

REAL ESTATE

ALASKA
RAILROAD

EXPRESS

VOL. No. 2 - Nov. 2025

Your journey to the latest information and updates from the Alaska Railroad Real Estate Department

We asked for your feedback this year with our survey, and you got us back on track! Your input has highlighted the importance of enhancing our engagement with leaseholders and permit holders. Our recent summer Fairbanks customer appreciation party was a success, and we're excited to see you all again at the upcoming holiday parties – Dec. 8 in Anchorage and Jan. 12 in Fairbanks. When you receive your invitation, please not only RSVP but connect with our real estate team during the party. We want to know how we can better support your needs.

Getting out to see our properties and meet our community partners is a core initiative that will continue into 2026. During the spring Railbelt cleanup, our contracts manager teamed up with our facilities crew to gain firsthand knowledge of the properties we manage. Understanding our offerings is vital for effective management. The Alaska Railroad Corp. board of directors also joined the efforts. During the September board meeting hosted in Fairbanks, several directors toured the right-of-way and land reserves. They were impressed with how our commercial customers contribute to both Fairbanks and the state's economic stability.

We are delighted to present the second edition of our revamped newsletter. Your feedback is incredibly important to us, so please let us know how we're doing and share any suggestions for future content.

ALL STATIONS

BEANS AND BREWS: BUSINESSES FUELING ALASKANS AND THE ECONOMY

From Seward's coastal beauty to Fairbanks' pioneer charm, the Alaska Railroad Corporation (ARRC) route is dotted with beloved coffee shops and breweries that showcase the unique flavors of Alaska. These establishments not only provide exceptional drinks but play a crucial role in the state's economic development. As leaseholders and permit holders on ARRC property, they create jobs, attract visitors and amplify the state's vibrant culture.

SEWARD

Seward City Brews (913 Port Ave, Seward Port Terminal)

You can find Yen and Jonah Swederski serving cruise and train passengers on cruise ship days at the Seward Cruise Ship Terminal. Caffeine fuels them for their other business, Seward City Tours, which provides transportation and tour options for visitors and locals alike. Stop by anytime a cruise ship is docked at the port.

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STATION SEWARD

SEWARD DOCK AND TERMINAL REPLACEMENT PROJECT: A NEW ERA FOR ALASKA'S CRUISE INDUSTRY

Exciting developments are underway as the Alaska Railroad partners with Royal Caribbean Group to embark on a significant infrastructure project that aims to reshape Alaska's cruise industry. The Seward Dock and Terminal Replacement Project is set to replace the aging passenger-related marine infrastructure, ensuring Seward can support the growing cruise industry for the next 50 years.

The project involves replacing the current cruise passenger terminal, which includes the dock, building, and upland facilities. At the heart of this initiative is a state-of-the-art floating double-berth pier designed to optimize passenger and cargo operations. The new dock will accommodate the latest cruise ships, featuring a width of 100 feet and a length of 748 feet, alongside a 200-foot transfer span for efficient passenger

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movement irrespective of tide conditions.

A spacious 68,000-square-foot cruise terminal will enhance passenger amenities, providing indoor shelter and a smooth transition between land and sea adventures. The development also capitalizes on 13 acres of upland space, creating an integrated transportation hub that simplifies the boarding process and improves safety with innovative parking solutions, including forward-only vehicle movement patterns and designated spaces for cars and motorcoaches. Notably, during the offseason, the terminal will serve the community by supporting various events.

Additionally, future plans include the installation of shore power connections at both berths to significantly reduce or eliminate air emissions from docked ships. This environmentally conscious initiative is backed by an EPA grant application from the Alaska Railroad Corporation, the Seward Company and the City of Seward.

As for the project's current status, construction is progressing well with an expected completion date prior to the start of the 2026 cruise ship season. The design has been finalized, permits are approved, and demolition of the former terminal is complete and dock demolition begun, allowing construction to advance rapidly. The full slab of the new terminal has been poured, with the metal structure installed, placing the roof and wall materials underway. The heavy lift ship carrying the new floating dock and essential components arrived in Seward on November 12 and dredging is on track.

The Alaska Railroad Corporation will own and operate the facility as an open dock, welcoming multiple cruise brands to Seward. With Turnagain Marine serving as the general contractor, the Seward Company leads the project efforts. The long-term use agreement with the Royal Caribbean Group will enable ARRC's purchase of the real property through secured bonds.

As this transformative project unfolds, the Seward Dock and Terminal Replacement Project promises to modernize port facilities, enhance passenger experiences, and foster business opportunities for the Alaska Railroad, the community of Seward and the greater Alaskan region into the Interior, marking a significant step forward for Alaska's

cruise industry. We invite you to join us on this exciting journey as we work towards making Seward Dock and Terminal a key asset for the future of Alaskan tourism.

If you would like to reach out about potential commercial opportunities at the port of Seward, cruise ship or freight related, contact Port Manager **DWAYNE ATWOOD** atwoodd@akrr.com.

Conceptual rendering of the new Seward Dock.



Conceptual rendering of the new Seward Dock and facility, set for completion in Spring 2026.



ANCHORAGE

Polar Espresso AK (411 W 1st Ave, Anchorage)

[@polarespressoak](#)

A family run business, open whenever a train leaves Anchorage! In the summer, that's seven days a week, 5:30 a.m. to 10 a.m. During the fall, winter and spring, hours are limited to 7 a.m. to 9 a.m. every Saturday and the first Thursday of each month, and open during special events or holiday trains.

Mainline Coffee (1300 N Post Road, Anchorage)

Open Monday - Saturday

[mainlinecoffeeak.com](#)

Mainline Coffee is proud to be Ship Creek's first and only coffee cart, offering an expansive array of coffee drinks, energy sodas, smoothies and food items like the fresh-made hot honey ham sandwich. They feature exclusive drink specials, including their signature beverage, the Mainline, made with Dr Pepper, Colombian cold brew and salted caramel whipped cream.

49th State Brewing @ The Rail (721 Depot Drive, Anchorage)

Open Daily

<https://www.49thstatebrewing.com/the-rail-2/>

The intimate new pub, nestled near the downtown Alaska Railroad Depot and connected directly to its production facility, offers a welcoming atmosphere. The location includes a beer garden, 37 craft beers on tap, a private event venue supported by an events team, and close access to Anchorage's Coastal Trail.

FAIRBANKS

Stir It Up! (1187 Phillips Field Road, Fairbanks)

Open Monday - Saturday

<https://www.facebook.com/stiritup1187/>

Nestled near downtown Fairbanks, with easy access for commuters and those traveling around town, Stir It Up! is a beloved local gem owned by Michaela Perez. Open Monday through Saturday, this vibrant spot offers expertly crafted beverages and delicious food.

HooDoo Brewing Company (1951 Fox Ave, Fairbanks)

Open Tuesday - Sunday

<https://hooDooBrew.com/>

Located in the heart of Fairbanks and adjacent to the Alaska Railroad, their taproom offers locally brewed craft beer and opportunities to take home brews in a growler or keg. The space also features an outdoor beer garden with fire pits and a cozy seating area. For those interested in the science behind the brews, brewery tours can be scheduled upon request.



Mainline near Anchorage's Ship Creek.



Polar Espresso AK at the Anchorage Depot.



Stir It Up! in Fairbanks.

MEET DWAYNE ATWOOD

**LENGTH OF SERVICE:** 8**CURRENT ROLE:** Seward Port Manager**SEAFARING RAILROADER**

I was born in Seward and my work life really started in the commercial fishing industry. I was a deck hand in the groundline fishery as a teen, before I learned to drive a car. At the port I often explain that while I work for the railroad, I am more of a boat guy. I work with captains daily, mostly for dock scheduling and managing cargo storage on the ground. In summer we are very busy with cruise ships, and it takes a substantial team to move the thousands of passengers who come and go on a typical turn day.

I funded my studies at the University of Oregon and the University of Alaska through commercial fishing, initially thinking I'd go to law school. However, I discovered a passion for writing and earned a master's degree in journalism from the University of Arizona. My career in reporting was diverse, from being an education reporter at the Arizona Daily Sun to working at the Anchorage Daily News before returning to Seward with my family around 2000. Shortly after, I began working in the coastal tour industry.

Just over 20 years ago I began working for Major Marine Tours owner Tom Tougas. Tom had assembled a Seward team to help with the business buildup, and during those years I had the opportunity to take on a wide variety of tasks and I learned a lot about management and development. It was not long before I moved to the City of Seward where I was a planning assistant, working on project permitting, code enforcement and supporting the local Planning and Zoning Commission. After nearly a decade with the municipality I then joined the Real Estate and Facilities team to focus on port operations and improvements.

I feel privileged to be involved with the current Seward Dock and Terminal Replacement Project because of the benefit to the Alaska Railroad, Seward and the state of Alaska. They say there are two good times to make an investment - 20 years ago and today. The current reshaping of the port is evidence of the investment we are making today. I believe that our vision, teamwork and persistence will more than pay off for those who are here 20, 50 and 100 years from now.



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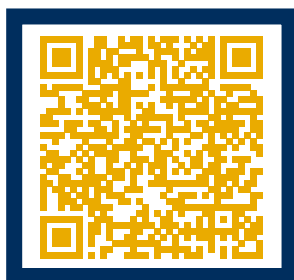
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SCAN THE QR CODE TO SEE AVAILABLE PROPERTIES

<https://www.alaskarailroad.com/real-estate/available-properties>

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NEXT STOP:

ANCHORAGE
HOLIDAY PARTY
Dec. 8, 2025

FAIRBANKS
HOLIDAY PARTY
Jan. 12, 2026



RSVPs arriving soon...

ALASKA RAILROAD

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www.ALASKARAILROAD.com

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AVAILABLE IMMEDIATELY!



Multi-use space in the Ship Creek Development District
320 W. First Ave.



Why this is a must-lease:

- 3,050 square feet, one-story Building
- Ample parking
- Handicap accessible
- Broker courtesy

Call to set up a showing today! • Kellyan Taylor • 907-265-2325 • Taylorl@akrr.com



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AVAILABLE IMMEDIATELY!



Historic Depot Second Floor Secure Office Space 411 W. First Avenue



Why this is a must-lease:

- Excellent downtown location
- One block from the Coastal Trail
- 5,685 sq feet office space
- Will update facility to suit tenant needs
- Free parking spots included
- Broker courtesy

Call to set up a showing today! • Kellyan Taylor • 907-265-2325 • Taylorlk@akrr.com

