

For Lease

Poplar Creek Business Center
7505 Richmond Road
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Ron A. Campana, Jr.

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Newport News, Virginia 23606

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www.CampanaWaltz.com

This information was obtained from sources deemed to be reliable but is not warranted.

This offer subject to errors and omissions, or withdrawal, without notice.



FOR LEASE
Poplar Creek Business Center
7505 Richmond Road
Williamsburg, Virginia

Description:

This property is located in the Norge corridor of Williamsburg. Poplar Creek Business Center consists of 3 office buildings, ample parking, and an outdoor eating area. The buildings are nestled in a private setting on busy Route 60 (Richmond Road) in a high growth area.

Poplar Creek is the largest office park on the west end of Greater Williamsburg. Interstate 64, Route 199, Food Lion, Farm Fresh, Norge Dental Office, Williamsburg Pottery, and many more all within minutes from the office park.

Poplar Creek offers full office suites to executive style offices!

Available Spaces:

Suite 3300-304	100 Square Feet	\$150/month
Suite 3300-305	80 Square Feet	\$150/month
Suite 3300-306	100 Square Feet	\$150/month
Suite 3300-307	80 Square Feet	\$150/month
Suite 3300-308	100 Square Feet	\$150/month
Suite 3300-309	80 Square Feet	\$150/month
Suite 3300-312	100 Square Feet	\$150/month
Suite 3300-313	100 Square Feet	\$150/month
Suite 3300-314	100 Square Feet	\$150/month
Suite 3300-315	100 Square Feet	\$150/month
Suite 3300-316	100 Square Feet	\$150/month
Suite 3302-101	544 Square Feet	\$625/month
Suite 3302-102	707 Square Feet	\$800/month
Suite 3302-103	1,135 Square Feet	\$1,150/month
Suite 3302-104	311 Square Feet	\$400/month
Suite 3305	887 Square Feet	\$950/month
Suite 3306-101	310 Square Feet	\$400/month
Suite 3306-203	388 Square Feet	\$495/month
Suite 3402-103	992 Square Feet	\$1,150/month
Suite 3402-201	1,094 Square Feet	\$950/month
Suite 3404	1,200 Square Feet	\$1,595/month

Note: Suites 3302-101, 3302-102, 3302-103, 3302-104 can be combined to offer approximately 2,697 square feet.

Suites 3300-304 – 316 include utilities in the rental rate.

Lease Rate: See Above (Lease Rates include all Condominium Association Fees. Tenant is responsible for its utilities, telecommunications, and janitorial)

Zoning: M1 Limited Business/Industrial

Additional Information:

- Location Map
- Demographics

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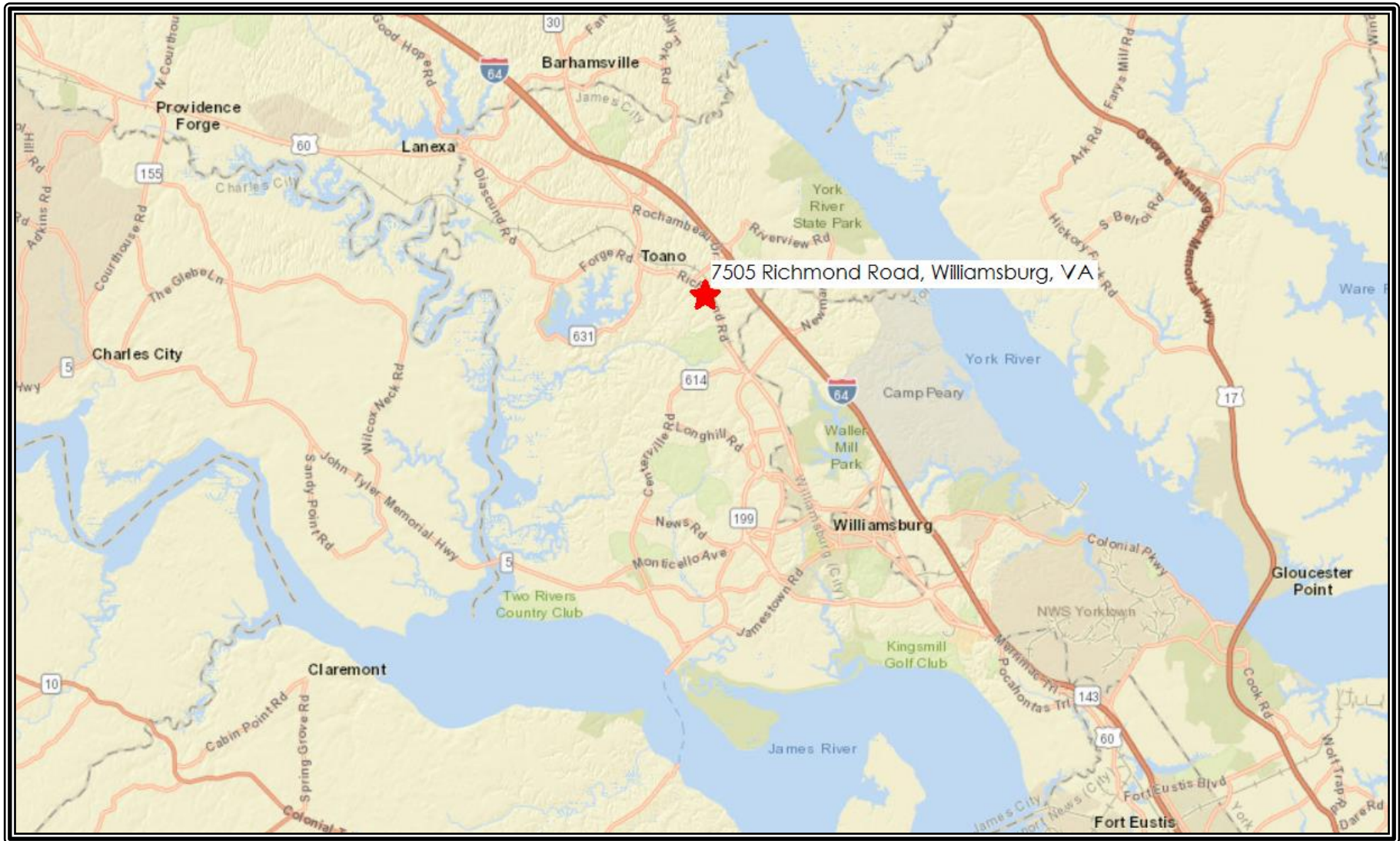


7505 Richmond Road, Williamsburg, VA



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7505 Richmond Road, Williamsburg, Virginia



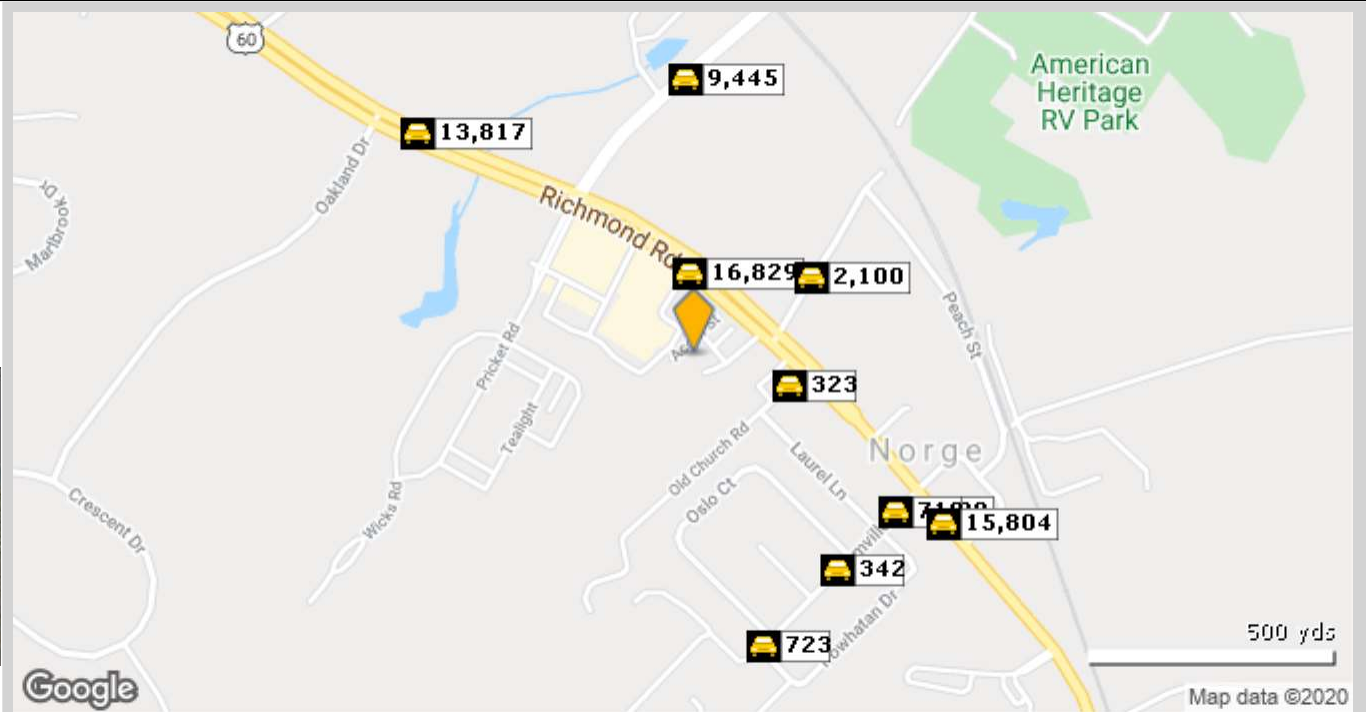
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Traffic Count Report

Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

Building Type: **Class C Office**
 Class: **C**
 RBA: **12,860 SF**
 Typical Floor: **6,430 SF**
 Total Available: **6,539 SF**
 % Leased: **94.02%**
 Rent/SF/Yr: **\$14.25**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Richmond Rd	Acorn St	0.01 NW	2018	16,829	MPSI	.10
2	Old Church Rd	Richmond Rd	0.02 NE	2018	323	MPSI	.12
3	Norge Ln	Richmond Rd	0.08 SW	2018	2,100	MPSI	.17
4	Farmville Ln	Richmond Rd	0.03 NE	2016	1,000	MPSI	.30
5	Farmville Ln	Laurel Ln	0.03 SW	2018	719	MPSI	.30
6	Farmville Ln	Oslo Ct	0.02 NE	2018	342	MPSI	.31
7	Croaker Rd	Richmond Rd	0.19 SW	2018	9,445	MPSI	.33
8	Farmville Ln	Powhatan Dr	0.01 SW	2018	723	MPSI	.35
9	Richmond Rd	Peninsula St	0.03 SE	2018	15,804	MPSI	.36
10	Richmond Rd	Oakland Dr	0.05 NW	2018	13,817	MPSI	.42

Demographic Detail Report

Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

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 RBA: **12,860 SF** Rent/SF/Yr: **\$14.25**
 Typical Floor: **6,430 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	2,736	13,613	33,366
2020 Estimate	2,530	12,687	31,436
2010 Census	1,953	10,258	27,201
Growth 2020 - 2025	8.14%	7.30%	6.14%
Growth 2010 - 2020	29.54%	23.68%	15.57%
2020 Population by Age			
	2,530	12,687	31,436
Age 0 - 4	125 4.94%	630 4.97%	1,634 5.20%
Age 5 - 9	140 5.53%	715 5.64%	1,825 5.81%
Age 10 - 14	152 6.01%	792 6.24%	1,992 6.34%
Age 15 - 19	143 5.65%	755 5.95%	1,947 6.19%
Age 20 - 24	115 4.55%	609 4.80%	1,596 5.08%
Age 25 - 29	121 4.78%	614 4.84%	1,595 5.07%
Age 30 - 34	125 4.94%	619 4.88%	1,624 5.17%
Age 35 - 39	148 5.85%	736 5.80%	1,861 5.92%
Age 40 - 44	144 5.69%	730 5.75%	1,778 5.66%
Age 45 - 49	158 6.25%	821 6.47%	1,974 6.28%
Age 50 - 54	169 6.68%	887 6.99%	2,114 6.72%
Age 55 - 59	186 7.35%	966 7.61%	2,284 7.27%
Age 60 - 64	184 7.27%	926 7.30%	2,183 6.94%
Age 65 - 69	190 7.51%	915 7.21%	2,161 6.87%
Age 70 - 74	178 7.04%	829 6.53%	1,976 6.29%
Age 75 - 79	128 5.06%	581 4.58%	1,415 4.50%
Age 80 - 84	73 2.89%	329 2.59%	841 2.68%
Age 85+	50 1.98%	235 1.85%	636 2.02%
Age 65+	619 24.47%	2,889 22.77%	7,029 22.36%
Median Age	46.60	45.90	44.60
Average Age	43.80	43.10	42.50

Demographic Detail Report

Poplar Creek Business Center

7505 Richmond Rd, Williamsburg, VA 23188

Radius	1 Mile	3 Mile	5 Mile
2020 Population By Race	2,530	12,687	31,436
White	1,988 78.58%	10,065 79.33%	24,376 77.54%
Black	418 16.52%	1,967 15.50%	5,193 16.52%
Am. Indian & Alaskan	13 0.51%	65 0.51%	154 0.49%
Asian	39 1.54%	223 1.76%	696 2.21%
Hawaiian & Pacific Island	1 0.04%	7 0.06%	25 0.08%
Other	72 2.85%	360 2.84%	991 3.15%
Population by Hispanic Origin	2,530	12,687	31,436
Non-Hispanic Origin	2,386 94.31%	11,975 94.39%	29,566 94.05%
Hispanic Origin	144 5.69%	712 5.61%	1,869 5.95%
2020 Median Age, Male	44.80	44.40	43.00
2020 Average Age, Male	42.70	42.20	41.50
2020 Median Age, Female	48.40	47.30	46.00
2020 Average Age, Female	44.90	44.00	43.50
2020 Population by Occupation Classification	2,083	10,399	25,593
Civilian Employed	1,157 55.54%	5,970 57.41%	14,643 57.21%
Civilian Unemployed	41 1.97%	193 1.86%	431 1.68%
Civilian Non-Labor Force	855 41.05%	4,084 39.27%	10,183 39.79%
Armed Forces	30 1.44%	152 1.46%	336 1.31%
Households by Marital Status			
Married	593	2,996	7,349
Married No Children	408	1,974	4,803
Married w/Children	185	1,022	2,546
2020 Population by Education	1,996	9,834	24,112
Some High School, No Diploma	94 4.71%	579 5.89%	1,923 7.98%
High School Grad (Incl Equivalency)	364 18.24%	1,932 19.65%	5,097 21.14%
Some College, No Degree	593 29.71%	2,828 28.76%	6,290 26.09%
Associate Degree	142 7.11%	647 6.58%	1,670 6.93%
Bachelor Degree	492 24.65%	2,318 23.57%	5,385 22.33%
Advanced Degree	311 15.58%	1,530 15.56%	3,747 15.54%

Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2020 Population by Occupation	2,109	10,907	26,838
Real Estate & Finance	50 2.37%	255 2.34%	614 2.29%
Professional & Management	609 28.88%	3,076 28.20%	7,453 27.77%
Public Administration	105 4.98%	621 5.69%	1,439 5.36%
Education & Health	237 11.24%	1,321 12.11%	3,906 14.55%
Services	152 7.21%	873 8.00%	3,013 11.23%
Information	28 1.33%	119 1.09%	313 1.17%
Sales	319 15.13%	1,630 14.94%	3,633 13.54%
Transportation	15 0.71%	59 0.54%	109 0.41%
Retail	142 6.73%	698 6.40%	1,582 5.89%
Wholesale	37 1.75%	168 1.54%	293 1.09%
Manufacturing	100 4.74%	471 4.32%	1,073 4.00%
Production	109 5.17%	523 4.80%	1,083 4.04%
Construction	89 4.22%	488 4.47%	881 3.28%
Utilities	40 1.90%	205 1.88%	371 1.38%
Agriculture & Mining	0 0.00%	27 0.25%	239 0.89%
Farming, Fishing, Forestry	0 0.00%	8 0.07%	126 0.47%
Other Services	77 3.65%	365 3.35%	710 2.65%
2020 Worker Travel Time to Job	1,135	5,856	14,374
<30 Minutes	713 62.82%	3,679 62.82%	9,308 64.76%
30-60 Minutes	291 25.64%	1,594 27.22%	4,003 27.85%
60+ Minutes	131 11.54%	583 9.96%	1,063 7.40%
2010 Households by HH Size	784	4,001	10,701
1-Person Households	156 19.90%	747 18.67%	2,111 19.73%
2-Person Households	342 43.62%	1,680 41.99%	4,437 41.46%
3-Person Households	129 16.45%	689 17.22%	1,802 16.84%
4-Person Households	97 12.37%	553 13.82%	1,493 13.95%
5-Person Households	39 4.97%	209 5.22%	559 5.22%
6-Person Households	13 1.66%	75 1.87%	188 1.76%
7 or more Person Households	8 1.02%	48 1.20%	111 1.04%
2020 Average Household Size	2.50	2.50	2.50
Households			
2025 Projection	1,088	5,259	12,959
2020 Estimate	1,008	4,911	12,238
2010 Census	785	4,001	10,700
Growth 2020 - 2025	7.94%	7.09%	5.89%
Growth 2010 - 2020	28.41%	22.74%	14.37%

Demographic Detail Report

Poplar Creek Business Center

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Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Income	1,010	4,911	12,237
<\$25,000	225 22.28%	916 18.65%	2,007 16.40%
\$25,000 - \$50,000	109 10.79%	570 11.61%	1,613 13.18%
\$50,000 - \$75,000	144 14.26%	818 16.66%	2,329 19.03%
\$75,000 - \$100,000	152 15.05%	763 15.54%	1,904 15.56%
\$100,000 - \$125,000	95 9.41%	525 10.69%	1,360 11.11%
\$125,000 - \$150,000	51 5.05%	267 5.44%	670 5.48%
\$150,000 - \$200,000	193 19.11%	815 16.60%	1,456 11.90%
\$200,000+	41 4.06%	237 4.83%	898 7.34%
2020 Avg Household Income	\$93,504	\$94,825	\$96,311
2020 Med Household Income	\$79,441	\$79,964	\$77,225
2020 Occupied Housing	1,008	4,911	12,238
Owner Occupied	828 82.14%	4,069 82.85%	9,389 76.72%
Renter Occupied	180 17.86%	842 17.15%	2,849 23.28%
2010 Housing Units	1,050	5,133	13,322
1 Unit	961 91.52%	4,762 92.77%	11,024 82.75%
2 - 4 Units	30 2.86%	136 2.65%	681 5.11%
5 - 19 Units	59 5.62%	232 4.52%	1,469 11.03%
20+ Units	0 0.00%	3 0.06%	148 1.11%
2020 Housing Value	827	4,069	9,389
<\$100,000	21 2.54%	94 2.31%	260 2.77%
\$100,000 - \$200,000	72 8.71%	442 10.86%	1,226 13.06%
\$200,000 - \$300,000	296 35.79%	1,302 32.00%	2,551 27.17%
\$300,000 - \$400,000	283 34.22%	1,235 30.35%	2,590 27.59%
\$400,000 - \$500,000	118 14.27%	587 14.43%	1,328 14.14%
\$500,000 - \$1,000,000	37 4.47%	387 9.51%	1,321 14.07%
\$1,000,000+	0 0.00%	22 0.54%	113 1.20%
2020 Median Home Value	\$308,657	\$315,911	\$325,386
2020 Housing Units by Yr Built	1,079	5,299	13,647
Built 2010+	239 22.15%	980 18.49%	1,608 11.78%
Built 2000 - 2010	351 32.53%	1,661 31.35%	4,489 32.89%
Built 1990 - 1999	126 11.68%	684 12.91%	2,429 17.80%
Built 1980 - 1989	154 14.27%	851 16.06%	2,352 17.23%
Built 1970 - 1979	107 9.92%	585 11.04%	1,565 11.47%
Built 1960 - 1969	42 3.89%	211 3.98%	581 4.26%
Built 1950 - 1959	30 2.78%	163 3.08%	306 2.24%
Built <1949	30 2.78%	164 3.09%	317 2.32%
2020 Median Year Built	2001	1999	1996

Demographic Summary Report

Poplar Creek Business Center

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Building Type: **Class C Office** Total Available: **6,539 SF**
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Growth 2010 - 2020	29.54%	23.68%	15.57%
2020 Population by Hispanic Origin	144	712	1,869
2020 Population	2,530	12,687	31,436
White	1,988 78.58%	10,065 79.33%	24,376 77.54%
Black	418 16.52%	1,967 15.50%	5,193 16.52%
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Asian	39 1.54%	223 1.76%	696 2.21%
Hawaiian & Pacific Island	1 0.04%	7 0.06%	25 0.08%
Other	72 2.85%	360 2.84%	991 3.15%
U.S. Armed Forces	33	166	360
Households			
2025 Projection	1,088	5,259	12,959
2020 Estimate	1,008	4,911	12,238
2010 Census	785	4,001	10,700
Growth 2020 - 2025	7.94%	7.09%	5.89%
Growth 2010 - 2020	28.41%	22.74%	14.37%
Owner Occupied	828 82.14%	4,069 82.85%	9,389 76.72%
Renter Occupied	180 17.86%	842 17.15%	2,849 23.28%
2020 Households by HH Income			
Income: <\$25,000	225 22.28%	916 18.65%	2,007 16.40%
Income: \$25,000 - \$50,000	109 10.79%	570 11.61%	1,613 13.18%
Income: \$50,000 - \$75,000	144 14.26%	818 16.66%	2,329 19.03%
Income: \$75,000 - \$100,000	152 15.05%	763 15.54%	1,904 15.56%
Income: \$100,000 - \$125,000	95 9.41%	525 10.69%	1,360 11.11%
Income: \$125,000 - \$150,000	51 5.05%	267 5.44%	670 5.48%
Income: \$150,000 - \$200,000	193 19.11%	815 16.60%	1,456 11.90%
Income: \$200,000+	41 4.06%	237 4.83%	898 7.34%
2020 Avg Household Income	\$93,504	\$94,825	\$96,311
2020 Med Household Income	\$79,441	\$79,964	\$77,225

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Description	2010		2020		2025	
Population	1,953		2,530		2,736	
Age 0 - 4	110	5.63%	125	4.94%	129	4.71%
Age 5 - 9	116	5.94%	140	5.53%	140	5.12%
Age 10 - 14	122	6.25%	152	6.01%	153	5.59%
Age 15 - 19	114	5.84%	143	5.65%	159	5.81%
Age 20 - 24	84	4.30%	115	4.55%	148	5.41%
Age 25 - 29	100	5.12%	121	4.78%	136	4.97%
Age 30 - 34	94	4.81%	125	4.94%	134	4.90%
Age 35 - 39	128	6.55%	148	5.85%	144	5.26%
Age 40 - 44	131	6.71%	144	5.69%	154	5.63%
Age 45 - 49	150	7.68%	158	6.25%	161	5.88%
Age 50 - 54	152	7.78%	169	6.68%	171	6.25%
Age 55 - 59	149	7.63%	186	7.35%	182	6.65%
Age 60 - 64	146	7.48%	184	7.27%	189	6.91%
Age 65 - 69	138	7.07%	190	7.51%	192	7.02%
Age 70 - 74	100	5.12%	178	7.04%	185	6.76%
Age 75 - 79	62	3.17%	128	5.06%	157	5.74%
Age 80 - 84	31	1.59%	73	2.89%	109	3.98%
Age 85+	24	1.23%	50	1.98%	93	3.40%
Age 15+	1,603	82.08%	2,112	83.48%	2,314	84.58%
Age 20+	1,489	76.24%	1,969	77.83%	2,155	78.76%
Age 65+	355	18.18%	619	24.47%	736	26.90%
Median Age	44		47		47	
Average Age	41.40		43.80		44.90	
Population By Race	1,953		2,530		2,736	
White	1,555	79.62%	1,988	78.58%	2,137	78.11%
Black	320	16.39%	418	16.52%	456	16.67%
Am. Indian & Alaskan	8	0.41%	13	0.51%	15	0.55%
Asian	26	1.33%	39	1.54%	45	1.64%
Hawaiian & Pacific Islander	1	0.05%	1	0.04%	1	0.04%
Other	44	2.25%	72	2.85%	82	3.00%

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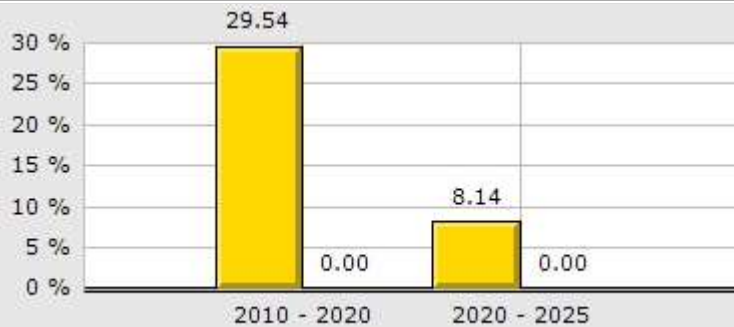
Description	2010	2020	2025
Population by Race (Hispanic)	84	144	169
White	73 86.90%	122 84.72%	141 83.43%
Black	6 7.14%	11 7.64%	13 7.69%
Am. Indian & Alaskan	1 1.19%	2 1.39%	3 1.78%
Asian	0 0.00%	1 0.69%	1 0.59%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	4 4.76%	8 5.56%	11 6.51%
Household by Household Income	784	1,010	1,089
<\$25,000	117 14.92%	225 22.28%	250 22.96%
\$25,000 - \$50,000	188 23.98%	109 10.79%	106 9.73%
\$50,000 - \$75,000	164 20.92%	144 14.26%	147 13.50%
\$75,000 - \$100,000	115 14.67%	152 15.05%	164 15.06%
\$100,000 - \$125,000	80 10.20%	95 9.41%	101 9.27%
\$125,000 - \$150,000	68 8.67%	51 5.05%	51 4.68%
\$150,000 - \$200,000	46 5.87%	193 19.11%	222 20.39%
\$200,000+	6 0.77%	41 4.06%	48 4.41%
Average Household Income	\$73,283	\$93,504	\$95,418
Median Household Income	\$64,104	\$79,441	\$81,326

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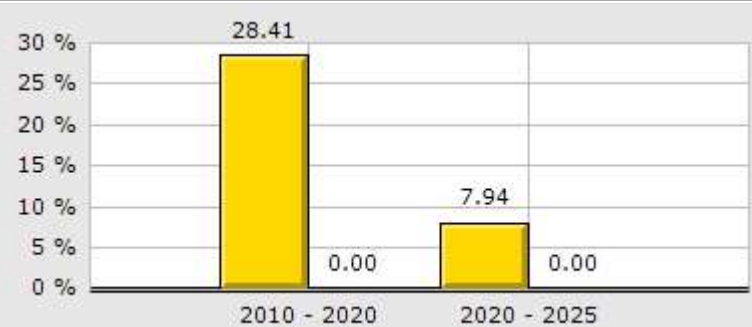
Type: **Class C Office**
County: **James City**

1 Mile
County

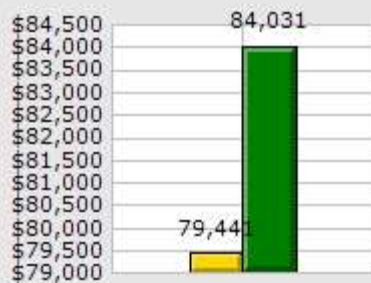
Population Growth



Household Growth



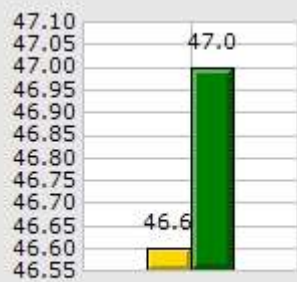
2020 Med Household Inc



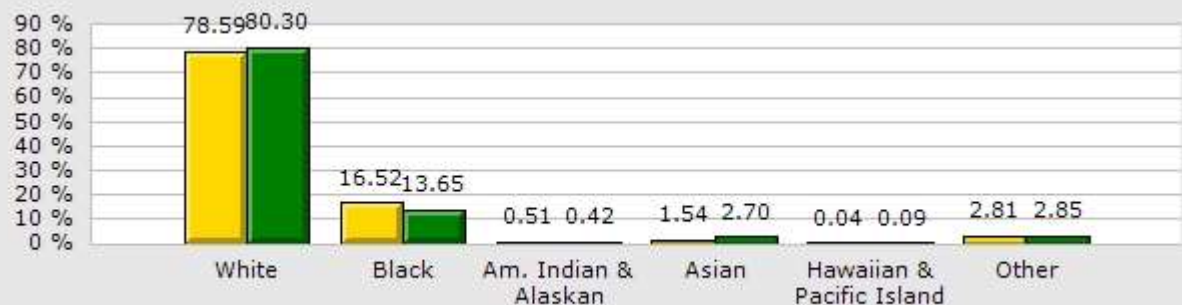
2020 Households by Household Income



2020 Median Age



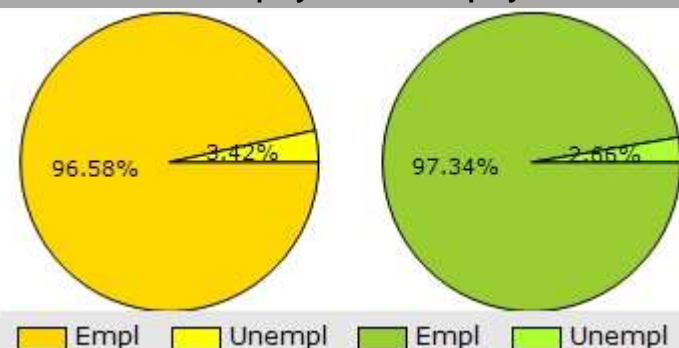
2020 Population by Race



2020 Renter vs. Owner



2020 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Poplar Creek Business Center 7505 Richmond Rd, Williamsburg, VA 23188				
Type:	Class C Office			
County:	James City			
	1 Mile		County	
Population Growth				
Growth 2010 - 2020	29.54%		0.00%	
Growth 2020 - 2025	8.14%		0.00%	
Empl	1,157	96.58%	35,751	97.34%
Unempl	41	3.42%	978	2.66%
2020 Population by Race				
	2,531		78,032	
White	1,989	78.59%	62,660	80.30%
Black	418	16.52%	10,649	13.65%
Am. Indian & Alaskan	13	0.51%	324	0.42%
Asian	39	1.54%	2,108	2.70%
Hawaiian & Pacific Island	1	0.04%	67	0.09%
Other	71	2.81%	2,224	2.85%
Household Growth				
Growth 2010 - 2020	28.41%		0.00%	
Growth 2020 - 2025	7.94%		0.00%	
Renter Occupied	180	17.86%	7,595	24.26%
Owner Occupied	828	82.14%	23,710	75.74%
2020 Households by Household Income				
	1,010		31,305	
Income <\$25K	225	22.28%	4,560	14.57%
Income \$25K - \$50K	109	10.79%	3,801	12.14%
Income \$50K - \$75K	144	14.26%	5,664	18.09%
Income \$75K - \$100K	152	15.05%	4,505	14.39%
Income \$100K - \$125K	95	9.41%	3,523	11.25%
Income \$125K - \$150K	51	5.05%	1,929	6.16%
Income \$150K - \$200K	193	19.11%	3,229	10.31%
Income \$200K+	41	4.06%	4,094	13.08%
2020 Med Household Inc	\$79,441		\$84,031	
2020 Median Age	46.60		47.00	

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC