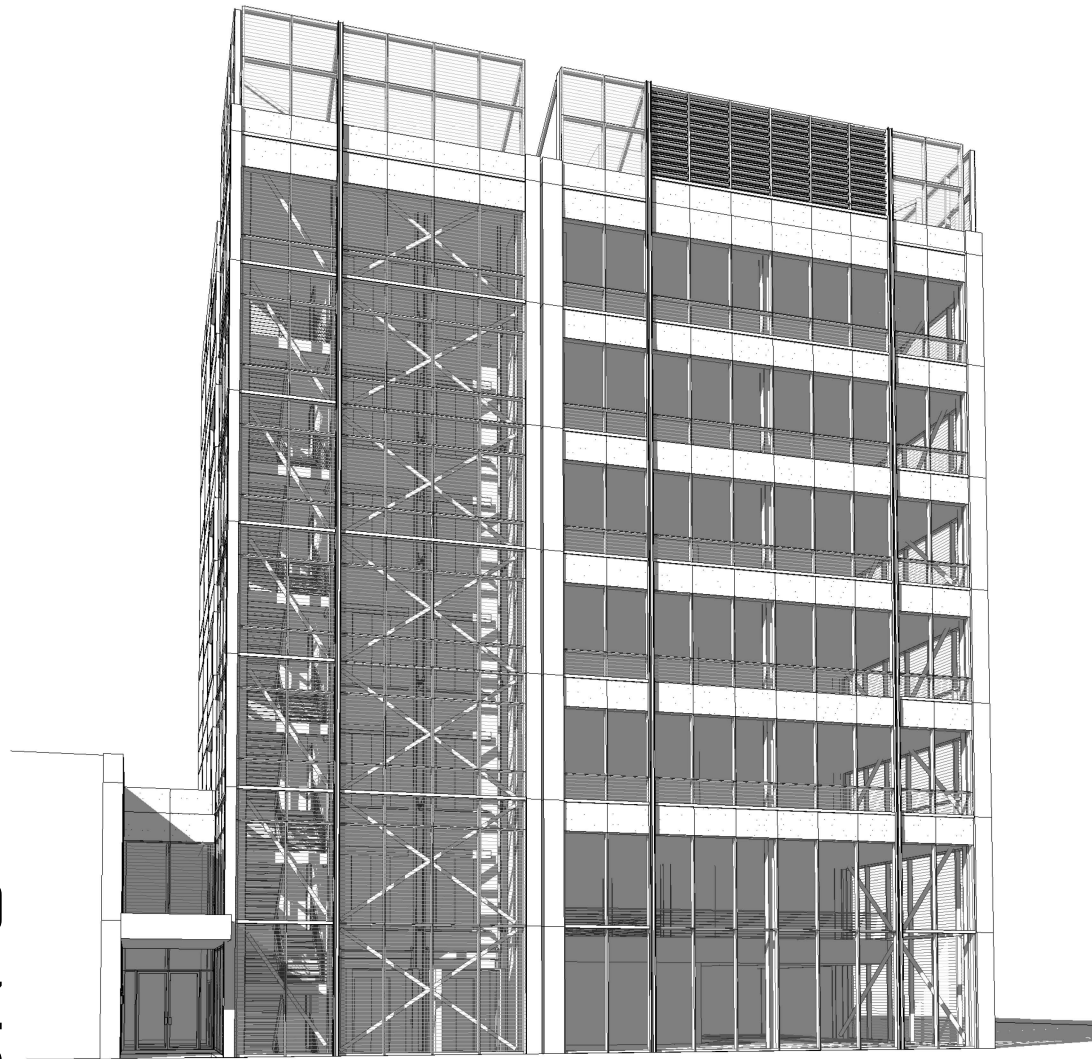
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OPTION C



NORTH ELEVATION

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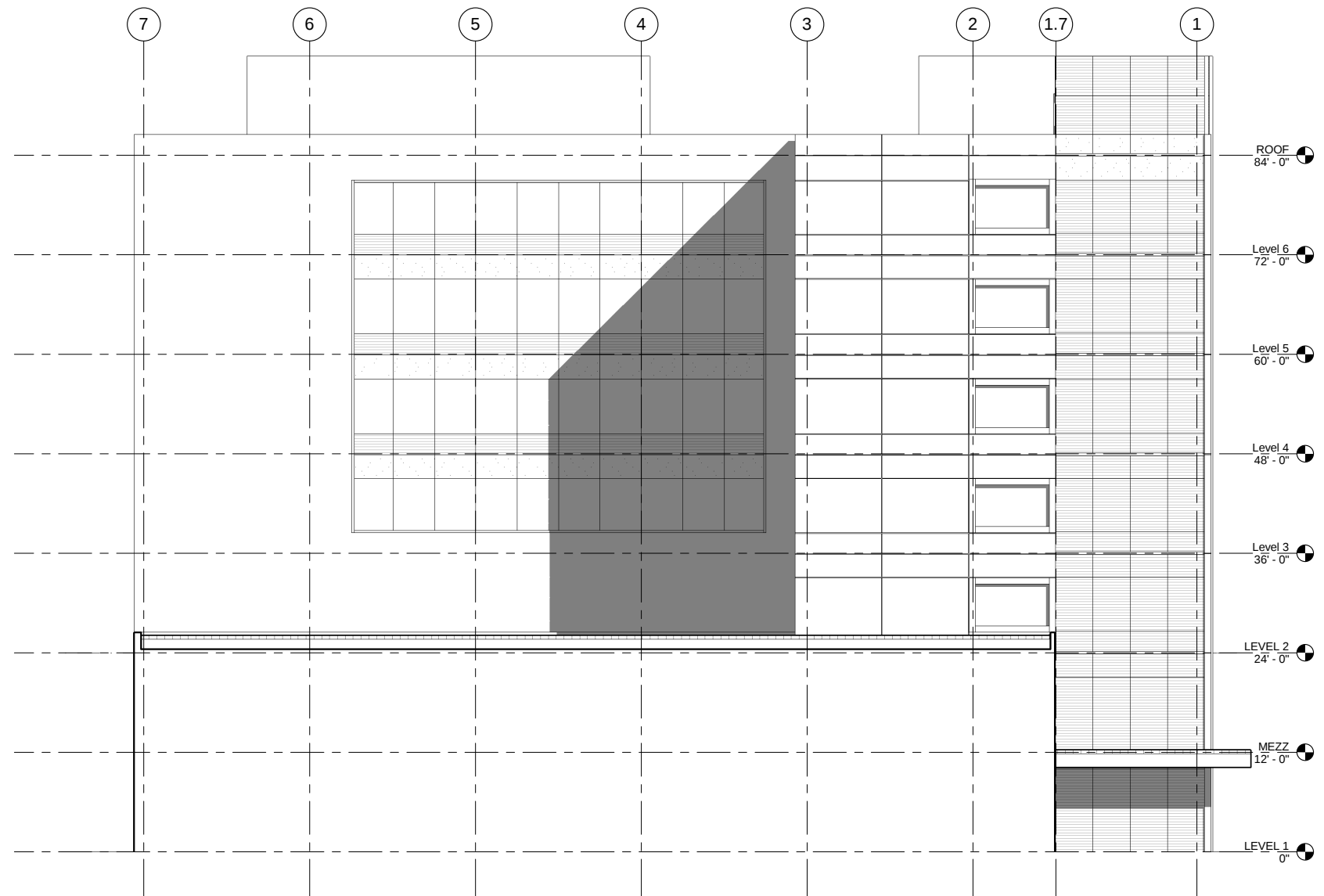
← N 1/8" = 1'-0"



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OPTION C



EAST ELEVATION

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← N 1/8" = 1'-0"



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OPTION C



IMAGES

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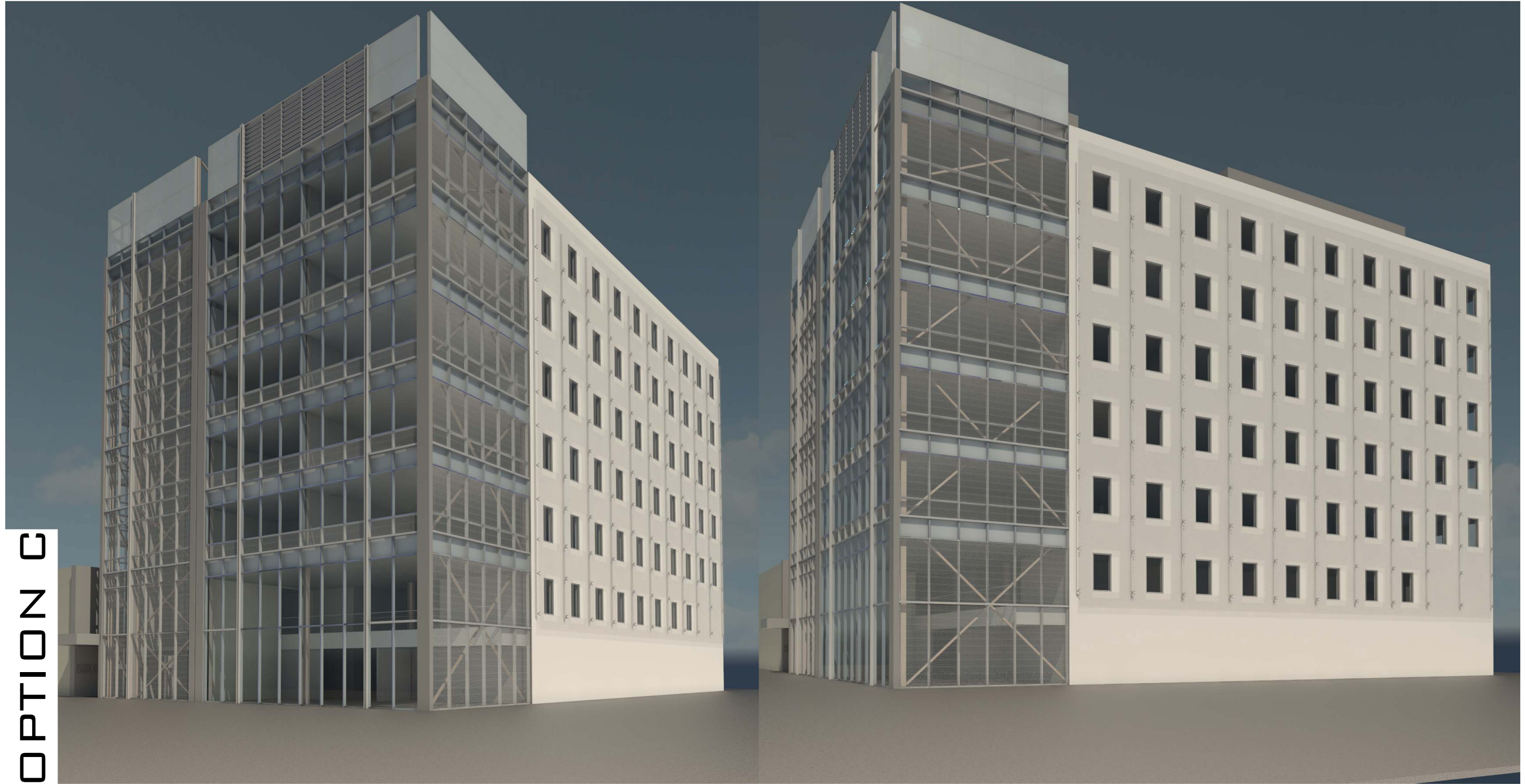


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OPTION C



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