

For Lease

11801 Canon Boulevard
Newport News, 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

757.327.0333

Ron@CampanaWaltz.com

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
Move in Ready Café Space
11801 Canon Boulevard, Suite 102
Newport News, Virginia

- Location:** 11801 Canon Boulevard, Suite 102
Newport News, Virginia
Located in the Heart of Oyster Point's City Center Corridor
- Description:** **Move in ready Café Space located in walking distance to Oyster Point's City Center. This highly visible building is located on the intersection of Thimble Shoals Boulevard and Canon Boulevard. It is a first-floor suite ideal for catering to the clients of Oyster Point and tenants of the building. This space can also easily convert to a standard office/medical application.**
- Size:** Approximately 1,092 Square Feet
- Lease Rate:** \$23/square foot- Full Service (Tenant to pay its interior Janitorial)
- Parking:** Ample
- Traffic Count:** 16,743/day (Count Year 2020)
- Zoning:** C-4 Oyster Point Business District.

General Information:

- Rare opportunity
- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods

Also included:

- Floor Plan
- Additional Photographs
- Aerial Maps
- Location Map
- Site Plan

For Additional Information, Please Contact:

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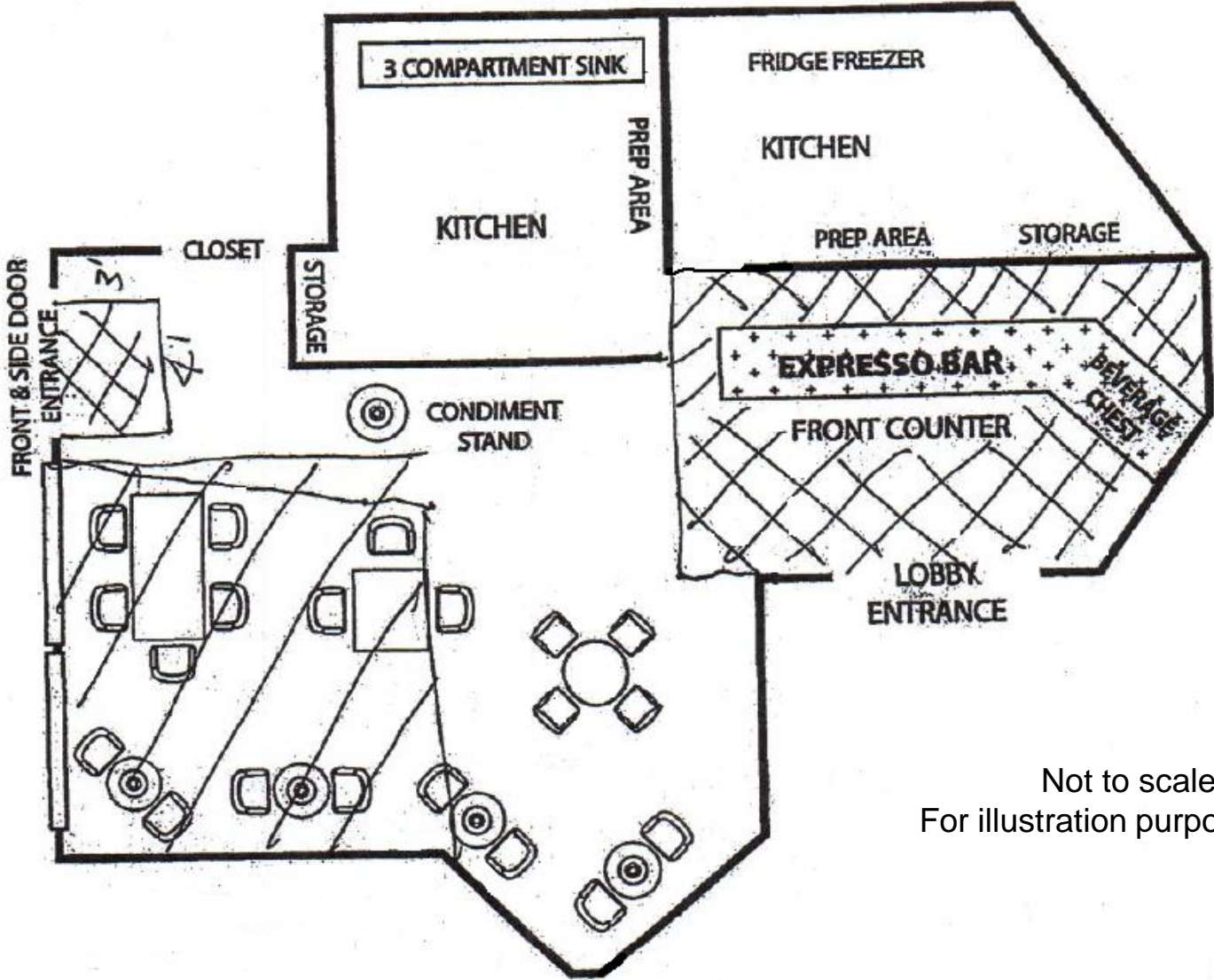
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11801 Canon Boulevard, Newport News, Virginia

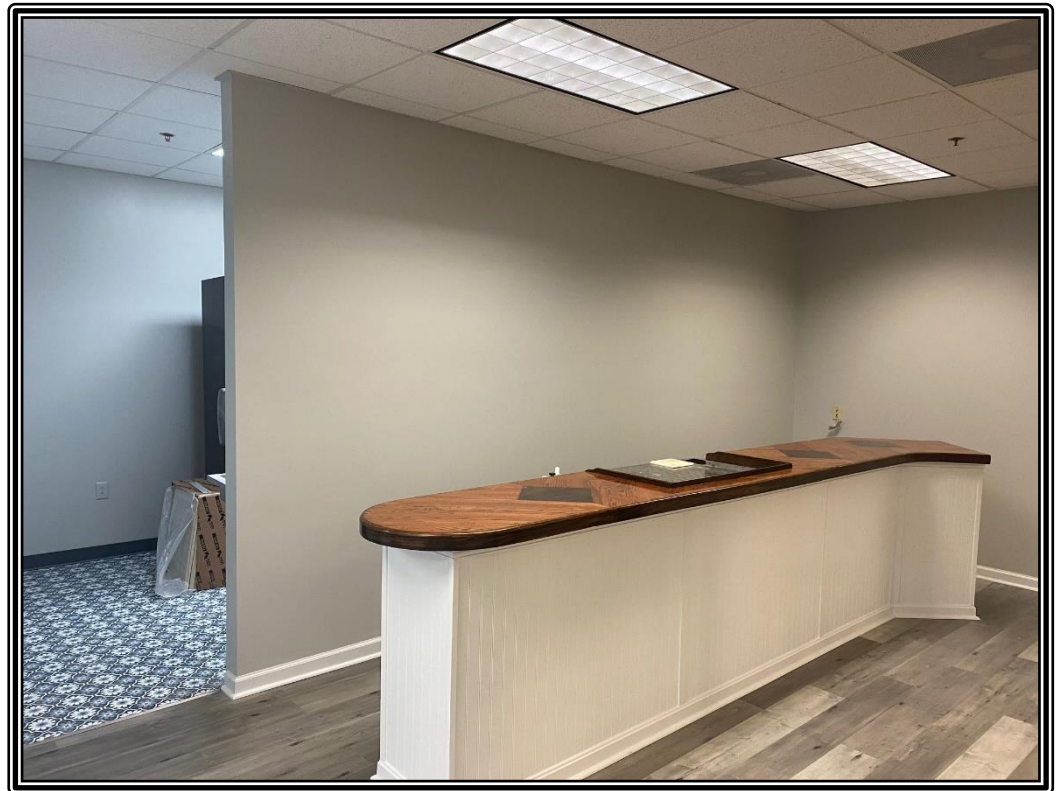
1,092 RSF



Not to scale.
For illustration purposes only.

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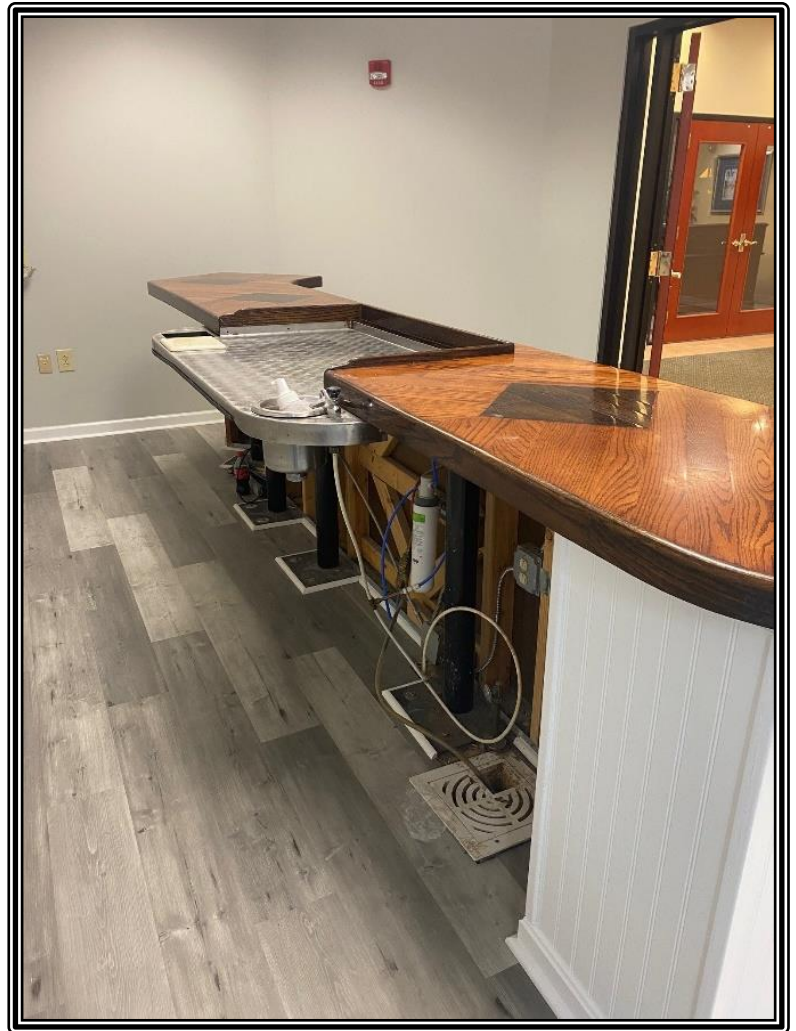
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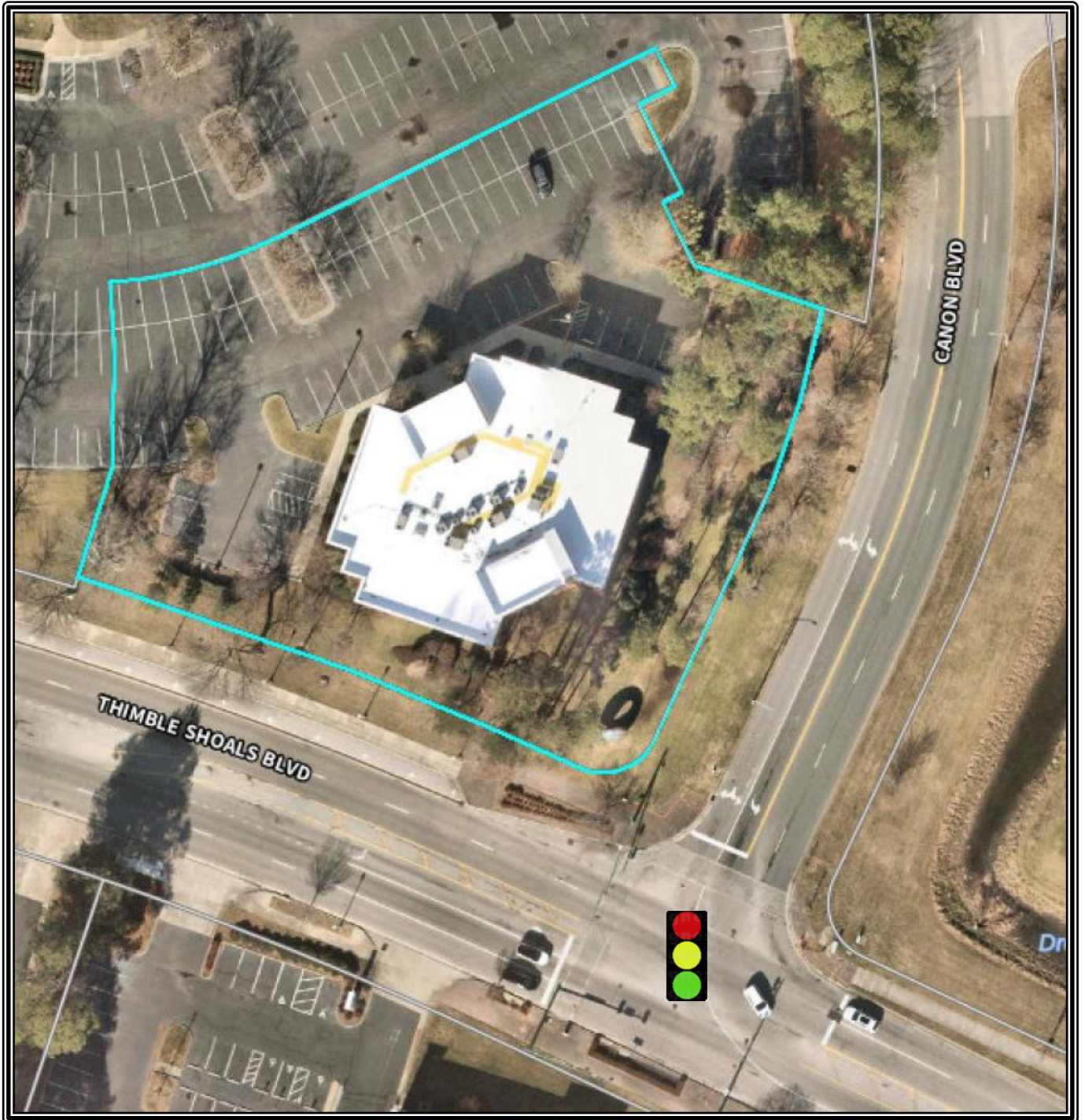


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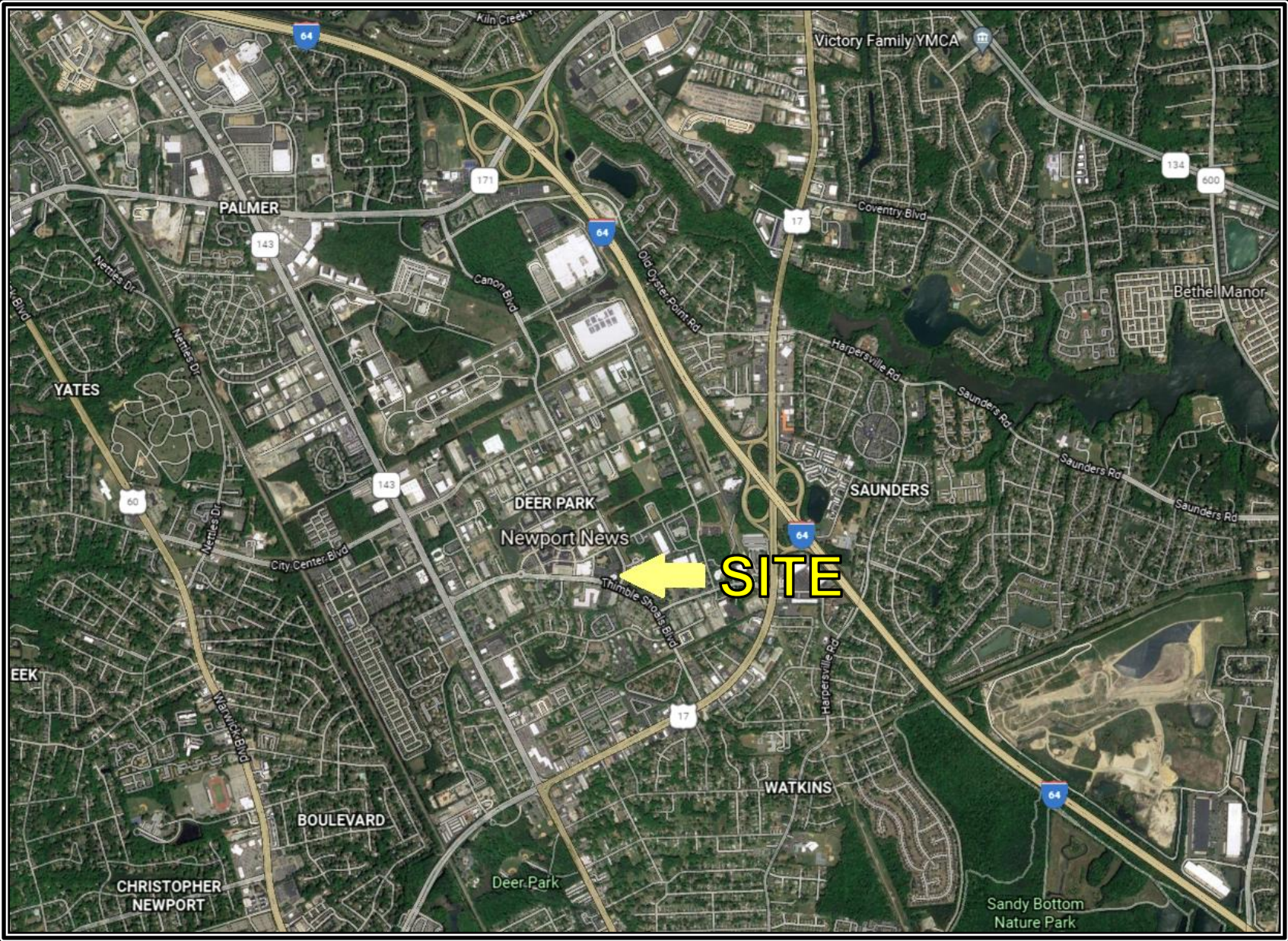
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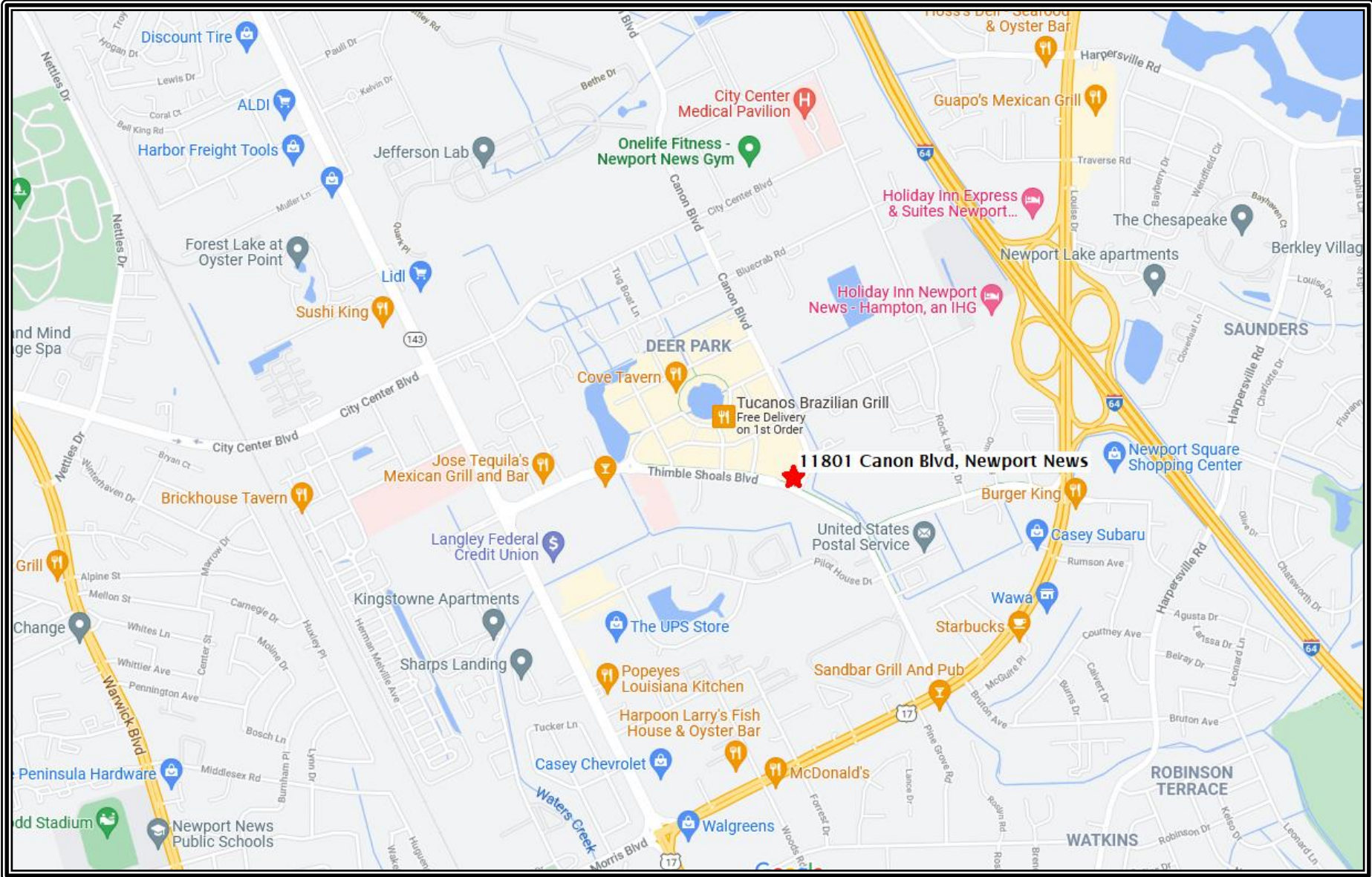
**Campana
Waltz**
Commercial Real Estate, LLC

11801 Canon Boulevard, Newport News, Virginia



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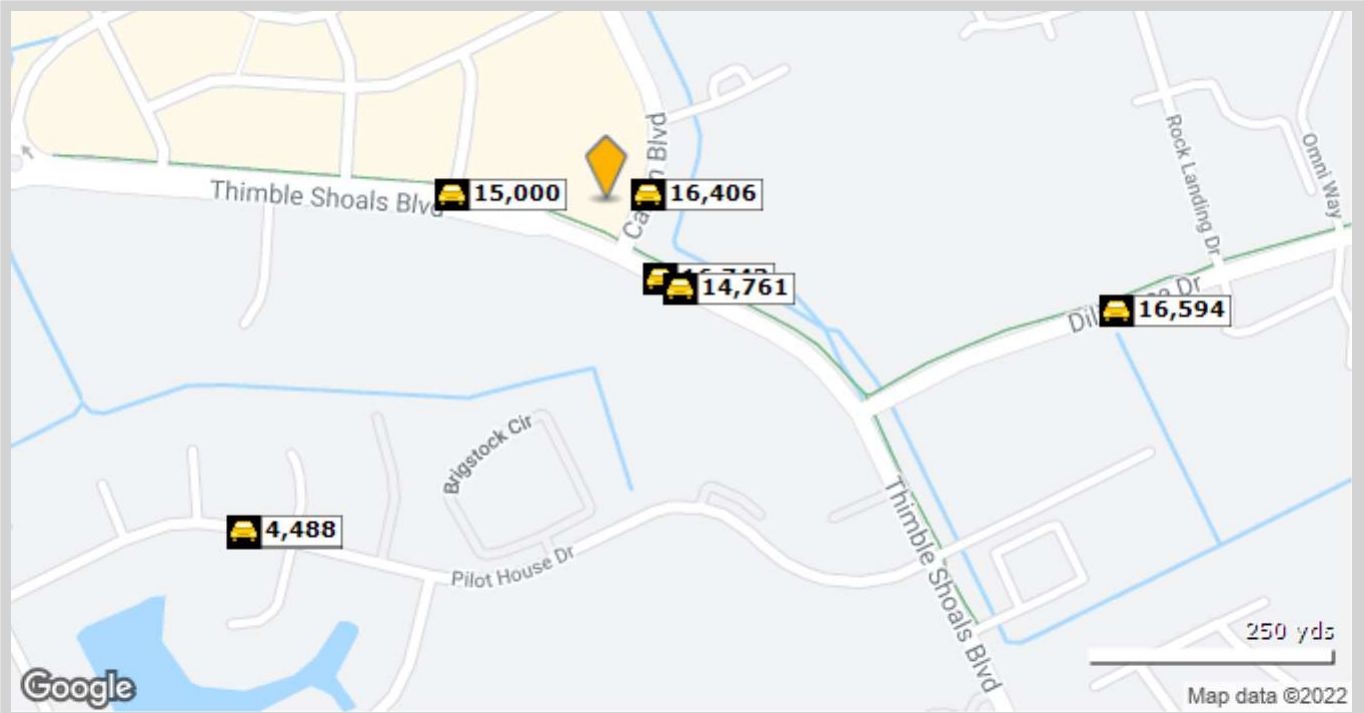


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Traffic Count Report

11801 Canon Blvd, Newport News, VA 23606

Building Type: **Class B Office**
 Class: **B**
 RBA: **23,000 SF**
 Typical Floor: **11,500 SF**
 Total Available: **1,092 SF**
 % Leased: **95.25%**
 Rent/SF/Yr: **\$23.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Canon Blvd	Triton Ct	0.04 N	2018	17,408	MPSI	.03
2	Canon Blvd	Triton Ct	0.04 N	2020	16,406	MPSI	.03
3	Thimble Shoals Blvd	Canon Blvd	0.03 NW	2018	14,331	MPSI	.05
4	Thimble Shoals Blvd	Canon Blvd	0.03 NW	2020	16,743	MPSI	.06
5	Thimble Shoals Blvd	Canon Blvd	0.04 NW	2018	15,791	MPSI	.07
6	Thimble Shoals Blvd	Canon Blvd	0.04 NW	2020	14,761	MPSI	.07
7	Thimble Shoals Boulevard	Fountain Way	0.06 W	2018	15,000	ADT	.09
8	Pilot House Dr	Ships Lndg	0.03 W	2020	4,017	MPSI	.29
9	Pilot House Dr	Ships Lndg	0.03 W	2018	4,488	MPSI	.29
10	Diligence Dr	Rock Landing Dr	0.07 E	2018	16,594	MPSI	.31

Demographic Trend Report

1 Mile Radius

11801 Canon Blvd, Newport News, VA 23606

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Total Available: **1,092 SF**
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Description	2010		2021		2026	
Population	10,587		11,288		11,366	
Age 0 - 4	838	7.92%	940	8.33%	851	7.49%
Age 5 - 9	559	5.28%	767	6.79%	837	7.36%
Age 10 - 14	441	4.17%	610	5.40%	733	6.45%
Age 15 - 19	517	4.88%	570	5.05%	627	5.52%
Age 20 - 24	1,485	14.03%	802	7.10%	643	5.66%
Age 25 - 29	1,472	13.90%	1,168	10.35%	834	7.34%
Age 30 - 34	914	8.63%	1,212	10.74%	1,034	9.10%
Age 35 - 39	628	5.93%	1,001	8.87%	1,066	9.38%
Age 40 - 44	579	5.47%	700	6.20%	916	8.06%
Age 45 - 49	609	5.75%	568	5.03%	718	6.32%
Age 50 - 54	543	5.13%	520	4.61%	573	5.04%
Age 55 - 59	469	4.43%	579	5.13%	530	4.66%
Age 60 - 64	344	3.25%	514	4.55%	510	4.49%
Age 65 - 69	276	2.61%	382	3.38%	446	3.92%
Age 70 - 74	238	2.25%	307	2.72%	352	3.10%
Age 75 - 79	205	1.94%	235	2.08%	266	2.34%
Age 80 - 84	196	1.85%	178	1.58%	189	1.66%
Age 85+	274	2.59%	234	2.07%	240	2.11%
Age 15+	8,749	82.64%	8,970	79.46%	8,944	78.69%
Age 20+	8,232	77.76%	8,400	74.42%	8,317	73.17%
Age 65+	1,189	11.23%	1,336	11.84%	1,493	13.14%
Median Age	30		33		36	
Average Age	34.60		35.30		36.30	
Population By Race	10,587		11,288		11,366	
White	6,030	56.96%	6,171	54.67%	6,095	53.62%
Black	3,712	35.06%	4,084	36.18%	4,204	36.99%
Am. Indian & Alaskan	66	0.62%	75	0.66%	82	0.72%
Asian	314	2.97%	410	3.63%	412	3.62%
Hawaiian & Pacific Islander	46	0.43%	57	0.50%	58	0.51%
Other	407	3.84%	491	4.35%	515	4.53%

Demographic Trend Report

1 Mile Radius

11801 Canon Blvd, Newport News, VA 23606

Description	2010	2021	2026
Population by Race (Hispanic)	1,287	1,660	1,766
White	872 67.75%	1,156 69.64%	1,244 70.44%
Black	268 20.82%	306 18.43%	317 17.95%
Am. Indian & Alaskan	33 2.56%	43 2.59%	50 2.83%
Asian	13 1.01%	17 1.02%	13 0.74%
Hawaiian & Pacific Islander	31 2.41%	40 2.41%	39 2.21%
Other	70 5.44%	99 5.96%	102 5.78%
Household by Household Income	4,895	5,275	5,324
<\$25,000	1,055 21.55%	1,062 20.13%	1,074 20.17%
\$25,000 - \$50,000	1,602 32.73%	1,572 29.80%	1,574 29.56%
\$50,000 - \$75,000	1,095 22.37%	1,121 21.25%	1,111 20.87%
\$75,000 - \$100,000	690 14.10%	625 11.85%	612 11.50%
\$100,000 - \$125,000	194 3.96%	405 7.68%	431 8.10%
\$125,000 - \$150,000	126 2.57%	147 2.79%	150 2.82%
\$150,000 - \$200,000	59 1.21%	203 3.85%	221 4.15%
\$200,000+	74 1.51%	140 2.65%	151 2.84%
Average Household Income	\$55,809	\$65,362	\$66,476
Median Household Income	\$46,990	\$50,077	\$50,329

Demographic Summary Report

11801 Canon Blvd, Newport News, VA 23606

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 Class: **B** % Leased: **95.25%**
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 Typical Floor: **11,500 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	11,366	86,068	172,369
2021 Estimate	11,288	86,094	172,851
2010 Census	10,587	84,533	172,600
Growth 2021 - 2026	0.69%	-0.03%	-0.28%
Growth 2010 - 2021	6.62%	1.85%	0.15%
2021 Population by Hispanic Origin	1,661	7,587	14,300
2021 Population	11,288	86,094	172,851
White	6,171 54.67%	54,606 63.43%	101,643 58.80%
Black	4,084 36.18%	23,020 26.74%	54,832 31.72%
Am. Indian & Alaskan	75 0.66%	456 0.53%	947 0.55%
Asian	410 3.63%	4,019 4.67%	7,501 4.34%
Hawaiian & Pacific Island	57 0.50%	225 0.26%	382 0.22%
Other	491 4.35%	3,767 4.38%	7,546 4.37%
U.S. Armed Forces	356	2,577	4,821
Households			
2026 Projection	5,323	33,881	68,638
2021 Estimate	5,275	33,912	68,884
2010 Census	4,897	33,415	69,112
Growth 2021 - 2026	0.91%	-0.09%	-0.36%
Growth 2010 - 2021	7.72%	1.49%	-0.33%
Owner Occupied	1,367 25.91%	18,588 54.81%	38,583 56.01%
Renter Occupied	3,908 74.09%	15,324 45.19%	30,301 43.99%
2021 Households by HH Income	5,275	33,912	68,885
Income: <\$25,000	1,062 20.13%	5,046 14.88%	11,037 16.02%
Income: \$25,000 - \$50,000	1,572 29.80%	6,749 19.90%	13,719 19.92%
Income: \$50,000 - \$75,000	1,121 21.25%	6,987 20.60%	13,895 20.17%
Income: \$75,000 - \$100,000	625 11.85%	5,482 16.17%	10,845 15.74%
Income: \$100,000 - \$125,000	405 7.68%	3,337 9.84%	6,605 9.59%
Income: \$125,000 - \$150,000	147 2.79%	2,118 6.25%	4,355 6.32%
Income: \$150,000 - \$200,000	203 3.85%	2,172 6.40%	4,146 6.02%
Income: \$200,000+	140 2.65%	2,021 5.96%	4,283 6.22%
2021 Avg Household Income	\$65,362	\$86,142	\$85,671
2021 Med Household Income	\$50,077	\$68,595	\$67,535

Demographic Market Comparison Report

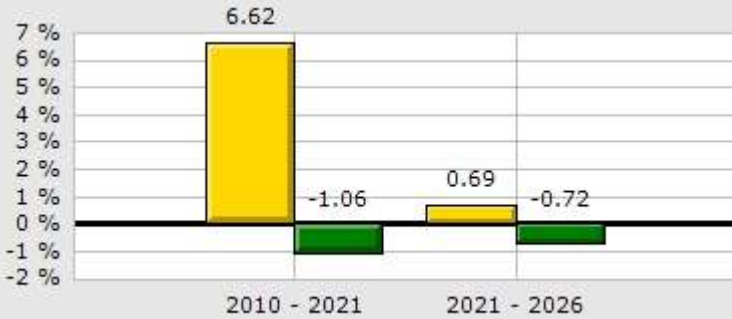
1 mile radius

11801 Canon Blvd, Newport News, VA 23606

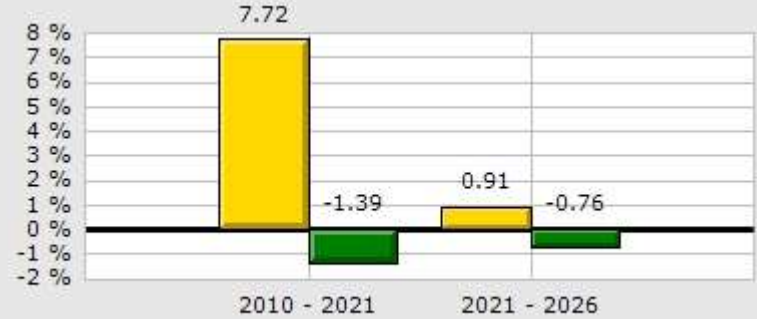
Type: **Class B Office**
 County: **Newport News**

■ 1 Mile
■ County

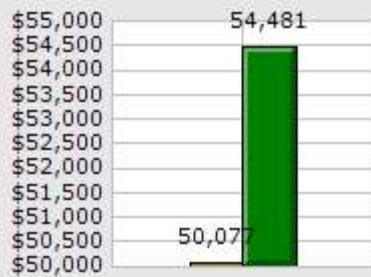
Population Growth



Household Growth



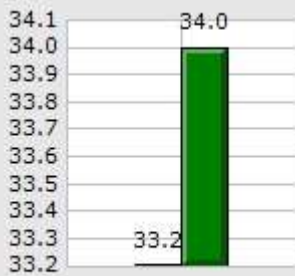
2021 Med Household Inc



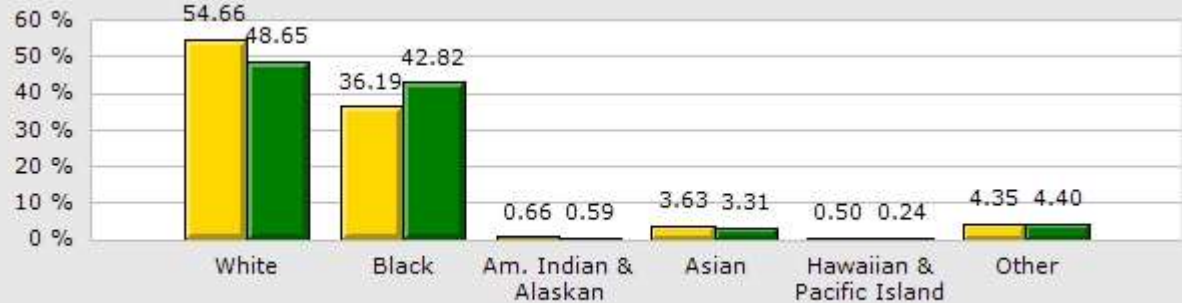
2021 Households by Household Income



2021 Median Age



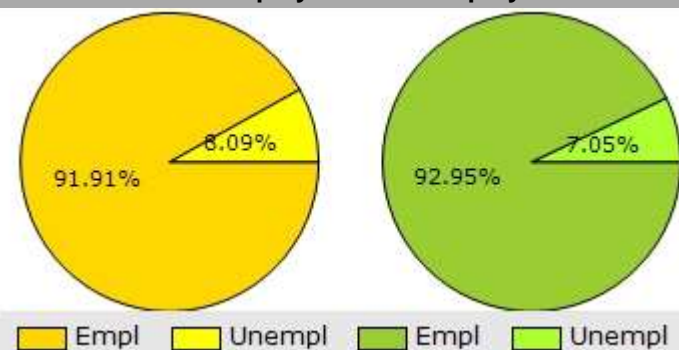
2021 Population by Race



2021 Renter vs. Owner



2021 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

11801 Canon Blvd, Newport News, VA 23606

Type: **Class B Office**
 County: **Newport News**

	1 Mile		County	
Population Growth				
Growth 2010 - 2021	6.62%		-1.06%	
Growth 2021 - 2026	0.69%		-0.72%	
Empl	5,690	91.91%	81,553	92.95%
Unempl	501	8.09%	6,189	7.05%
2021 Population by Race				
	11,289		178,871	
White	6,171	54.66%	87,026	48.65%
Black	4,085	36.19%	76,586	42.82%
Am. Indian & Alaskan	75	0.66%	1,054	0.59%
Asian	410	3.63%	5,912	3.31%
Hawaiian & Pacific Island	57	0.50%	431	0.24%
Other	491	4.35%	7,862	4.40%
Household Growth				
Growth 2010 - 2021	7.72%		-1.39%	
Growth 2021 - 2026	0.91%		-0.76%	
Renter Occupied	3,908	74.09%	34,919	50.10%
Owner Occupied	1,367	25.91%	34,783	49.90%
2021 Households by Household Income				
	5,275		69,702	
Income <\$25K	1,062	20.13%	15,573	22.34%
Income \$25K - \$50K	1,572	29.80%	16,592	23.80%
Income \$50K - \$75K	1,121	21.25%	14,352	20.59%
Income \$75K - \$100K	625	11.85%	9,096	13.05%
Income \$100K - \$125K	405	7.68%	5,982	8.58%
Income \$125K - \$150K	147	2.79%	2,843	4.08%
Income \$150K - \$200K	203	3.85%	3,013	4.32%
Income \$200K+	140	2.65%	2,251	3.23%
2021 Med Household Inc	\$50,077		\$54,481	
2021 Median Age	33.20		34.00	

Demographic Detail Report

11801 Canon Blvd, Newport News, VA 23606

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Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	11,366	86,068	172,369
2021 Estimate	11,288	86,094	172,851
2010 Census	10,587	84,533	172,600
Growth 2021 - 2026	0.69%	-0.03%	-0.28%
Growth 2010 - 2021	6.62%	1.85%	0.15%
2021 Population by Age			
	11,288	86,094	172,851
Age 0 - 4	940 8.33%	6,010 6.98%	11,647 6.74%
Age 5 - 9	767 6.79%	5,520 6.41%	10,890 6.30%
Age 10 - 14	610 5.40%	5,132 5.96%	10,350 5.99%
Age 15 - 19	570 5.05%	5,527 6.42%	11,144 6.45%
Age 20 - 24	802 7.10%	6,727 7.81%	13,177 7.62%
Age 25 - 29	1,168 10.35%	7,473 8.68%	14,374 8.32%
Age 30 - 34	1,212 10.74%	6,890 8.00%	13,356 7.73%
Age 35 - 39	1,001 8.87%	6,059 7.04%	11,960 6.92%
Age 40 - 44	700 6.20%	4,868 5.65%	9,702 5.61%
Age 45 - 49	568 5.03%	4,588 5.33%	9,291 5.38%
Age 50 - 54	520 4.61%	4,775 5.55%	9,858 5.70%
Age 55 - 59	579 5.13%	5,646 6.56%	11,759 6.80%
Age 60 - 64	514 4.55%	5,081 5.90%	10,562 6.11%
Age 65 - 69	382 3.38%	3,797 4.41%	7,921 4.58%
Age 70 - 74	307 2.72%	2,990 3.47%	6,292 3.64%
Age 75 - 79	235 2.08%	2,139 2.48%	4,508 2.61%
Age 80 - 84	178 1.58%	1,431 1.66%	3,014 1.74%
Age 85+	234 2.07%	1,442 1.67%	3,044 1.76%
Age 65+	1,336 11.84%	11,799 13.70%	24,779 14.34%
Median Age	33.20	34.80	35.60
Average Age	35.30	37.00	37.60

Demographic Detail Report

11801 Canon Blvd, Newport News, VA 23606

Radius	1 Mile	3 Mile	5 Mile
2021 Population By Race	11,288	86,094	172,851
White	6,171 54.67%	54,606 63.43%	101,643 58.80%
Black	4,084 36.18%	23,020 26.74%	54,832 31.72%
Am. Indian & Alaskan	75 0.66%	456 0.53%	947 0.55%
Asian	410 3.63%	4,019 4.67%	7,501 4.34%
Hawaiian & Pacific Island	57 0.50%	225 0.26%	382 0.22%
Other	491 4.35%	3,767 4.38%	7,546 4.37%
Population by Hispanic Origin	11,288	86,094	172,851
Non-Hispanic Origin	9,628 85.29%	78,508 91.19%	158,552 91.73%
Hispanic Origin	1,660 14.71%	7,586 8.81%	14,299 8.27%
2021 Median Age, Male	32.40	33.40	34.00
2021 Average Age, Male	33.90	35.60	36.20
2021 Median Age, Female	34.20	36.40	37.30
2021 Average Age, Female	36.80	38.40	38.90
2021 Population by Occupation Classification	8,856	68,327	137,733
Civilian Employed	5,690 64.25%	41,180 60.27%	83,282 60.47%
Civilian Unemployed	501 5.66%	2,673 3.91%	5,279 3.83%
Civilian Non-Labor Force	2,309 26.07%	21,976 32.16%	44,431 32.26%
Armed Forces	356 4.02%	2,498 3.66%	4,741 3.44%
Households by Marital Status			
Married	1,542	15,833	31,510
Married No Children	995	8,931	18,254
Married w/Children	547	6,903	13,256
2021 Population by Education	8,096	60,980	123,010
Some High School, No Diploma	651 8.04%	4,431 7.27%	8,548 6.95%
High School Grad (Incl Equivalency)	1,828 22.58%	12,889 21.14%	27,600 22.44%
Some College, No Degree	2,923 36.10%	19,405 31.82%	40,015 32.53%
Associate Degree	497 6.14%	3,801 6.23%	7,368 5.99%
Bachelor Degree	1,286 15.88%	11,260 18.47%	22,319 18.14%
Advanced Degree	911 11.25%	9,194 15.08%	17,160 13.95%

Demographic Detail Report

11801 Canon Blvd, Newport News, VA 23606

Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	10,700		76,706		155,514	
Real Estate & Finance	295	2.76%	2,205	2.87%	4,145	2.67%
Professional & Management	2,820	26.36%	22,801	29.73%	44,025	28.31%
Public Administration	494	4.62%	4,270	5.57%	8,448	5.43%
Education & Health	1,434	13.40%	9,849	12.84%	19,569	12.58%
Services	955	8.93%	6,501	8.48%	13,679	8.80%
Information	141	1.32%	759	0.99%	1,172	0.75%
Sales	1,474	13.78%	9,227	12.03%	17,967	11.55%
Transportation	88	0.82%	257	0.34%	884	0.57%
Retail	715	6.68%	4,238	5.52%	8,453	5.44%
Wholesale	110	1.03%	839	1.09%	1,680	1.08%
Manufacturing	745	6.96%	5,122	6.68%	10,792	6.94%
Production	610	5.70%	4,275	5.57%	10,146	6.52%
Construction	557	5.21%	3,216	4.19%	7,432	4.78%
Utilities	145	1.36%	1,199	1.56%	3,024	1.94%
Agriculture & Mining	0	0.00%	154	0.20%	247	0.16%
Farming, Fishing, Forestry	0	0.00%	63	0.08%	146	0.09%
Other Services	117	1.09%	1,731	2.26%	3,705	2.38%
2021 Worker Travel Time to Job	5,894		42,292		85,538	
<30 Minutes	4,245	72.02%	31,543	74.58%	62,779	73.39%
30-60 Minutes	1,471	24.96%	8,962	21.19%	18,935	22.14%
60+ Minutes	178	3.02%	1,787	4.23%	3,824	4.47%
2010 Households by HH Size	4,897		33,415		69,112	
1-Person Households	1,852	37.82%	9,383	28.08%	19,198	27.78%
2-Person Households	1,591	32.49%	10,986	32.88%	23,036	33.33%
3-Person Households	745	15.21%	5,981	17.90%	12,421	17.97%
4-Person Households	437	8.92%	4,441	13.29%	9,070	13.12%
5-Person Households	177	3.61%	1,827	5.47%	3,652	5.28%
6-Person Households	51	1.04%	553	1.65%	1,183	1.71%
7 or more Person Households	44	0.90%	244	0.73%	552	0.80%
2021 Average Household Size	2.10		2.40		2.40	
Households						
2026 Projection	5,323		33,881		68,638	
2021 Estimate	5,275		33,912		68,884	
2010 Census	4,897		33,415		69,112	
Growth 2021 - 2026	0.91%		-0.09%		-0.36%	
Growth 2010 - 2021	7.72%		1.49%		-0.33%	

Demographic Detail Report

11801 Canon Blvd, Newport News, VA 23606			
Radius	1 Mile	3 Mile	5 Mile
2021 Households by HH Income	5,275	33,912	68,885
<\$25,000	1,062 20.13%	5,046 14.88%	11,037 16.02%
\$25,000 - \$50,000	1,572 29.80%	6,749 19.90%	13,719 19.92%
\$50,000 - \$75,000	1,121 21.25%	6,987 20.60%	13,895 20.17%
\$75,000 - \$100,000	625 11.85%	5,482 16.17%	10,845 15.74%
\$100,000 - \$125,000	405 7.68%	3,337 9.84%	6,605 9.59%
\$125,000 - \$150,000	147 2.79%	2,118 6.25%	4,355 6.32%
\$150,000 - \$200,000	203 3.85%	2,172 6.40%	4,146 6.02%
\$200,000+	140 2.65%	2,021 5.96%	4,283 6.22%
2021 Avg Household Income	\$65,362	\$86,142	\$85,671
2021 Med Household Income	\$50,077	\$68,595	\$67,535
2021 Occupied Housing	5,275	33,912	68,884
Owner Occupied	1,367 25.91%	18,588 54.81%	38,583 56.01%
Renter Occupied	3,908 74.09%	15,324 45.19%	30,301 43.99%
2010 Housing Units	5,696	36,697	74,799
1 Unit	1,700 29.85%	23,668 64.50%	48,042 64.23%
2 - 4 Units	834 14.64%	2,991 8.15%	5,699 7.62%
5 - 19 Units	1,862 32.69%	6,575 17.92%	15,076 20.16%
20+ Units	1,300 22.82%	3,463 9.44%	5,982 8.00%
2021 Housing Value	1,368	18,587	38,583
<\$100,000	74 5.41%	1,014 5.46%	3,006 7.79%
\$100,000 - \$200,000	667 48.76%	5,380 28.94%	12,309 31.90%
\$200,000 - \$300,000	484 35.38%	6,846 36.83%	12,145 31.48%
\$300,000 - \$400,000	96 7.02%	3,263 17.56%	6,348 16.45%
\$400,000 - \$500,000	46 3.36%	1,300 6.99%	2,562 6.64%
\$500,000 - \$1,000,000	1 0.07%	655 3.52%	1,867 4.84%
\$1,000,000+	0 0.00%	129 0.69%	346 0.90%
2021 Median Home Value	\$191,453	\$242,353	\$232,742
2021 Housing Units by Yr Built	5,709	37,385	76,549
Built 2010+	464 8.13%	2,171 5.81%	3,514 4.59%
Built 2000 - 2010	1,064 18.64%	3,913 10.47%	8,390 10.96%
Built 1990 - 1999	539 9.44%	8,859 23.70%	15,335 20.03%
Built 1980 - 1989	1,262 22.11%	6,480 17.33%	13,877 18.13%
Built 1970 - 1979	971 17.01%	5,082 13.59%	11,902 15.55%
Built 1960 - 1969	865 15.15%	5,454 14.59%	12,264 16.02%
Built 1950 - 1959	411 7.20%	4,033 10.79%	7,824 10.22%
Built <1949	133 2.33%	1,393 3.73%	3,443 4.50%
2021 Median Year Built	1983	1983	1981

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