

DOWNTOWN OFFICE SUITE AVAILABLE

SUITE 4H | COURTHOUSE SQUARE

Move-In Ready
Professional
Office Suite



Approx. 2,200 SF
of functional office space
ready for your business.



RECEPTION AREA



CONFERENCE ROOM



PRIVATE OFFICE 1



PRIVATE OFFICE 2



PRIVATE OFFICE 3

SUITE 4H FEATURES

- ✓ 5 OFFICE SPACES AVAILABLE
- ✓ PRIVATE ENSUITE BATHROOM
- ✓ LARGE CONFERENCE ROOM
- ✓ RECEPTION / COMMON AREA
- ✓ ELEVATOR ACCESS
- ✓ SECURITY MONITORED BUILDING
- ✓ ESTABLISHED OFFICE INFRASTRUCTURE

LEASE HIGHLIGHTS

-  **CURRENT RENT**
\$3,650 / month
-  **TAKEOVER LEASE**
Through April 30, 2029
-  **LEASE ASSIGNMENT**
Subject to landlord approval.

UTILITIES INCLUDED

-  Heat / HVAC / Air Conditioning
-  Electricity
-  Water & Sewer
-  Common Area Janitorial



DOWNTOWN RENTAL INCENTIVE

Qualifying new businesses moving into Downtown Fairbanks may be eligible for a rental incentive funded through the Downtown Association of Fairbanks.

Up to one month's rent, capped at \$3,000.

Eligibility and funding availability apply.



SCHEDULE A TOUR
Let's talk about this opportunity.



907-450-2450



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