

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



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West

Ron A. Campana, Jr.

1313 Jamestown Road, Suite 202

Williamsburg, Virginia 23185

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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.*

Campana
Waltz WEST
Commercial Real Estate

Office / Warehouse for Lease
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

Available Suite: **8,050 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:

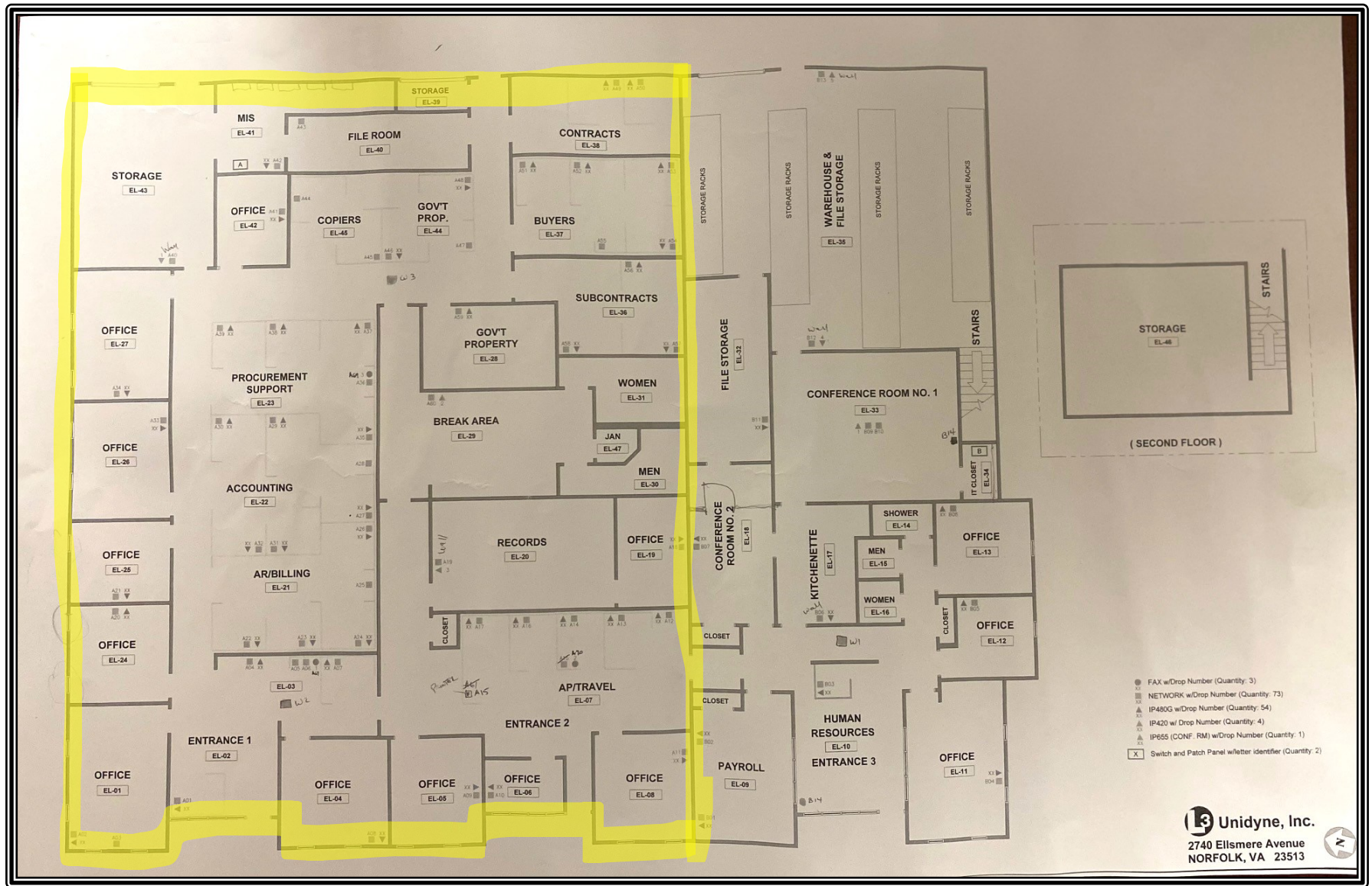


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Remaining Space Highlighted
Not to scale.

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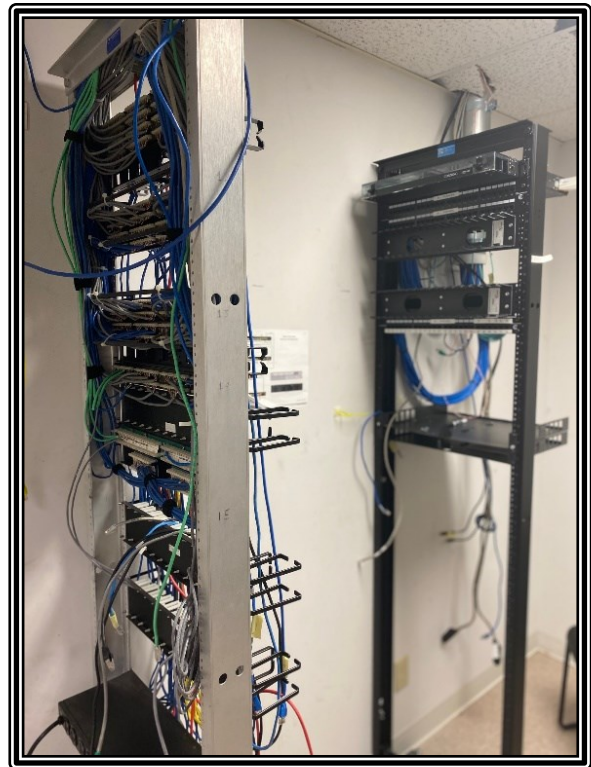
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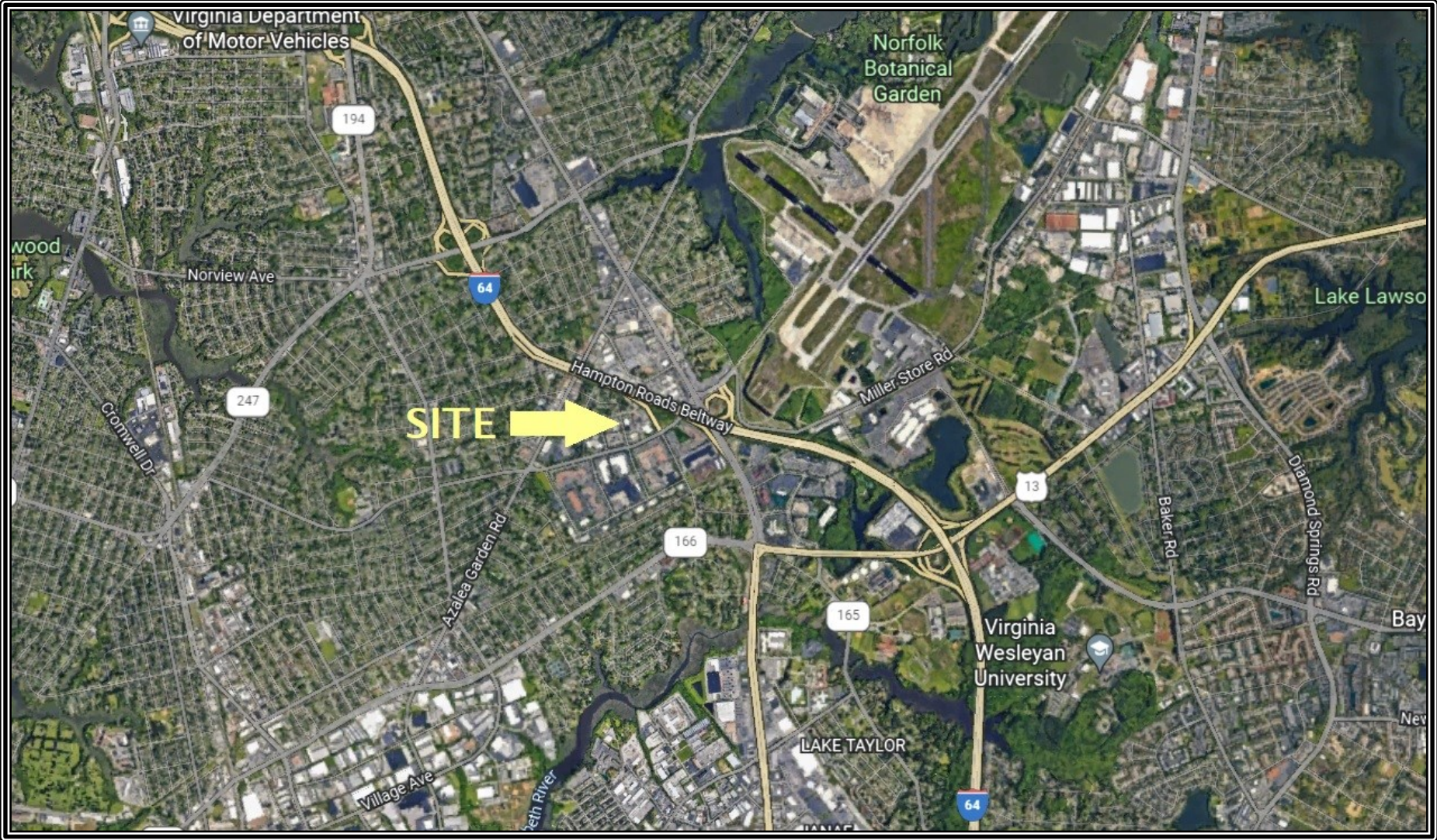
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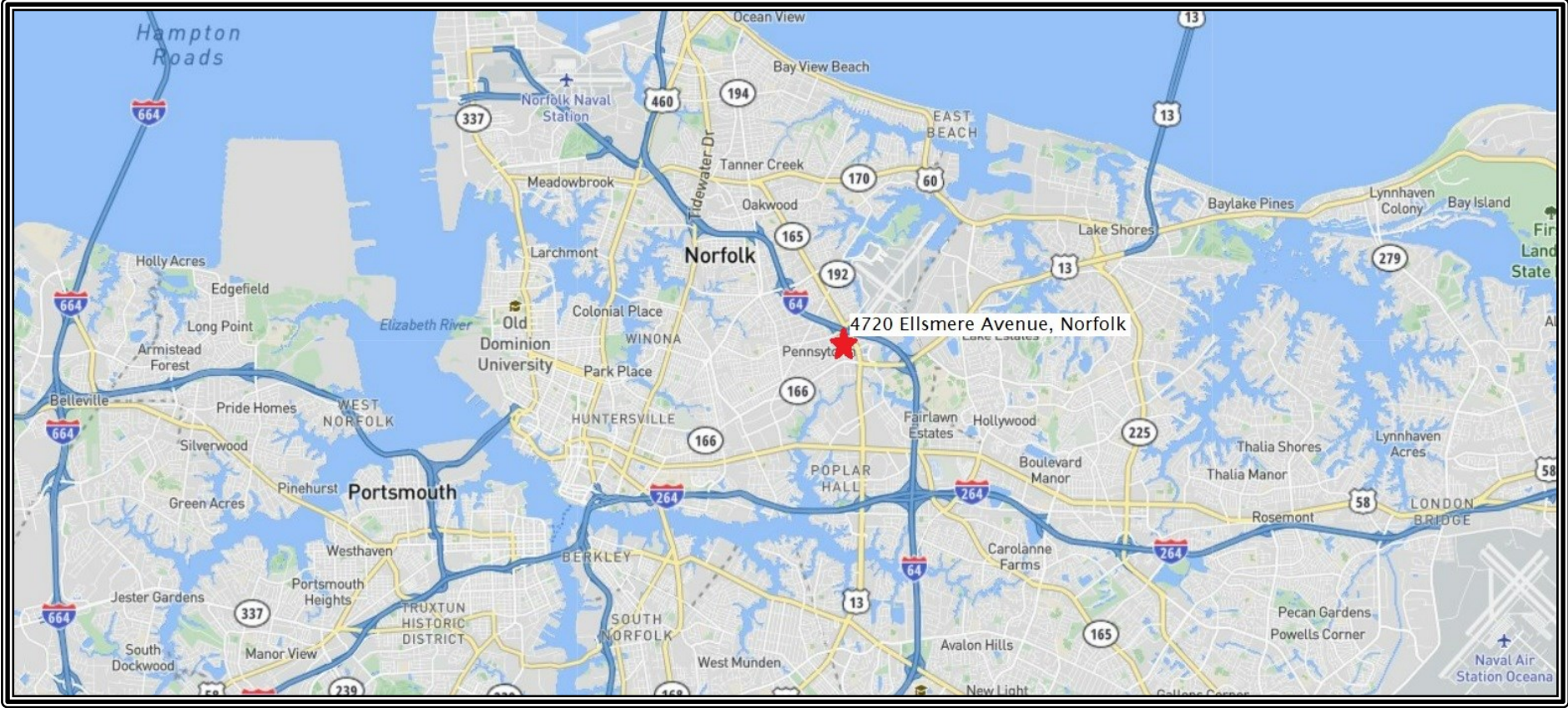
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3.3.7. BC-O: BUSINESS AND COMMERCE PARK- OFFICE

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</p> <p>[1] 50 ft. when abutting an arterial roadway.</p> <p>[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.</p> <p>[3] No parking, loading, or access easement is allowed within a side or rear yard setback abutting a single-family residential district.</p> <p>[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:</p> <p>(a) Outside eating and gathering areas or plazas; and</p> <p>(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)</u> (f)
	Terminal, cruise ship								<u>4.2.3.E(4)</u> (g)
	Utility facility, major								<u>4.2.3.E(4)</u> (h)
	Utility facility, minor	P	P	P	P	P	P		<u>4.2.3.E(4)</u> (i)
	Wind energy conversion system (large-scale)						P		<u>4.2.3.E(4)</u> (j)
COMMERCIAL USES									
Eating and Drinking Uses	After-hours membership establishment		C	C					<u>4.2.3.F(2)</u> (a)
	Banquet hall		C	C	C	C			<u>4.2.3.F(2)</u> (b)
	Catering establishment/commercial kitchen	P	P	P	P	P	P	4.2.3.F(1)	<u>4.2.3.F(2)</u> (c)
	Nightclub		C	C					<u>4.2.3.F(2)</u> (d)
	Production of craft beverages	C	C	C		C	C		<u>4.2.3.F(2)</u> (e)
	Restaurant	P/C	P/C	P/C	P/C	P/C	P/C		<u>4.2.3.F(2)</u> (f)
Recreation Uses	Amusement park							4.2.3.F(3)	<u>4.2.3.F(4)</u> (a)
	Arena, stadium, or amphitheater			C					<u>4.2.3.F(4)</u> (b)
	Casino								<u>4.2.3.F(4)</u> (c)
	Cinema or theater	C	P	P					<u>4.2.3.F(4)</u> (d)
	Commercial recreation center	C	C	C					<u>4.2.3.F(4)</u> (e)
	Conference or training center			P/C	P/C	P/C			<u>4.2.3.F(4)</u> (f)
	Country club		P						<u>4.2.3.F(4)</u> (g)
	Health and fitness facility	P	P	P	P	P	P		<u>4.2.3.F(4)</u> (h)
	Marina	P	P						<u>4.2.3.F(4)</u> (i)
	Recreation facility, indoor	C	P	P		P	P		<u>4.2.3.F(4)</u> (j)
	Recreation facility, outdoor		C	C					<u>4.2.3.F(4)</u> (k)

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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)	(n)	
	Commercial vehicle sales and rental						P		(o)	
	Electric vehicle charging station		C	C					P	(p)
	Gas station		C	C						(q)
	Recreational vehicle sale, rental, and maintenance		C	C					C	(r)
	Taxi or limousine service facilities		C	C					P	(s)
	Tire sales and repair		C	C					P	(t)
Visitor Accommodation Uses	Bed and breakfast	C						4.2.3.F(9)	4.2.3.F(10)(a)	
	Campground								4.2.3.F(10)(b)	
	Hotel or motel	P	P	P	P	P	P		4.2.3.F(10)(c)	
	Inn	C	C	C					4.2.3.F(10)(d)	
	Short-term rental unit (vacation rental)	C	C	C					4.2.3.F(10)(e)	
INDUSTRIAL USES										
Industrial Uses	Brewery, cidery, distillery, or winery						P	4.2.3.G(1)	4.2.3.G(2)(a)	
	Distribution center						P		4.2.3.G(2)(e)	
	Food processing								P	4.2.3.G(2)(f)
	Fuel oil or bottled gas distribution								C	4.2.3.G(2)(g)
	Hazardous materials manufacturing or storage								C	4.2.3.G(2)(h)
	Industrial services, light						P		P	4.2.3.G(2)(j)
	Landscaping contractor’s business						P		P	4.2.3.G(2)(m)
	Manufacturing, assembly or fabrication, light						P		P	4.2.3.G(2)(p)
	Moving and storage								P	4.2.3.G(2)(q)
	Recycling collection station	P	P	P					P	4.2.3.G(2)(r)

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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)

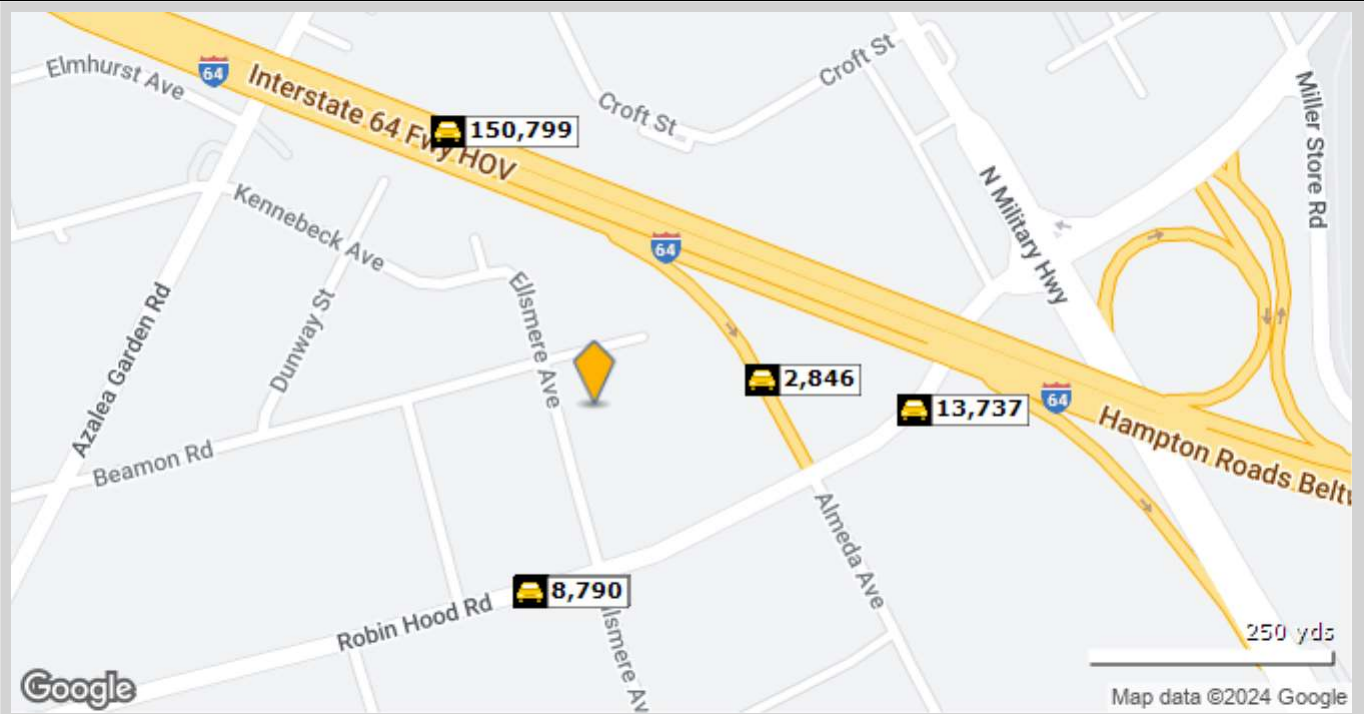
REVISED 6/26/2018 (Ordinance #47,265); REVISED 6/26/2018 (Ordinance #47,268); REVISED 7/24/2018 (Ordinance #47,296); REVISED 9/25/2018 (Ordinance #47,377); REVISED 10/23/2018 (Ordinance #47,404); REVISED 10/22/2019 (Ordinance #47,781); REVISED 10/22/2019 (Ordinance #47,782); REVISED 10/22/2019 (Ordinance #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: **8,050 SF**
 Warehouse Avail: **8,050 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: 8,050 SF
RBA: 12,168 SF	Office Avail: -
Typical Floor: 12,168 SF	% Leased: 100%
Total Available: 8,050 SF	Rent/SF/Yr: Negotiable



Description	2010		2023		2028	
Population	11,261		10,152		9,703	
Age 0 - 4	827	7.34%	629	6.20%	624	6.43%
Age 5 - 9	731	6.49%	573	5.64%	587	6.05%
Age 10 - 14	651	5.78%	555	5.47%	548	5.65%
Age 15 - 19	726	6.45%	661	6.51%	560	5.77%
Age 20 - 24	875	7.77%	1,069	10.53%	717	7.39%
Age 25 - 29	987	8.76%	926	9.12%	842	8.68%
Age 30 - 34	810	7.19%	736	7.25%	816	8.41%
Age 35 - 39	678	6.02%	621	6.12%	695	7.16%
Age 40 - 44	756	6.71%	541	5.33%	589	6.07%
Age 45 - 49	911	8.09%	495	4.88%	508	5.24%
Age 50 - 54	892	7.92%	530	5.22%	476	4.91%
Age 55 - 59	709	6.30%	612	6.03%	494	5.09%
Age 60 - 64	524	4.65%	647	6.37%	531	5.47%
Age 65 - 69	335	2.97%	566	5.58%	529	5.45%
Age 70 - 74	288	2.56%	423	4.17%	455	4.69%
Age 75 - 79	223	1.98%	273	2.69%	336	3.46%
Age 80 - 84	143	1.27%	156	1.54%	209	2.15%
Age 85+	194	1.72%	139	1.37%	186	1.92%
Age 15+	9,051	80.37%	8,395	82.69%	7,943	81.86%
Age 20+	8,325	73.93%	7,734	76.18%	7,383	76.09%
Age 65+	1,183	10.51%	1,557	15.34%	1,715	17.67%
Median Age	35		35		36	
Average Age	36.20		37.60		38.60	

Population By Race	11,261		10,152		9,703	
White	5,328	47.31%	4,807	47.35%	4,578	47.18%
Black	4,449	39.51%	3,784	37.27%	3,638	37.49%
Am. Indian & Alaskan	57	0.51%	56	0.55%	53	0.55%
Asian	944	8.38%	976	9.61%	931	9.59%
Hawaiian & Pacific Islander	19	0.17%	25	0.25%	25	0.26%
Other	449	3.99%	505	4.97%	478	4.93%

Norfolk Commerce Park
2740 Ellsmere Ave, Norfolk, VA 23513

Description	2010	2023	2028
Population by Race (Hispanic)	711	895	856
White	463 65.12%	621 69.39%	597 69.74%
Black	171 24.05%	167 18.66%	160 18.69%
Am. Indian & Alaskan	14 1.97%	14 1.56%	14 1.64%
Asian	15 2.11%	25 2.79%	24 2.80%
Hawaiian & Pacific Islander	3 0.42%	7 0.78%	7 0.82%
Other	45 6.33%	61 6.82%	54 6.31%
Household by Household Income	4,273	3,800	3,602
<\$25,000	941 22.02%	700 18.42%	670 18.60%
\$25,000 - \$50,000	1,492 34.92%	1,050 27.63%	976 27.10%
\$50,000 - \$75,000	941 22.02%	980 25.79%	931 25.85%
\$75,000 - \$100,000	512 11.98%	484 12.74%	456 12.66%
\$100,000 - \$125,000	187 4.38%	219 5.76%	210 5.83%
\$125,000 - \$150,000	112 2.62%	161 4.24%	155 4.30%
\$150,000 - \$200,000	60 1.40%	158 4.16%	156 4.33%
\$200,000+	28 0.66%	48 1.26%	48 1.33%
Average Household Income	\$53,720	\$62,747	\$63,163
Median Household Income	\$44,026	\$52,559	\$52,724

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: **8,050 SF**

Warehse Avail: **8,050 SF**
 Office Avail: **-**
 % Leased: **100%**
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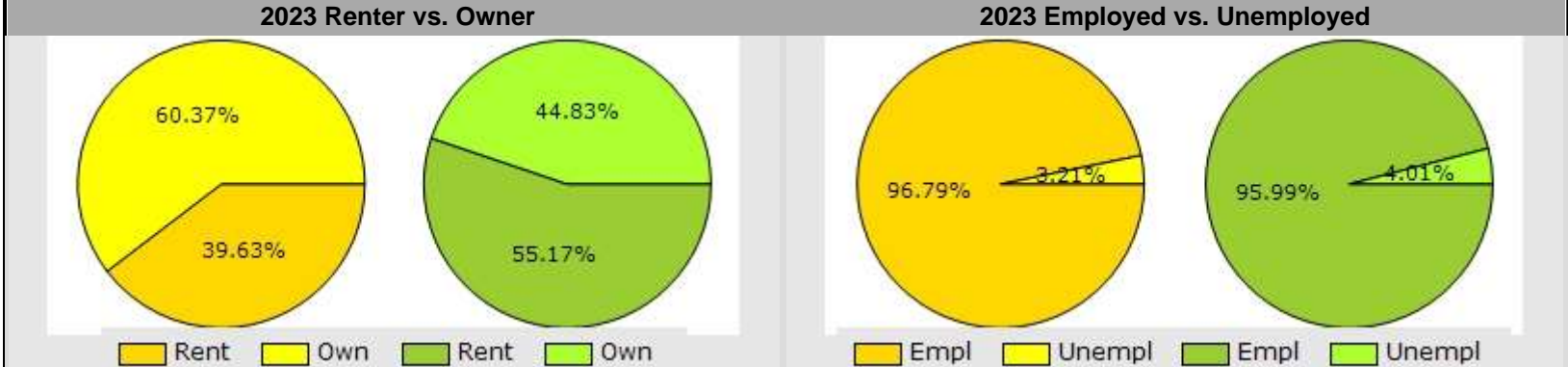
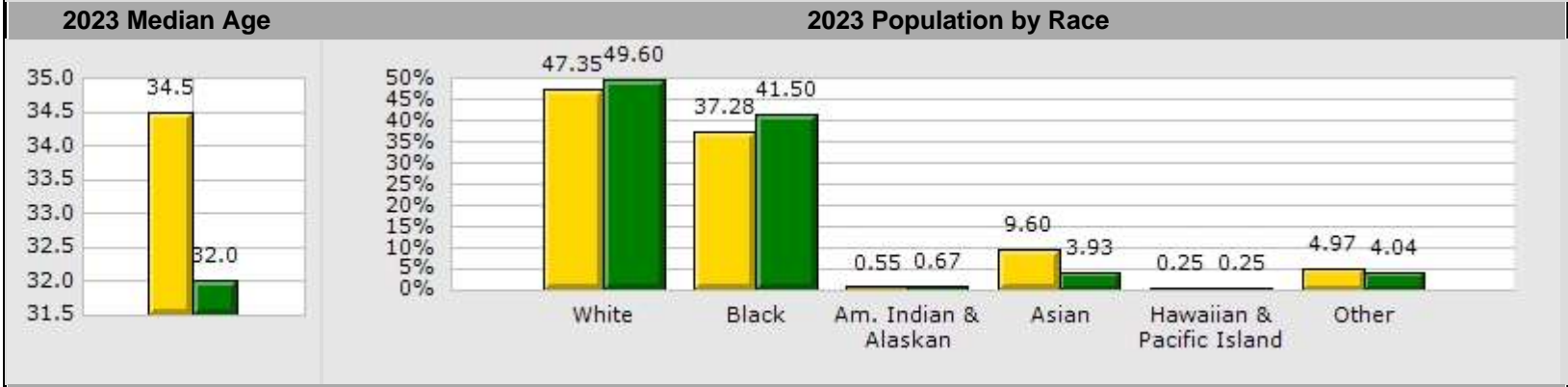
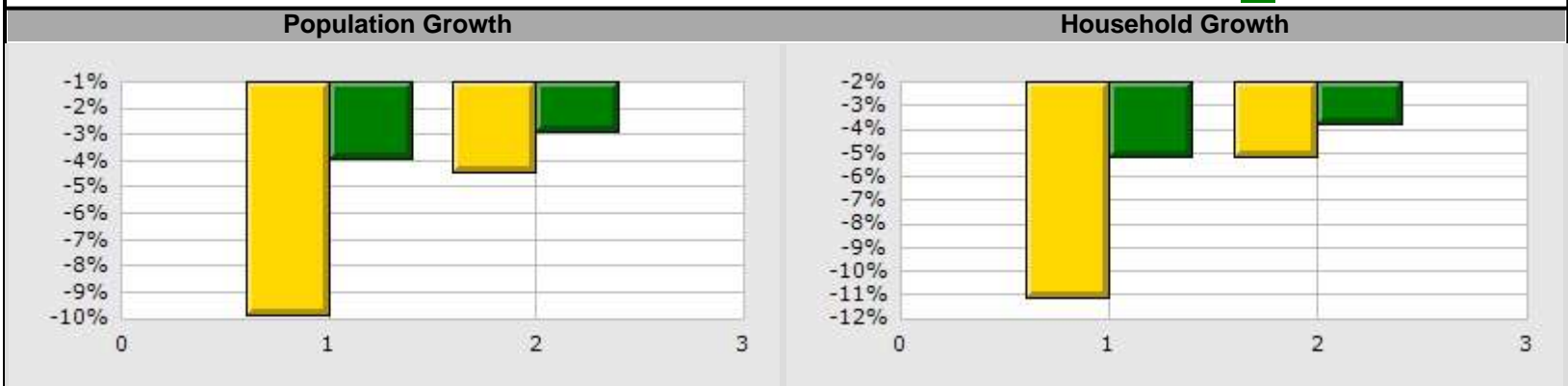


Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	9,703	92,891	296,147
2023 Estimate	10,152	95,487	300,272
2010 Census	11,261	100,240	302,398
Growth 2023 - 2028	-4.42%	-2.72%	-1.37%
Growth 2010 - 2023	-9.85%	-4.74%	-0.70%
2023 Population by Hispanic Origin	895	8,893	26,282
2023 Population	10,152	95,487	300,272
White	4,807 47.35%	38,831 40.67%	153,660 51.17%
Black	3,784 37.27%	47,100 49.33%	118,950 39.61%
Am. Indian & Alaskan	56 0.55%	585 0.61%	1,866 0.62%
Asian	976 9.61%	4,738 4.96%	13,018 4.34%
Hawaiian & Pacific Island	25 0.25%	225 0.24%	679 0.23%
Other	505 4.97%	4,009 4.20%	12,098 4.03%
U.S. Armed Forces	391	3,497	14,126
Households			
2028 Projection	3,603	35,182	107,155
2023 Estimate	3,800	36,395	109,216
2010 Census	4,275	38,687	110,724
Growth 2023 - 2028	-5.18%	-3.33%	-1.89%
Growth 2010 - 2023	-11.11%	-5.92%	-1.36%
Owner Occupied	2,294 60.37%	19,551 53.72%	55,821 51.11%
Renter Occupied	1,506 39.63%	16,844 46.28%	53,396 48.89%
2023 Households by HH Income	3,800	36,396	109,217
Income: <\$25,000	700 18.42%	6,916 19.00%	21,023 19.25%
Income: \$25,000 - \$50,000	1,050 27.63%	8,590 23.60%	24,587 22.51%
Income: \$50,000 - \$75,000	980 25.79%	8,203 22.54%	22,270 20.39%
Income: \$75,000 - \$100,000	484 12.74%	5,520 15.17%	14,869 13.61%
Income: \$100,000 - \$125,000	219 5.76%	2,827 7.77%	9,254 8.47%
Income: \$125,000 - \$150,000	161 4.24%	1,863 5.12%	6,485 5.94%
Income: \$150,000 - \$200,000	158 4.16%	1,586 4.36%	6,387 5.85%
Income: \$200,000+	48 1.26%	891 2.45%	4,342 3.98%
2023 Avg Household Income	\$62,747	\$69,426	\$75,629
2023 Med Household Income	\$52,559	\$57,165	\$58,880

Norfolk Commerce Park
2740 Ellsmere Ave, Norfolk, VA 23513

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

■ 1 Mile
■ County



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 - 2023	-9.85%		-3.95%	
Growth 2023 - 2028	-4.42%		-2.89%	
Empl	5,163	96.79%	111,333	95.99%
Unempl	171	3.21%	4,652	4.01%
2023 Population by Race				
	10,151		233,201	
White	4,806	47.35%	115,664	49.60%
Black	3,784	37.28%	96,788	41.50%
Am. Indian & Alaskan	56	0.55%	1,574	0.67%
Asian	975	9.60%	9,167	3.93%
Hawaiian & Pacific Island	25	0.25%	577	0.25%
Other	505	4.97%	9,431	4.04%
Household Growth				
Growth 2010 - 2023	-11.11%		-5.16%	
Growth 2023 - 2028	-5.18%		-3.80%	
Renter Occupied	1,506	39.63%	45,252	55.17%
Owner Occupied	2,294	60.37%	36,772	44.83%
2023 Households by Household Income				
	3,800		82,024	
Income <\$25K	700	18.42%	18,478	22.53%
Income \$25K - \$50K	1,050	27.63%	19,044	23.22%
Income \$50K - \$75K	980	25.79%	16,105	19.63%
Income \$75K - \$100K	484	12.74%	10,459	12.75%
Income \$100K - \$125K	219	5.76%	6,141	7.49%
Income \$125K - \$150K	161	4.24%	4,107	5.01%
Income \$150K - \$200K	158	4.16%	4,606	5.62%
Income \$200K+	48	1.26%	3,084	3.76%
2023 Med Household Inc	\$52,559		\$54,306	
2023 Median Age	34.50		32.00	

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 **8,050 SF**

Warehse Avail: **8,050 SF**
 Office Avail: **-**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	9,703		92,891		296,147	
2023 Estimate	10,152		95,487		300,272	
2010 Census	11,261		100,240		302,398	
Growth 2023 - 2028	-4.42%		-2.72%		-1.37%	
Growth 2010 - 2023	-9.85%		-4.74%		-0.70%	
2023 Population by Age	10,152		95,487		300,272	
Age 0 - 4	629	6.20%	6,207	6.50%	19,480	6.49%
Age 5 - 9	573	5.64%	5,662	5.93%	17,740	5.91%
Age 10 - 14	555	5.47%	5,449	5.71%	16,704	5.56%
Age 15 - 19	661	6.51%	6,169	6.46%	17,906	5.96%
Age 20 - 24	1,069	10.53%	9,477	9.92%	27,840	9.27%
Age 25 - 29	926	9.12%	8,687	9.10%	29,248	9.74%
Age 30 - 34	736	7.25%	7,290	7.63%	26,352	8.78%
Age 35 - 39	621	6.12%	6,228	6.52%	22,728	7.57%
Age 40 - 44	541	5.33%	5,308	5.56%	18,647	6.21%
Age 45 - 49	495	4.88%	4,636	4.86%	15,224	5.07%
Age 50 - 54	530	5.22%	4,742	4.97%	14,491	4.83%
Age 55 - 59	612	6.03%	5,321	5.57%	15,431	5.14%
Age 60 - 64	647	6.37%	5,641	5.91%	15,915	5.30%
Age 65 - 69	566	5.58%	5,041	5.28%	14,188	4.73%
Age 70 - 74	423	4.17%	3,925	4.11%	11,265	3.75%
Age 75 - 79	273	2.69%	2,615	2.74%	7,685	2.56%
Age 80 - 84	156	1.54%	1,567	1.64%	4,739	1.58%
Age 85+	139	1.37%	1,521	1.59%	4,689	1.56%
Age 65+	1,557	15.34%	14,669	15.36%	42,566	14.18%
Median Age	34.50		34.20		34.00	
Average Age	37.60		37.30		36.80	

Demographic Detail Report

Norfolk Commerce Park 2740 Ellsmere Ave, Norfolk, VA 23513

Radius	1 Mile	3 Mile	5 Mile
2023 Population By Race	10,152	95,487	300,272
White	4,807 47.35%	38,831 40.67%	153,660 51.17%
Black	3,784 37.27%	47,100 49.33%	118,950 39.61%
Am. Indian & Alaskan	56 0.55%	585 0.61%	1,866 0.62%
Asian	976 9.61%	4,738 4.96%	13,018 4.34%
Hawaiian & Pacific Island	25 0.25%	225 0.24%	679 0.23%
Other	505 4.97%	4,009 4.20%	12,098 4.03%
Population by Hispanic Origin	10,152	95,487	300,272
Non-Hispanic Origin	9,257 91.18%	86,595 90.69%	273,991 91.25%
Hispanic Origin	895 8.82%	8,892 9.31%	26,281 8.75%
2023 Median Age, Male	31.50	31.40	32.30
2023 Average Age, Male	35.80	35.40	35.20
2023 Median Age, Female	37.70	37.00	36.20
2023 Average Age, Female	39.40	39.00	38.40
2023 Population by Occupation Classification	8,262	76,933	242,767
Civilian Employed	5,163 62.49%	47,118 61.25%	146,894 60.51%
Civilian Unemployed	171 2.07%	1,873 2.43%	5,443 2.24%
Civilian Non-Labor Force	2,516 30.45%	24,337 31.63%	76,100 31.35%
Armed Forces	412 4.99%	3,605 4.69%	14,330 5.90%
Households by Marital Status			
Married	1,508	13,575	40,647
Married No Children	944	8,227	24,775
Married w/Children	564	5,349	15,872
2023 Population by Education	7,350	67,382	217,088
Some High School, No Diploma	973 13.24%	8,461 12.56%	21,432 9.87%
High School Grad (Incl Equivalency)	2,181 29.67%	18,072 26.82%	48,617 22.40%
Some College, No Degree	2,268 30.86%	22,101 32.80%	66,445 30.61%
Associate Degree	685 9.32%	4,860 7.21%	16,485 7.59%
Bachelor Degree	969 13.18%	9,183 13.63%	35,896 16.54%
Advanced Degree	274 3.73%	4,705 6.98%	28,213 13.00%

Demographic Detail Report

Norfolk Commerce Park 2740 Ellsmere Ave, Norfolk, VA 23513

Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	9,601		87,230		270,123	
Real Estate & Finance	299	3.11%	2,628	3.01%	7,690	2.85%
Professional & Management	1,816	18.91%	19,275	22.10%	71,676	26.53%
Public Administration	561	5.84%	4,599	5.27%	11,413	4.23%
Education & Health	913	9.51%	9,716	11.14%	35,164	13.02%
Services	1,240	12.92%	9,466	10.85%	29,703	11.00%
Information	86	0.90%	764	0.88%	2,972	1.10%
Sales	1,223	12.74%	11,016	12.63%	31,549	11.68%
Transportation	205	2.14%	1,570	1.80%	5,065	1.88%
Retail	646	6.73%	5,890	6.75%	16,226	6.01%
Wholesale	127	1.32%	1,005	1.15%	2,534	0.94%
Manufacturing	538	5.60%	3,637	4.17%	9,267	3.43%
Production	934	9.73%	6,799	7.79%	17,941	6.64%
Construction	500	5.21%	5,620	6.44%	13,953	5.17%
Utilities	274	2.85%	2,868	3.29%	6,850	2.54%
Agriculture & Mining	9	0.09%	47	0.05%	197	0.07%
Farming, Fishing, Forestry	0	0.00%	23	0.03%	75	0.03%
Other Services	230	2.40%	2,307	2.64%	7,848	2.91%
2023 Worker Travel Time to Job	5,302		49,239		154,835	
<30 Minutes	3,774	71.18%	36,260	73.64%	110,927	71.64%
30-60 Minutes	1,337	25.22%	11,126	22.60%	37,504	24.22%
60+ Minutes	191	3.60%	1,853	3.76%	6,404	4.14%
2010 Households by HH Size	4,274		38,687		110,725	
1-Person Households	1,132	26.49%	10,528	27.21%	32,295	29.17%
2-Person Households	1,304	30.51%	12,090	31.25%	35,457	32.02%
3-Person Households	783	18.32%	7,173	18.54%	19,373	17.50%
4-Person Households	570	13.34%	4,860	12.56%	13,352	12.06%
5-Person Households	267	6.25%	2,374	6.14%	6,163	5.57%
6-Person Households	144	3.37%	980	2.53%	2,450	2.21%
7 or more Person Households	74	1.73%	682	1.76%	1,635	1.48%
2023 Average Household Size	2.60		2.60		2.50	
Households						
2028 Projection	3,603		35,182		107,155	
2023 Estimate	3,800		36,395		109,216	
2010 Census	4,275		38,687		110,724	
Growth 2023 - 2028	-5.18%		-3.33%		-1.89%	
Growth 2010 - 2023	-11.11%		-5.92%		-1.36%	

Demographic Detail Report

Norfolk Commerce Park 2740 Ellsmere Ave, Norfolk, VA 23513

Radius	1 Mile	3 Mile	5 Mile
2023 Households by HH Income	3,800	36,396	109,217
<\$25,000	700 18.42%	6,916 19.00%	21,023 19.25%
\$25,000 - \$50,000	1,050 27.63%	8,590 23.60%	24,587 22.51%
\$50,000 - \$75,000	980 25.79%	8,203 22.54%	22,270 20.39%
\$75,000 - \$100,000	484 12.74%	5,520 15.17%	14,869 13.61%
\$100,000 - \$125,000	219 5.76%	2,827 7.77%	9,254 8.47%
\$125,000 - \$150,000	161 4.24%	1,863 5.12%	6,485 5.94%
\$150,000 - \$200,000	158 4.16%	1,586 4.36%	6,387 5.85%
\$200,000+	48 1.26%	891 2.45%	4,342 3.98%
2023 Avg Household Income	\$62,747	\$69,426	\$75,629
2023 Med Household Income	\$52,559	\$57,165	\$58,880
2023 Occupied Housing	3,800	36,395	109,217
Owner Occupied	2,294 60.37%	19,551 53.72%	55,821 51.11%
Renter Occupied	1,506 39.63%	16,844 46.28%	53,396 48.89%
2010 Housing Units	4,861	44,165	130,264
1 Unit	3,795 78.07%	30,841 69.83%	80,862 62.08%
2 - 4 Units	397 8.17%	4,700 10.64%	14,927 11.46%
5 - 19 Units	460 9.46%	6,188 14.01%	21,274 16.33%
20+ Units	209 4.30%	2,436 5.52%	13,201 10.13%
2023 Housing Value	2,294	19,550	55,822
<\$100,000	68 2.96%	1,387 7.09%	3,118 5.59%
\$100,000 - \$200,000	1,317 57.41%	8,396 42.95%	17,576 31.49%
\$200,000 - \$300,000	717 31.26%	6,243 31.93%	17,814 31.91%
\$300,000 - \$400,000	167 7.28%	1,957 10.01%	8,659 15.51%
\$400,000 - \$500,000	12 0.52%	851 4.35%	4,172 7.47%
\$500,000 - \$1,000,000	13 0.57%	557 2.85%	3,928 7.04%
\$1,000,000+	0 0.00%	159 0.81%	555 0.99%
2023 Median Home Value	\$181,928	\$199,904	\$240,513
2023 Housing Units by Yr Built	4,892	44,984	131,769
Built 2010+	279 5.70%	3,194 7.10%	11,626 8.82%
Built 2000 - 2010	62 1.27%	1,442 3.21%	6,401 4.86%
Built 1990 - 1999	206 4.21%	2,775 6.17%	8,772 6.66%
Built 1980 - 1989	387 7.91%	5,668 12.60%	15,746 11.95%
Built 1970 - 1979	619 12.65%	6,653 14.79%	17,853 13.55%
Built 1960 - 1969	829 16.95%	7,545 16.77%	20,412 15.49%
Built 1950 - 1959	1,560 31.89%	10,617 23.60%	25,731 19.53%
Built <1949	950 19.42%	7,090 15.76%	25,228 19.15%
2023 Median Year Built	1959	1965	1966

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.

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West is the ___ Listing Broker, ___ Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

C & W Real Estate, LLC., d//b/a Campana Waltz Commercial Real Estate West