

For Lease
Office / Warehouse
Norfolk Commerce Park
2740 Ellsmere Avenue
Norfolk, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Ron A. Campana, Jr.

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

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*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.*



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Norfolk Commerce Park
2740 Ellsmere Avenue
Norfolk, Virginia

- Location:** 2740 Ellsmere Avenue, Norfolk, Virginia
- Description:** Centrally located in Norfolk Commerce Park in Norfolk, Virginia. This property is a free standing 12,168 sf office/warehouse facility located on approximately 1 acre in Norfolk Commerce Park. The property is centrally located in Norfolk, VA in Norfolk Commerce Park with immediate access to I-64 and close access to I-264, I-664, US-13, US-58, and US-460. The property is adjacent to Norfolk International Airport and is in close proximity to Little Creek Joint Expeditionary Base and Norfolk Naval Base. Norfolk Commerce Park offers a central geographic location in the heart of the Hampton Roads region with easy access to both the Southside and Peninsula markets.
- Improvements:** 12,168 Square Feet
- Site:** ± 1 Acre of Land
- Year Built:** 1982
- Lease Rate:** **\$12.00/Square Foot – NNN**
- Zoning:** **BC-O** Business and Commerce Park Office District.

Additional Amenities:

- Ceiling heights of 16 ft clear
- Three 8 ft wide x 14 ft high Grade Doors
- 3 Phase Power
- Mag locks
- Cat 6 cable
- Ample Parking

Also included:

- Floor Plan
- Additional Photographs
- Aerial Maps
- Location Map
- Zoning Information
- Demographic Information

For Additional Information, Please Contact:

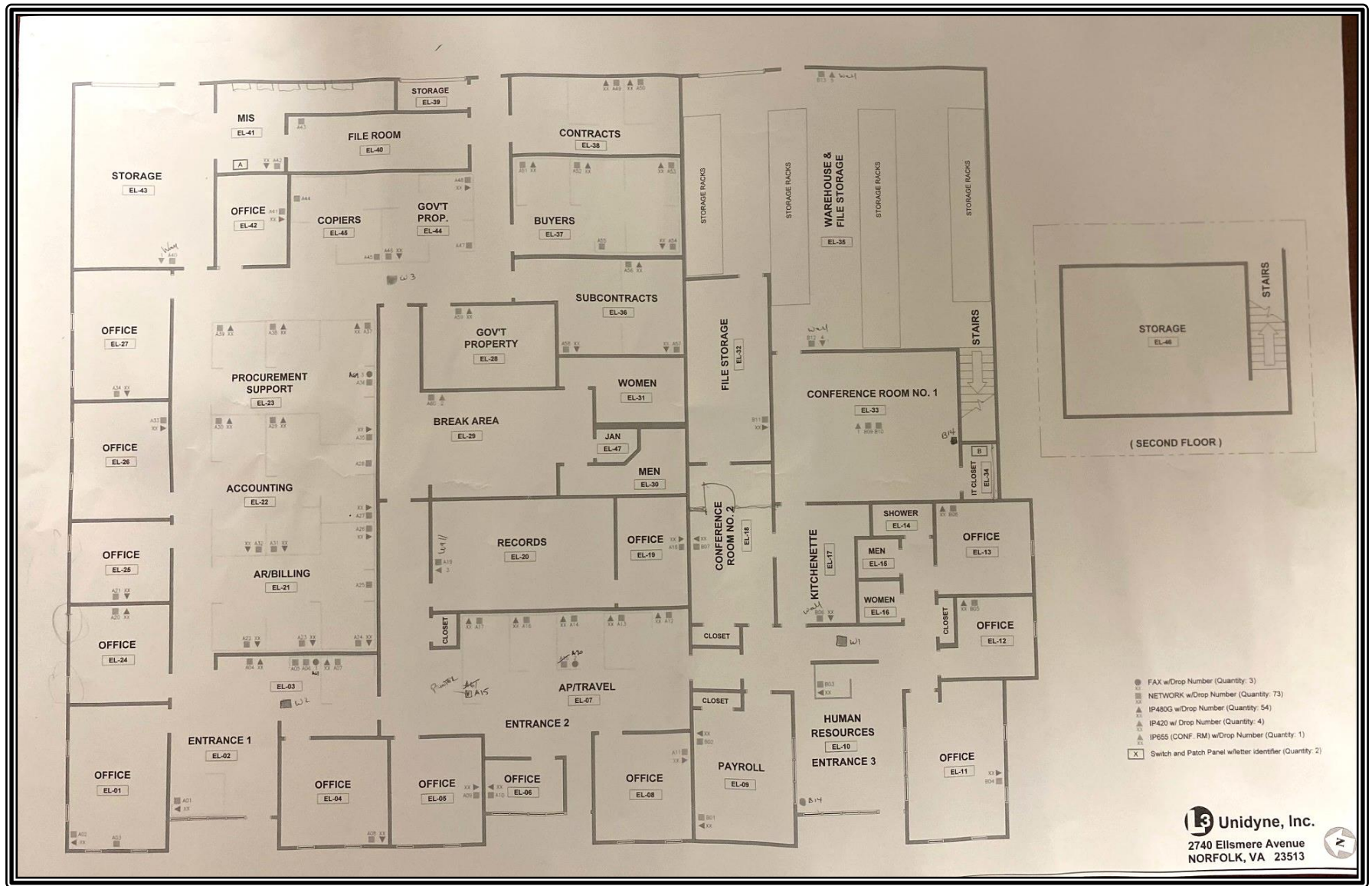
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Not to scale.
For illustration purposes only.

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Unidyne, Inc.
2740 Ellsmere Avenue
NORFOLK, VA 23513

**Campana
Waltz**
Commercial Real Estate, LLC

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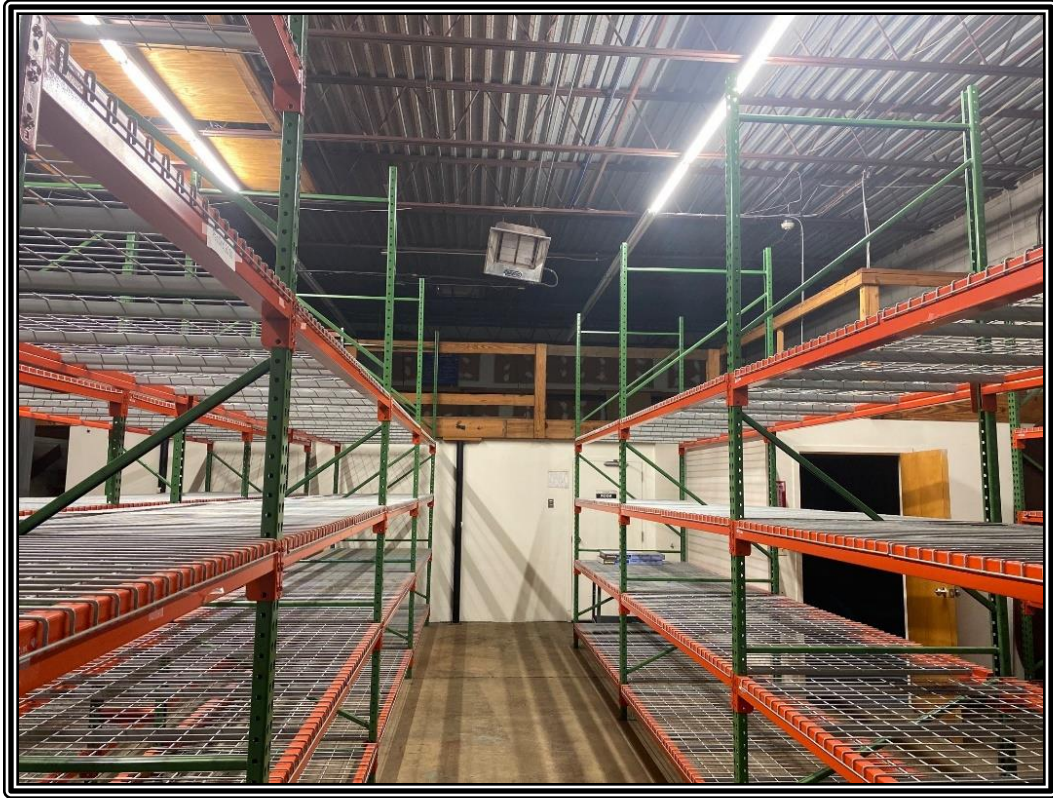
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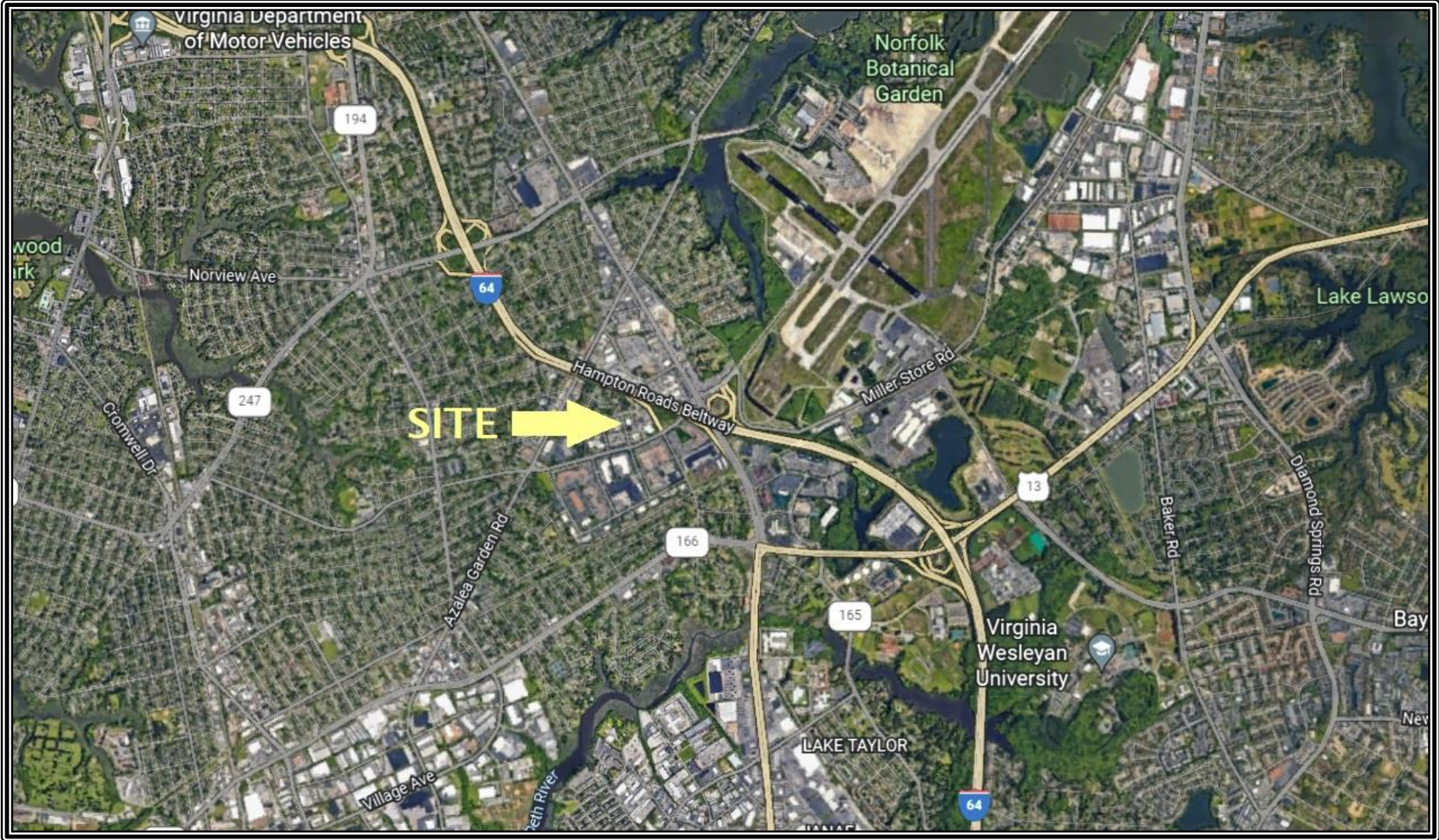
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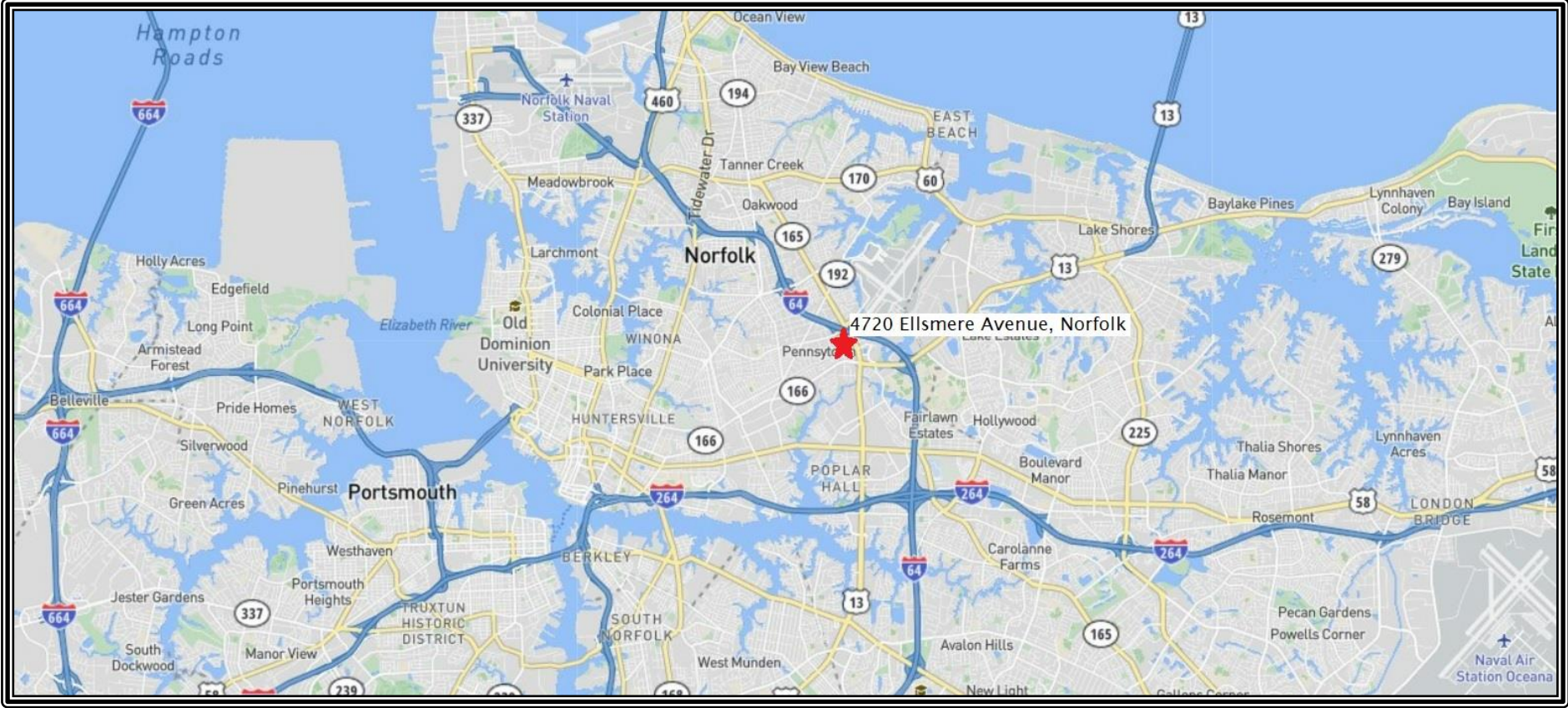
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3.3.7. BC-O: BUSINESS AND COMMERCE PARK- OFFICE

A. PURPOSE

The purpose of the Business and Commerce Park - Office (BC-O) district is to provide lands that accommodate multi-tenant business, research, and office development in an attractive setting, while minimizing impacts to adjacent residential lands.



B. INTENSITY AND DIMENSIONAL STANDARDS	
Standard	All Character Districts
	All Uses
<u>Lot Area</u> , min. (sf.)	30,000
<u>Lot Width</u> , min. (ft.)	150
<u>Front Yard Setback</u> (ft.), min	25 [1] [2]
<u>Side Yard Setback</u> , min. (ft.)	15 [3]
<u>Corner Side Yard Setback</u> , min. (ft.)	25 [1] [2]
<u>Rear Yard Setback</u> , min. (ft.)	15 [3]
<u>Building Height</u> , max. (ft.)	65 [4]
<p>Notes: sf. = square feet; ft. = feet [1] 50 ft. when abutting an arterial roadway. [2] No loading is allowed within the first 25 feet of the front and corner side yard setback and no parking is allowed within the first 10 feet of the front or corner side yard setback, as measured from the property line. [3] No parking, loading, or access easement is allowed within a side or rear yard setback abutting a single-family residential district. [4] Maximum building height may be increased by 1 ft. for each additional 1 ft. of distance that the building is set back beyond the minimum setback in each yard.</p>	
C. DISTRICT-SPECIFIC DEVELOPMENT STANDARDS	
<p>(1) A 100-foot landscape buffer shall be maintained adjacent to all freshwater lakes except for the following uses: (a) Outside eating and gathering areas or plazas; and (b) Pedestrian circulation systems and bridges.</p> <p>(2) A minimum 4-foot high visual buffer landscaped screen, berm, or a combination of the two shall be required and maintained along any side of a surface parking area that abuts a public right-of-way.</p> <p>(3) No parking, loading, or storage shall be located within any required yard.</p>	
D. REFERENCE TO OTHER DEVELOPMENT STANDARDS	
<u>Article 2 Administration</u>	<u>5.7 Signs</u>
<u>Article 4 Performance Standards</u>	<u>5.8 Exterior Lighting</u>
<u>5.1 Parking, Loading, and Bicycle Standards</u>	<u>5.9 Form Standards</u>
<u>5.2 Landscaping Standards</u>	<u>5.10 Neighborhood Protection</u>
<u>5.3 Perimeter Buffers</u>	<u>5.11 Accessory Structures</u>
<u>5.4 Screening</u>	<u>5.12 Resilience Quotient</u>
<u>5.5 Open Space Set-Asides</u>	<u>Article 6 Nonconformities</u>

REVISED 6/11/19 (Ordinance #47,652)

Article 3. Zoning Districts > 3.3. Commercial Base Zoning Districts >3.3.9 Uses for the Commercial Base Zoning District

3.3.9. USES FOR THE COMMERCIAL BASE ZONING DISTRICT

A. PURPOSE

The purpose of this section is to authorize the establishment and continuation of land uses that are allowed on a parcel in a Commercial base zoning district. This section identifies the Commercial zoning districts in which such uses are allowed, identifies what type of permit or review is required to establish them, and provides reference to any special performance standards applicable to particular uses.

B. USE TABLE FOR USES IN COMMERCIAL BASE DISTRICTS

Table 3.3.9, Principal, Accessory, and Temporary Use Table for Commercial Base Zoning Districts, lists allowable uses and shows whether each use is permitted or prohibited within the various Commercial zoning districts, as well as the type of permit or development approval by which the use may be allowed. It further references any performance standards applicable to specific uses regardless of the zoning district in which they are allowed or the review procedure by which they are approved, unless expressly stated to the contrary.

TABLE 3.3.9: PRINCIPAL, ACCESSORY, AND TEMPORARY USE TABLE FOR COMMERCIAL BASE ZONING DISTRICTS

P = PERMITTED BY RIGHT C = ALLOWED ONLY WITH APPROVAL OF A CONDITIONAL USE PERMIT
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USE CATEGORY	USE TYPE	<u>C- N</u>	<u>C- C</u>	<u>C- R</u>	<u>O</u>	<u>BC- O</u>	<u>BC- I</u>	PERFORMANCE STANDARDS
CONSERVATION AND OPEN SPACE USES								
Conservation and Open Space Uses	Boat ramp	P	P	P	P	P	P	4.2.3.C(2). (b).
	Park	P	P	P	P	P	P	4.2.3.C(1). (f).
	Resource conservation use	P	P	P	P	P	P	4.2.3.C(2). (g).
	All other uses, not permitted							
RESIDENTIAL USES								
Household Living Uses	Dwelling, live-work	P/C	P/C					4.2.3.D(2). (a).
	Dwelling, multi-family	P/C	P/C	P/C				4.2.3.D(1). (c).
	All other uses, not permitted							
Group Living Uses	Continuing care retirement community			P				4.2.3.D(4). (b).
	Nursing home		P					4.2.3.D(3). (e).
	Residential re-entry facility		C					4.2.3.D(4). (f).
	All other uses, not permitted							
PUBLIC, CIVIC, AND INSTITUTIONAL USES								
Community Service Uses	Broadcasting studio		P	P	P	P	P	4.2.3.E(1). (a).
	College or university		P	P	P	P	P	4.2.3.E(2). (b).
	Communication tower, commercial	C	C	C	C	C	C	4.2.3.E(2). (c).

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	Community recreation center							<u>4.2.3.E(2)</u> (d)
	Correctional facility							<u>4.2.3.E(2)</u> (e)
	Cultural facility, museum, or library	P	P	P				<u>4.2.3.E(2)</u> (f)
	Day care center, adult	P	P	P	P	P	P	<u>4.2.3.E(2)</u> (g)
	Day care center, child	P	P	P	P	P	P	<u>4.2.3.E(2)</u> (h)
	Government maintenance, storage, and distribution facility							<u>4.2.3.E(2)</u> (i)
	Government office	P	P	P	P	P	P	<u>4.2.3.E(2)</u> (j)
	Hiring hall		P					<u>4.2.3.E(2)</u> (k)
	Hospital							<u>4.2.3.E(2)</u> (l)
	Hospice	P						<u>4.2.3.E(2)</u> (m)
	Membership organization	P	P	P		P		<u>4.2.3.E(2)</u> (n)
	Military installation						P	<u>4.2.3.E(2)</u> (o)
	Religious institution	P	P	P				<u>4.2.3.E(2)</u> (p)
	School, boarding							<u>4.2.3.E(2)</u> (q)
	School, elementary							<u>4.2.3.E(2)</u> (r)
	School, secondary							<u>4.2.3.E(2)</u> (s)
	School, vocational or trade	P	P	P	P	P	P	<u>4.2.3.E(2)</u> (t)
Transportation and Utility Uses	Airport							<u>4.2.3.E(3)</u> <u>4.2.3.E(4)</u> (a)
	Heliport				P	P	P	<u>4.2.3.E(4)</u> (b)
	Park and ride facility		P	P	P	P	P	<u>4.2.3.E(4)</u> (c)
	Parking facility	P/C	P/C	P/C				<u>4.2.3.E(4)</u> (d)
	Passenger terminal, surface transportation		P	P			P	<u>4.2.3.E(4)</u> (e)

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	Solar energy collection facility (large-scale)						P		<u>4.2.3.E(4)(f)</u>
	Terminal, cruise ship								<u>4.2.3.E(4)(g)</u>
	Utility facility, major								<u>4.2.3.E(4)(h)</u>
	Utility facility, minor	P	P	P	P	P	P		<u>4.2.3.E(4)(i)</u>
	Wind energy conversion system (large-scale)						P		<u>4.2.3.E(4)(j)</u>
COMMERCIAL USES									
Eating and Drinking Uses	After-hours membership establishment		C	C					<u>4.2.3.F(2)(a)</u>
	Banquet hall		C	C	C	C			<u>4.2.3.F(2)(b)</u>
	Catering establishment/commercial kitchen	P	P	P	P	P	P	4.2.3.F(1)	<u>4.2.3.F(2)(c)</u>
	Nightclub		C	C					<u>4.2.3.F(2)(d)</u>
	Production of craft beverages	C	C	C		C	C		<u>4.2.3.F(2)(e)</u>
	Restaurant	P/C	P/C	P/C	P/C	P/C	P/C		<u>4.2.3.F(2)(f)</u>
Recreation Uses	Amusement park								<u>4.2.3.F(4)(a)</u>
	Arena, stadium, or amphitheater			C					<u>4.2.3.F(4)(b)</u>
	Casino								<u>4.2.3.F(4)(c)</u>
	Cinema or theater	C	P	P					<u>4.2.3.F(4)(d)</u>
	Commercial recreation center	C	C	C					<u>4.2.3.F(4)(e)</u>
	Conference or training center			P/C	P/C	P/C		4.2.3.F(3)	<u>4.2.3.F(4)(f)</u>
	Country club		P						<u>4.2.3.F(4)(g)</u>
	Health and fitness facility	P	P	P	P	P	P		<u>4.2.3.F(4)(h)</u>
	Marina	P	P						<u>4.2.3.F(4)(i)</u>
	Recreation facility, indoor	C	P	P		P	P		<u>4.2.3.F(4)(j)</u>
	Recreation facility, outdoor		C	C					<u>4.2.3.F(4)(k)</u>

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Retail Sales and Service Uses	Animal shelter						P	4.2.3.F(5).	4.2.3.F(6). (a)
	Artist studio/school/gallery	P	P	P			P	P	4.2.3.F(6). (b)
	Auction house		P	P				P	4.2.3.F(6). (c)
	Auto supply sales and rental		P/C	P/C					4.2.3.F(6). (d)
	Bank or other financial institution	P	P	P	P	P	P	P	4.2.3.F(6). (e)
	Check cashing, auto title, or payday loan businesses		C						4.2.3.F(6). (f)
	Consignment shop	P	P	P					4.2.3.F(6). (g)
	Convenience store	C	C	C					4.2.3.F(6). (h)
	Establishment for the sale of distilled spirits for off-premises consumption		C	C					4.2.3.F(6). (i)
	Farmer’s market	P	P	P					4.2.3.F(6). (j)
	Flea market, indoor		C	C					4.2.3.F(6). (k)
	Flea market, outdoor		C	C					4.2.3.F(6). (l)
	Funeral home or mortuary		P						4.2.3.F(6). (m)
	Grocery store	C	P/C	P/C					4.2.3.F(6). (n)
	Kennel		C	C				C	4.2.3.F(6). (o)
	Music, dance, or martial arts studio/school	P	P	P	P	P	P	P	4.2.3.F(6). (p)
	Novelty store or theater, adult		C						4.2.3.F(6). (q)
	Office	P	P	P	P	P	P	P	4.2.3.F(6). (r)
	Office, contractor	P	P	P			P	P	4.2.3.F(6). (s)
	Office, medical or dental	P	P	P	P	P	P	P	4.2.3.F(6). (t)
Pawnshop		C						4.2.3.F(6). (u)	
Personal service business	P/C	P/C	P/C	P/C	P/C			4.2.3.F(6). (v)	

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	Retail goods establishment	P/C	P/C	P/C				<u>4.2.3.F(6)</u> (w).
	Self-service storage units		P	P		P	P	<u>4.2.3.F(6)</u> (x).
	Smoke or vape shop	C	C	C				<u>4.2.3.F(6)</u> (y).
	Tattoo parlor		C	C				<u>4.2.3.F(6)</u> (z).
	Therapeutic massage facility		P	P				<u>4.2.3.F(6)</u> (aa).
	Used books/media	P	P	P				<u>4.2.3.F(6)</u> (bb).
	Used merchandise sales	C	C	C				<u>4.2.3.F(6)</u> (cc).
	Vendor park	P	P	P	P	P	P	<u>4.2.3.F(6)</u> (dd).
	Veterinary hospital or clinic		P	P			P	<u>4.2.3.F(6)</u> (ee).
Vehicle Sales and Service Uses	Automobile repair and maintenance, major		C	C			P	<u>4.2.3.F(7)</u> <u>4.2.3.F(8)</u> (a).
	Automobile repair and maintenance, minor		C	C			P	<u>4.2.3.F(8)</u> (b).
	Automobile rental		P/C	P/C			P	<u>4.2.3.F(8)</u> (c).
	Automobile sales		C	C				<u>4.2.3.F(8)</u> (d).
	Automobile salvage yard, indoor or outdoor							<u>4.2.3.F(8)</u> (e).
	Automobile storage						C	<u>4.2.3.F(8)</u> (f).
	Automobile tow lot						C	<u>4.2.3.F(8)</u> (g).
	Autonomous vehicle storage and charging facility	C	C	C	P	P	P	<u>4.2.3.F(8)</u> (h).
	Boat building and repair							<u>4.2.3.F(8)</u> (i).
	Boat dry storage facility							<u>4.2.3.F(8)</u> (j).
	Boat sales, rental, service, or repair		P/C	P/C				<u>4.2.3.F(8)</u> (k).
	Car wash		C	C				<u>4.2.3.F(8)</u> (l).
	Commercial fueling depot			C			C	<u>4.2.3.F(8)</u> (m).

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	Commercial vehicle repair and maintenance						P	4.2.3.F(8)	<u>(n)</u>	
	Commercial vehicle sales and rental						P		<u>(o)</u>	
	Electric vehicle charging station		C	C					P	<u>(p)</u>
	Gas station		C	C						<u>(q)</u>
	Recreational vehicle sale, rental, and maintenance		C	C					C	<u>(r)</u>
	Taxi or limousine service facilities		C	C					P	<u>(s)</u>
	Tire sales and repair		C	C					P	<u>(t)</u>
Visitor Accommodation Uses	Bed and breakfast	C						4.2.3.F(9)	<u>(a)</u>	
	Campground								<u>(b)</u>	
	Hotel or motel	P	P	P	P	P	P		<u>(c)</u>	
	Inn	C	C	C					<u>(d)</u>	
	Short-term rental unit (vacation rental)	C	C	C					<u>(e)</u>	
INDUSTRIAL USES										
Industrial Uses	Brewery, cidery, distillery, or winery						P	4.2.3.G(1)	<u>(a)</u>	
	Distribution center						P		<u>(e)</u>	
	Food processing								P	<u>(f)</u>
	Fuel oil or bottled gas distribution								C	<u>(g)</u>
	Hazardous materials manufacturing or storage								C	<u>(h)</u>
	Industrial services, light						P		P	<u>(j)</u>
	Landscaping contractor’s business						P		P	<u>(m)</u>
	Manufacturing, assembly or fabrication, light						P		P	<u>(p)</u>
	Moving and storage								P	<u>(q)</u>
	Recycling collection station	P	P	P					P	<u>(r)</u>

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	Renewable energy equipment and supply manufacturing						P/C		<u>4.2.3.G(2). (t)</u>	
	Small engine repair shop		P				P		<u>4.2.3.G(2). (z)</u>	
	Trucking Terminal						P		<u>4.2.3.G(2). (cc)</u>	
	Warehouse					P/C	P/C		<u>4.2.3.G(2). (dd)</u>	
	Wholesale establishment					P/C	P/C		<u>4.2.3.G(2). (ee)</u>	
	All other uses, not permitted									
ACCESSORY USES										
Accessory Uses	Accessory dwelling unit								<u>4.3.3</u>	<u>4.3.3.E(1). (a)</u>
	Amusement device	P/C	P/C	P/C						<u>4.3.3.E(1). (b)</u>
	Automated teller machine	P	P	P	P	P	P			<u>4.3.3.E(1). (c)</u>
	Automatic car wash		P	P						<u>4.3.3.E(1). (d)</u>
	Day care center, child (as an accessory use)	P	P	P	P	P	P			<u>4.3.3.E(1). (e)</u>
	Day care home									<u>4.3.3.E(1). (f)</u>
	Drive-through facility, large-scale		C	C	C	C	C			<u>4.3.3.E(1). (g)</u>
	Drive-through facility, small-scale	P	P	P	P	P	P			<u>4.3.3.E(1). (h)</u>
	Gasoline sales (as an accessory use)		C	C						<u>4.3.3.E(1). (i)</u>
	Home occupation	P/C	P/C	P/C						<u>4.3.3.E(1). (j)</u>
	Live entertainment	C	C	C	C	C	C			<u>4.3.3.E(1). (k)</u>
	Outdoor display of merchandise	P	P	P	P	P	P			<u>4.3.3.E(1). (l)</u>
	Outdoor seating (as accessory to an eating and drinking use)	P	P	P	P	P	P			<u>4.3.3.E(1). (m)</u>
	Outdoor storage		P	P			P	P		<u>4.3.3.E(1). (n)</u>
	Retail sales (as accessory to an industrial use)						P	P		<u>4.3.3.E(1). (o)</u>
Sale of alcoholic beverages, off-premises	C	C	C	C	C	C			<u>4.3.3.E(1). (p)</u>	

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	Sale of alcoholic beverages, on-premises	C	C	C	C	C	C		<u>4.3.3.E(1)</u> (g)
	Sale of smoking or vaping products	C	C	C					<u>4.3.3.E(1)</u> (r)
	Short-term rental unit (homestay)	P/C	P/C	P/C					<u>4.3.3.E(1)</u> (s)
TEMPORARY USES AND STRUCTURES									
Temporary Uses and Structures	Carnival and circus	P	P	P				<u>4.4.3.B(2)</u>	<u>4.4.3.B(2)</u> (a)
	Festival, bazaar, and outdoor sale event	P	P	P					<u>4.4.3.B(2)</u> (b)
	Construction-related office/yard	P	P	P	P	P	P		<u>4.4.3.B(2)</u> (c)
	Farmer’s market (as a temporary use)	P	P	P	P	P	P		<u>4.4.3.B(2)</u> (d)
	Flea market (as a temporary use)	P	P	P	P	P	P		<u>4.4.3.B(2)</u> (e)
	Garage or yard sale								<u>4.4.3.B(2)</u> (f)
	Manufactured home as temporary housing	P	P	P	P	P	P		<u>4.4.3.B(2)</u> (g)
	Outdoor display and storage	P	P	P	P	P	P		<u>4.4.3.B(2)</u> (h)
	Public event on private property	P	P	P	P	P	P		<u>4.4.3.B(2)</u> (i)
	Seasonal decorations display and sales	P	P	P	P	P	P		<u>4.4.3.B(2)</u> (j)
	Temporary health care structure								<u>4.4.3.B(2)</u> (k)
	Temporary use of an accessory structure as a principal dwelling after a disaster								<u>4.4.3.B(2)</u> (l)
	Tent	P	P	P	P	P	P		<u>4.4.3.B(2)</u> (m)
Vendor or produce stand	P	P	P	P	P	P	<u>4.4.3.B(2)</u> (n)		
Temporary Uses Permitted Only During the Coronavirus Pandemic Emergency	Artisanal production	P	P	P	P	P	P	<u>4.4.3.B(3)</u>	<u>4.4.3.B(3)</u> (a)
	Home occupation with on-site consultation								<u>4.4.3.B(3)</u> (b)
	Off-premise alcohol sales from restaurants	P	P	P	P	P	P		<u>4.4.3.B(3)</u> (c)
	Outdoor seating in off-street parking areas	P	P	P	P	P	P		<u>4.4.3.B(3)</u> (d)

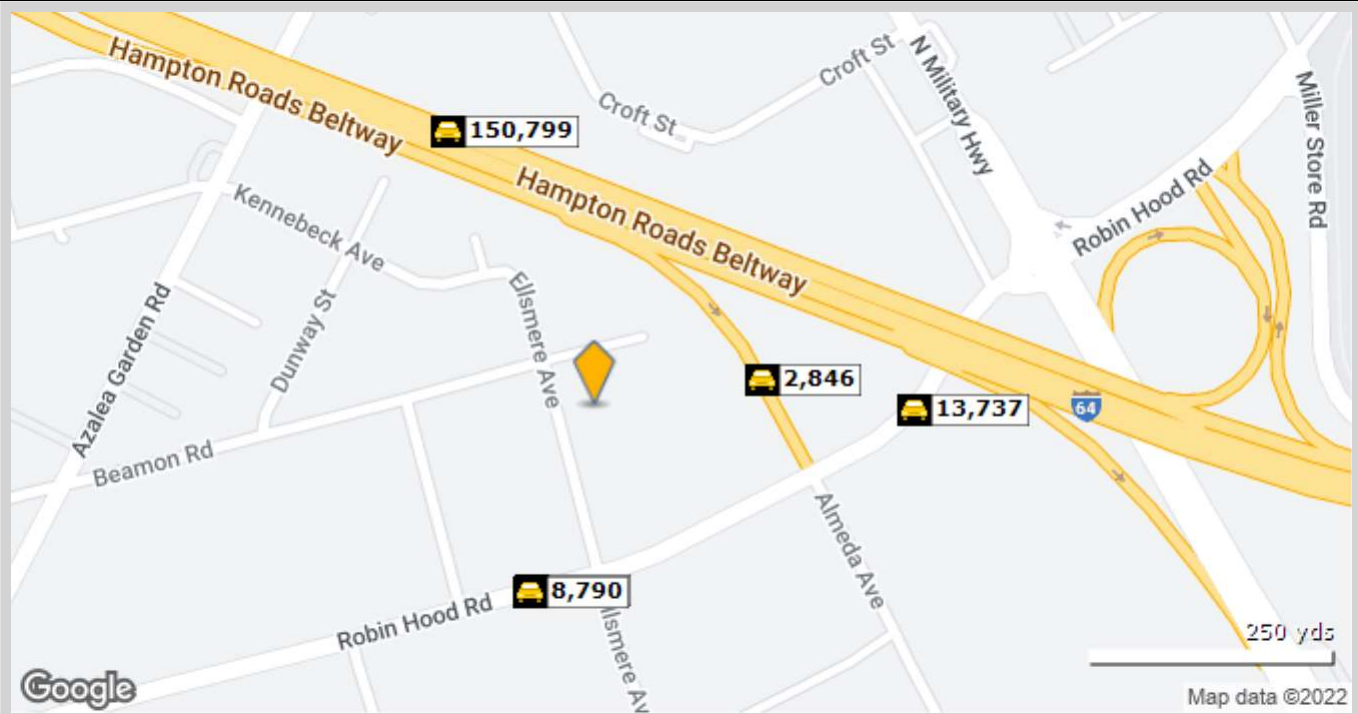
REVISED 6/26/2018 (Ordinance #47,265); REVISED 6/26/2018 (Ordinance #47,268); REVISED 7/24/2018 (Ordinance #47,296); REVISED 9/25/2018 (Ordinance #47,377); REVISED 10/23/2018 (Ordinance #47,404); REVISED 10/22/2019 (Ordinance #47,781); REVISED 10/22/2019 (Ordinance #47,782); REVISED 10/22/2019 (Ordinance #47,783); REVISED 3/24/2020 (Ordinance #47,923); REVISED 10/27/2020 (Ordinance #48,185); REVISED 12/8/2020 (Ordinance # 48,230); REVISED 3/23/2021 (Ordinance #48,326); REVISED 3/22/2022 (Ordinance #48,703); REVISED 3/22/2022 (Ordinance #48,704)

Traffic Count Report

Norfolk Commerce Park

2740 Ellsmere Ave, Norfolk, VA 23513

Building Type: **Flex**
 RBA: **12,168 SF**
 Typical Floor: **12,168 SF**
 Total Available: **12,168 SF**
 Warehouse Avail: **12,168 SF**
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Alameda Ave	Robin Hood Rd	0.06 SE	2018	2,800	MPSI	.10
2	Alameda Ave	Robin Hood Rd	0.06 SE	2022	2,768	MPSI	.10
3	Alameda Ave	Robin Hood Rd	0.06 SE	2020	2,846	MPSI	.10
4	Robin Hood Rd	Ellsmere Ave	0.04 E	2020	8,738	MPSI	.11
5	Robin Hood Rd	Ellsmere Ave	0.04 E	2022	8,790	MPSI	.11
6	I- 64	Azalea Garden Rd	0.11 NW	2022	153,736	MPSI	.19
7	I- 64	Azalea Garden Rd	0.11 NW	2021	155,451	MPSI	.19
8	Hampton Roads Beltway	Azalea Garden Rd	0.11 NW	2022	150,799	MPSI	.19
9	Robin Hood Rd	I- 64	0.04 NE	2020	11,810	MPSI	.19
10	Robin Hood Rd	I- 64	0.04 NE	2018	13,737	MPSI	.19



Norfolk Commerce Park
2740 Ellsmere Ave, Norfolk, VA 23513

Building Type: **Flex** Warehse Avail: **12,168 SF**
 RBA: **12,168 SF** Office Avail: **-**
 Typical Floor: **12,168 SF** % Leased: **100%**
 Total Available: **12,168 SF** Rent/SF/Yr: **Negotiable**



Description	2010		2022		2027	
Population	11,359		10,826		10,626	
Age 0 - 4	836	7.36%	690	6.37%	693	6.52%
Age 5 - 9	740	6.51%	626	5.78%	655	6.16%
Age 10 - 14	656	5.78%	583	5.39%	606	5.70%
Age 15 - 19	734	6.46%	686	6.34%	606	5.70%
Age 20 - 24	892	7.85%	1,151	10.63%	779	7.33%
Age 25 - 29	1,001	8.81%	1,014	9.37%	942	8.87%
Age 30 - 34	820	7.22%	793	7.32%	906	8.53%
Age 35 - 39	683	6.01%	653	6.03%	771	7.26%
Age 40 - 44	761	6.70%	561	5.18%	638	6.00%
Age 45 - 49	914	8.05%	526	4.86%	552	5.19%
Age 50 - 54	897	7.90%	562	5.19%	514	4.84%
Age 55 - 59	713	6.28%	658	6.08%	541	5.09%
Age 60 - 64	526	4.63%	689	6.36%	582	5.48%
Age 65 - 69	336	2.96%	580	5.36%	571	5.37%
Age 70 - 74	289	2.54%	434	4.01%	481	4.53%
Age 75 - 79	223	1.96%	282	2.60%	354	3.33%
Age 80 - 84	143	1.26%	170	1.57%	225	2.12%
Age 85+	195	1.72%	169	1.56%	211	1.99%
Age 15+	9,127	80.35%	8,928	82.47%	8,673	81.62%
Age 20+	8,393	73.89%	8,242	76.13%	8,067	75.92%
Age 65+	1,186	10.44%	1,635	15.10%	1,842	17.33%
Median Age	35		34		36	
Average Age	36.10		37.50		38.40	
Population By Race	11,359		10,826		10,626	
White	5,334	46.96%	5,054	46.68%	4,972	46.79%
Black	4,534	39.92%	4,134	38.19%	3,985	37.50%
Am. Indian & Alaskan	58	0.51%	58	0.54%	57	0.54%
Asian	946	8.33%	1,029	9.50%	1,035	9.74%
Hawaiian & Pacific Islander	19	0.17%	27	0.25%	29	0.27%
Other	452	3.98%	525	4.85%	548	5.16%

Norfolk Commerce Park
2740 Ellsmere Ave, Norfolk, VA 23513

Description	2010	2022	2027
Population by Race (Hispanic)	726	940	1,016
White	473 65.15%	657 69.89%	725 71.36%
Black	175 24.10%	181 19.26%	177 17.42%
Am. Indian & Alaskan	14 1.93%	14 1.49%	14 1.38%
Asian	15 2.07%	26 2.77%	29 2.85%
Hawaiian & Pacific Islander	3 0.41%	6 0.64%	6 0.59%
Other	45 6.20%	57 6.06%	64 6.30%
Household by Household Income	4,312	4,073	3,993
<\$25,000	943 21.87%	709 17.41%	689 17.26%
\$25,000 - \$50,000	1,515 35.13%	1,073 26.34%	1,027 25.72%
\$50,000 - \$75,000	941 21.82%	1,145 28.11%	1,134 28.40%
\$75,000 - \$100,000	520 12.06%	447 10.97%	435 10.89%
\$100,000 - \$125,000	189 4.38%	281 6.90%	279 6.99%
\$125,000 - \$150,000	114 2.64%	155 3.81%	158 3.96%
\$150,000 - \$200,000	62 1.44%	201 4.93%	207 5.18%
\$200,000+	28 0.65%	62 1.52%	64 1.60%
Average Household Income	\$53,790	\$65,131	\$65,917
Median Household Income	\$44,004	\$54,059	\$54,445

Demographic Summary Report

Norfolk Commerce Park 2740 Ellsmere Ave, Norfolk, VA 23513

Building Type: **Flex**
 RBA: **12,168 SF**
 Typical Floor: **12,168 SF**
 Total Available: **12,168 SF**

Warehse Avail: **12,168 SF**
 Office Avail: **-**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



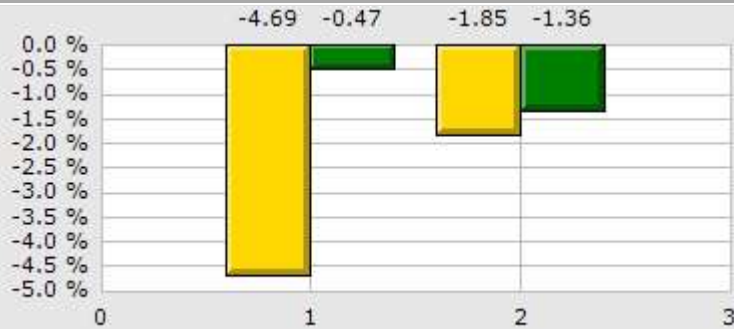
Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	10,626	97,499	306,608
2022 Estimate	10,826	98,509	307,144
2010 Census	11,359	99,755	301,912
Growth 2022 - 2027	-1.85%	-1.03%	-0.17%
Growth 2010 - 2022	-4.69%	-1.25%	1.73%
2022 Population by Hispanic Origin	941	8,920	26,154
2022 Population	10,826	98,509	307,144
White	5,054 46.68%	40,118 40.73%	156,982 51.11%
Black	4,134 38.19%	48,674 49.41%	122,292 39.82%
Am. Indian & Alaskan	58 0.54%	575 0.58%	1,851 0.60%
Asian	1,029 9.50%	4,863 4.94%	13,171 4.29%
Hawaiian & Pacific Island	27 0.25%	220 0.22%	673 0.22%
Other	525 4.85%	4,059 4.12%	12,174 3.96%
U.S. Armed Forces	404	3,602	15,234
Households			
2027 Projection	3,993	37,286	111,919
2022 Estimate	4,075	37,736	112,177
2010 Census	4,312	38,505	110,572
Growth 2022 - 2027	-2.01%	-1.19%	-0.23%
Growth 2010 - 2022	-5.50%	-2.00%	1.45%
Owner Occupied	2,426 59.53%	20,304 53.81%	57,266 51.05%
Renter Occupied	1,649 40.47%	17,432 46.19%	54,910 48.95%
2022 Households by HH Income	4,073	37,736	112,177
Income: <\$25,000	709 17.41%	7,286 19.31%	22,277 19.86%
Income: \$25,000 - \$50,000	1,073 26.34%	9,262 24.54%	26,078 23.25%
Income: \$50,000 - \$75,000	1,145 28.11%	8,555 22.67%	22,926 20.44%
Income: \$75,000 - \$100,000	447 10.97%	5,462 14.47%	15,411 13.74%
Income: \$100,000 - \$125,000	281 6.90%	2,930 7.76%	9,120 8.13%
Income: \$125,000 - \$150,000	155 3.81%	1,832 4.85%	6,117 5.45%
Income: \$150,000 - \$200,000	201 4.93%	1,558 4.13%	6,192 5.52%
Income: \$200,000+	62 1.52%	851 2.26%	4,056 3.62%
2022 Avg Household Income	\$65,131	\$67,951	\$73,362
2022 Med Household Income	\$54,059	\$55,731	\$57,073

Norfolk Commerce Park
2740 Ellsmere Ave, Norfolk, VA 23513

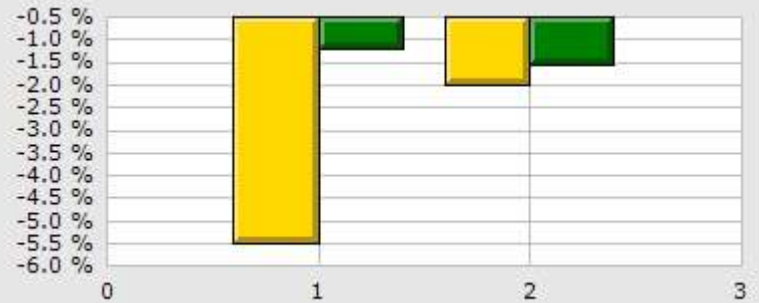
Type: **Flex/Showroom**
County: **Norfolk City**

1 Mile
County

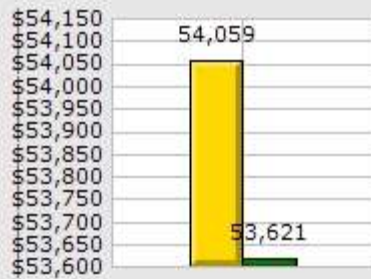
Population Growth



Household Growth



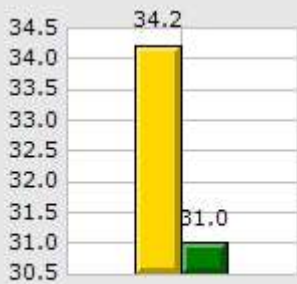
2022 Med Household Inc



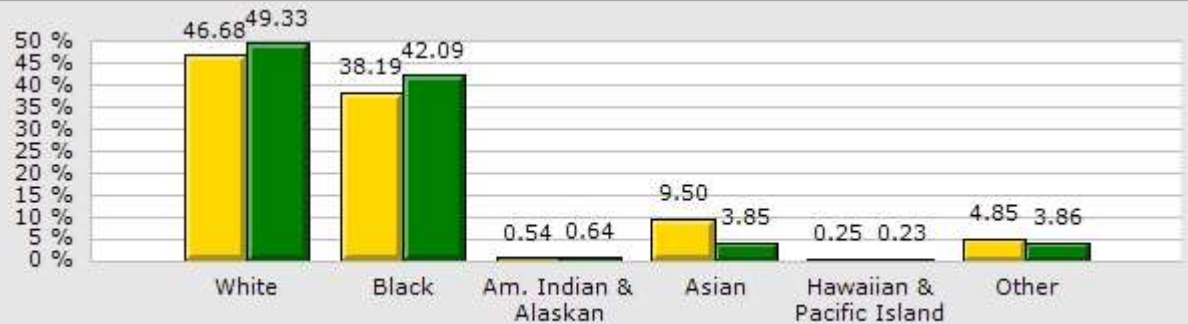
2022 Households by Household Income



2022 Median Age



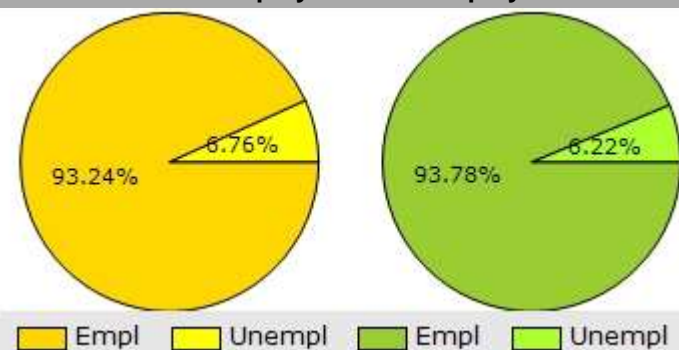
2022 Population by Race



2022 Renter vs. Owner



2022 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Norfolk Commerce Park				
2740 Ellsmere Ave, Norfolk, VA 23513				
Type: Flex/Showroom				
County: Norfolk City				
	1 Mile		County	
Population Growth				
Growth 2010 - 2022	-4.69%		-0.47%	
Growth 2022 - 2027	-1.85%		-1.36%	
Empl	5,226	93.24%	112,191	93.78%
Unempl	379	6.76%	7,447	6.22%
2022 Population by Race				
	10,828		241,833	
White	5,054	46.68%	119,291	49.33%
Black	4,135	38.19%	101,789	42.09%
Am. Indian & Alaskan	58	0.54%	1,554	0.64%
Asian	1,029	9.50%	9,299	3.85%
Hawaiian & Pacific Island	27	0.25%	557	0.23%
Other	525	4.85%	9,343	3.86%
Household Growth				
Growth 2010 - 2022	-5.50%		-1.19%	
Growth 2022 - 2027	-2.01%		-1.58%	
Renter Occupied	1,649	40.47%	47,096	55.07%
Owner Occupied	2,426	59.53%	38,430	44.93%
2022 Households by Household Income				
	4,073		85,526	
Income <\$25K	709	17.41%	19,527	22.83%
Income \$25K - \$50K	1,073	26.34%	20,134	23.54%
Income \$50K - \$75K	1,145	28.11%	17,028	19.91%
Income \$75K - \$100K	447	10.97%	11,068	12.94%
Income \$100K - \$125K	281	6.90%	6,103	7.14%
Income \$125K - \$150K	155	3.81%	4,081	4.77%
Income \$150K - \$200K	201	4.93%	4,552	5.32%
Income \$200K+	62	1.52%	3,033	3.55%
2022 Med Household Inc	\$54,059		\$53,621	
2022 Median Age	34.20		31.00	



Demographic Detail Report

Norfolk Commerce Park 2740 Ellsmere Ave, Norfolk, VA 23513

Building Type: **Flex**
 RBA: **12,168 SF**
 Typical Floor: **12,168 SF**
 Total **12,168 SF**

Warehse Avail: **12,168 SF**
 Office Avail: **-**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	10,626		97,499		306,608	
2022 Estimate	10,826		98,509		307,144	
2010 Census	11,359		99,755		301,912	
Growth 2022 - 2027	-1.85%		-1.03%		-0.17%	
Growth 2010 - 2022	-4.69%		-1.25%		1.73%	
2022 Population by Age						
	10,826		98,509		307,144	
Age 0 - 4	690	6.37%	6,526	6.62%	20,325	6.62%
Age 5 - 9	626	5.78%	5,920	6.01%	18,426	6.00%
Age 10 - 14	583	5.39%	5,494	5.58%	16,757	5.46%
Age 15 - 19	686	6.34%	6,174	6.27%	17,834	5.81%
Age 20 - 24	1,151	10.63%	9,830	9.98%	28,622	9.32%
Age 25 - 29	1,014	9.37%	9,203	9.34%	30,747	10.01%
Age 30 - 34	793	7.32%	7,569	7.68%	27,232	8.87%
Age 35 - 39	653	6.03%	6,323	6.42%	22,919	7.46%
Age 40 - 44	561	5.18%	5,294	5.37%	18,472	6.01%
Age 45 - 49	526	4.86%	4,749	4.82%	15,455	5.03%
Age 50 - 54	562	5.19%	4,885	4.96%	14,792	4.82%
Age 55 - 59	658	6.08%	5,582	5.67%	16,018	5.22%
Age 60 - 64	689	6.36%	5,842	5.93%	16,276	5.30%
Age 65 - 69	580	5.36%	5,076	5.15%	14,140	4.60%
Age 70 - 74	434	4.01%	3,926	3.99%	11,141	3.63%
Age 75 - 79	282	2.60%	2,674	2.71%	7,750	2.52%
Age 80 - 84	170	1.57%	1,673	1.70%	4,953	1.61%
Age 85+	169	1.56%	1,771	1.80%	5,286	1.72%
Age 65+	1,635	15.10%	15,120	15.35%	43,270	14.09%
Median Age	34.20		34.00		33.80	
Average Age	37.50		37.30		36.70	

Demographic Detail Report

Norfolk Commerce Park 2740 Ellsmere Ave, Norfolk, VA 23513

Radius	1 Mile	3 Mile	5 Mile
2022 Population By Race	10,826	98,509	307,144
White	5,054 46.68%	40,118 40.73%	156,982 51.11%
Black	4,134 38.19%	48,674 49.41%	122,292 39.82%
Am. Indian & Alaskan	58 0.54%	575 0.58%	1,851 0.60%
Asian	1,029 9.50%	4,863 4.94%	13,171 4.29%
Hawaiian & Pacific Island	27 0.25%	220 0.22%	673 0.22%
Other	525 4.85%	4,059 4.12%	12,174 3.96%
Population by Hispanic Origin	10,826	98,509	307,144
Non-Hispanic Origin	9,886 91.32%	89,588 90.94%	280,990 91.48%
Hispanic Origin	940 8.68%	8,920 9.06%	26,154 8.52%
2022 Median Age, Male	31.10	31.10	32.00
2022 Average Age, Male	35.50	35.20	35.10
2022 Median Age, Female	37.50	37.00	36.10
2022 Average Age, Female	39.30	39.20	38.40
2022 Population by Occupation Classification	8,793	79,342	248,080
Civilian Employed	5,226 59.43%	46,920 59.14%	144,536 58.26%
Civilian Unemployed	379 4.31%	3,551 4.48%	10,141 4.09%
Civilian Non-Labor Force	2,773 31.54%	25,232 31.80%	78,130 31.49%
Armed Forces	415 4.72%	3,639 4.59%	15,273 6.16%
Households by Marital Status			
Married	1,611	14,125	41,694
Married No Children	1,007	8,576	25,408
Married w/Children	604	5,549	16,286
2022 Population by Education	7,773	69,359	221,269
Some High School, No Diploma	1,034 13.30%	8,750 12.62%	22,037 9.96%
High School Grad (Incl Equivalency)	2,315 29.78%	18,697 26.96%	49,829 22.52%
Some College, No Degree	2,418 31.11%	22,755 32.81%	67,859 30.67%
Associate Degree	683 8.79%	4,794 6.91%	16,089 7.27%
Bachelor Degree	1,033 13.29%	9,500 13.70%	36,691 16.58%
Advanced Degree	290 3.73%	4,863 7.01%	28,764 13.00%

Demographic Detail Report

Norfolk Commerce Park 2740 Ellsmere Ave, Norfolk, VA 23513

Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	9,726		86,863		265,820	
Real Estate & Finance	306	3.15%	2,634	3.03%	7,646	2.88%
Professional & Management	1,842	18.94%	19,283	22.20%	70,578	26.55%
Public Administration	588	6.05%	4,585	5.28%	11,339	4.27%
Education & Health	920	9.46%	9,679	11.14%	34,446	12.96%
Services	1,251	12.86%	9,380	10.80%	29,017	10.92%
Information	90	0.93%	774	0.89%	2,959	1.11%
Sales	1,240	12.75%	10,924	12.58%	31,047	11.68%
Transportation	206	2.12%	1,526	1.76%	4,909	1.85%
Retail	661	6.80%	5,850	6.73%	15,934	5.99%
Wholesale	124	1.27%	1,008	1.16%	2,533	0.95%
Manufacturing	535	5.50%	3,635	4.18%	9,201	3.46%
Production	927	9.53%	6,731	7.75%	17,633	6.63%
Construction	515	5.30%	5,638	6.49%	13,880	5.22%
Utilities	268	2.76%	2,834	3.26%	6,742	2.54%
Agriculture & Mining	9	0.09%	47	0.05%	190	0.07%
Farming, Fishing, Forestry	0	0.00%	20	0.02%	69	0.03%
Other Services	244	2.51%	2,315	2.67%	7,697	2.90%
2022 Worker Travel Time to Job	5,367		49,058		153,427	
<30 Minutes	3,845	71.64%	36,090	73.57%	109,917	71.64%
30-60 Minutes	1,337	24.91%	11,141	22.71%	37,247	24.28%
60+ Minutes	185	3.45%	1,827	3.72%	6,263	4.08%
2010 Households by HH Size	4,313		38,506		110,572	
1-Person Households	1,140	26.43%	10,475	27.20%	32,219	29.14%
2-Person Households	1,315	30.49%	12,044	31.28%	35,405	32.02%
3-Person Households	794	18.41%	7,139	18.54%	19,359	17.51%
4-Person Households	575	13.33%	4,836	12.56%	13,344	12.07%
5-Person Households	269	6.24%	2,360	6.13%	6,162	5.57%
6-Person Households	145	3.36%	974	2.53%	2,449	2.21%
7 or more Person Households	75	1.74%	678	1.76%	1,634	1.48%
2022 Average Household Size	2.60		2.60		2.50	
Households						
2027 Projection	3,993		37,286		111,919	
2022 Estimate	4,075		37,736		112,177	
2010 Census	4,312		38,505		110,572	
Growth 2022 - 2027	-2.01%		-1.19%		-0.23%	
Growth 2010 - 2022	-5.50%		-2.00%		1.45%	



Demographic Detail Report

Norfolk Commerce Park 2740 Ellsmere Ave, Norfolk, VA 23513

Radius	1 Mile	3 Mile	5 Mile
2022 Households by HH Income	4,073	37,736	112,177
<\$25,000	709 17.41%	7,286 19.31%	22,277 19.86%
\$25,000 - \$50,000	1,073 26.34%	9,262 24.54%	26,078 23.25%
\$50,000 - \$75,000	1,145 28.11%	8,555 22.67%	22,926 20.44%
\$75,000 - \$100,000	447 10.97%	5,462 14.47%	15,411 13.74%
\$100,000 - \$125,000	281 6.90%	2,930 7.76%	9,120 8.13%
\$125,000 - \$150,000	155 3.81%	1,832 4.85%	6,117 5.45%
\$150,000 - \$200,000	201 4.93%	1,558 4.13%	6,192 5.52%
\$200,000+	62 1.52%	851 2.26%	4,056 3.62%
2022 Avg Household Income	\$65,131	\$67,951	\$73,362
2022 Med Household Income	\$54,059	\$55,731	\$57,073
2022 Occupied Housing	4,075	37,736	112,176
Owner Occupied	2,426 59.53%	20,304 53.81%	57,266 51.05%
Renter Occupied	1,649 40.47%	17,432 46.19%	54,910 48.95%
2010 Housing Units	4,698	42,310	125,324
1 Unit	3,623 77.12%	29,506 69.74%	77,963 62.21%
2 - 4 Units	386 8.22%	4,508 10.65%	14,360 11.46%
5 - 19 Units	470 10.00%	5,958 14.08%	20,417 16.29%
20+ Units	219 4.66%	2,338 5.53%	12,584 10.04%
2022 Housing Value	2,426	20,305	57,266
<\$100,000	107 4.41%	1,492 7.35%	3,408 5.95%
\$100,000 - \$200,000	1,406 57.96%	8,796 43.32%	19,101 33.35%
\$200,000 - \$300,000	791 32.61%	6,576 32.39%	18,732 32.71%
\$300,000 - \$400,000	95 3.92%	1,906 9.39%	8,035 14.03%
\$400,000 - \$500,000	14 0.58%	908 4.47%	3,914 6.83%
\$500,000 - \$1,000,000	13 0.54%	534 2.63%	3,663 6.40%
\$1,000,000+	0 0.00%	93 0.46%	413 0.72%
2022 Median Home Value	\$178,662	\$198,459	\$232,692
2022 Housing Units by Yr Built	4,730	43,063	126,786
Built 2010+	74 1.56%	1,470 3.41%	6,815 5.38%
Built 2000 - 2010	64 1.35%	1,418 3.29%	6,356 5.01%
Built 1990 - 1999	229 4.84%	2,760 6.41%	8,763 6.91%
Built 1980 - 1989	406 8.58%	5,629 13.07%	15,716 12.40%
Built 1970 - 1979	625 13.21%	6,584 15.29%	17,810 14.05%
Built 1960 - 1969	835 17.65%	7,515 17.45%	20,400 16.09%
Built 1950 - 1959	1,558 32.94%	10,609 24.64%	25,717 20.28%
Built <1949	939 19.85%	7,078 16.44%	25,209 19.88%
2022 Median Year Built	1958	1964	1965



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