



## OFFICE FOR LEASE

**114 South Maple Street, Graham, NC**

- Approximately 2,469 SQ FT part of a 11,328 SQ FT Office building.
- Large reception area surrounded by 6 offices, a kitchenette, library and file storage.
- Common area bathroom located in the rear.



**COMMERCIAL**

# CENTURY 21 COMMERCIAL®

## ABOUT 114 SOUTH MAPLE STREET, GRAHAM, NC



Modified NNN lease in this class B office space. Ideally suited for legal and law enforcement professionals that can benefit from being centrally located in Downtown Graham NC.

Located just 1 block from Alamance Co. courthouse and directly across the street from the Sheriff dept., this highly convenient location on South Maple Street offers prime exposure, a short drive to I-85. Located at the corner of Pine and Maple. Amazing location!

### LANDLORD AGENTS:

MARGUERITE GREENE

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KELLY CARRAWAY

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### TENANT AGENT:

SPENCER CARRAWAY

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# CENTURY 21 COMMERCIAL®

## BUILDING LEASE TERMS



Modified NNN Lease  
\$ 3,703.50 Monthly base

- 5-10 years term plus renewals
- \$18 psf Modified NNN
- \$3,703.50 monthly/\$44,442 annual
- Tenant Responsible for:
  - Electric, internet, and operational costs
- Landlord Responsible for:
  - HOA, Water, Maintenance, property tax & insurance.
- 3% Annual Escalations
- Corporate Guarantee
- Financials Submitted for review

### LANDLORD AGENTS:



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### TENANT AGENT:

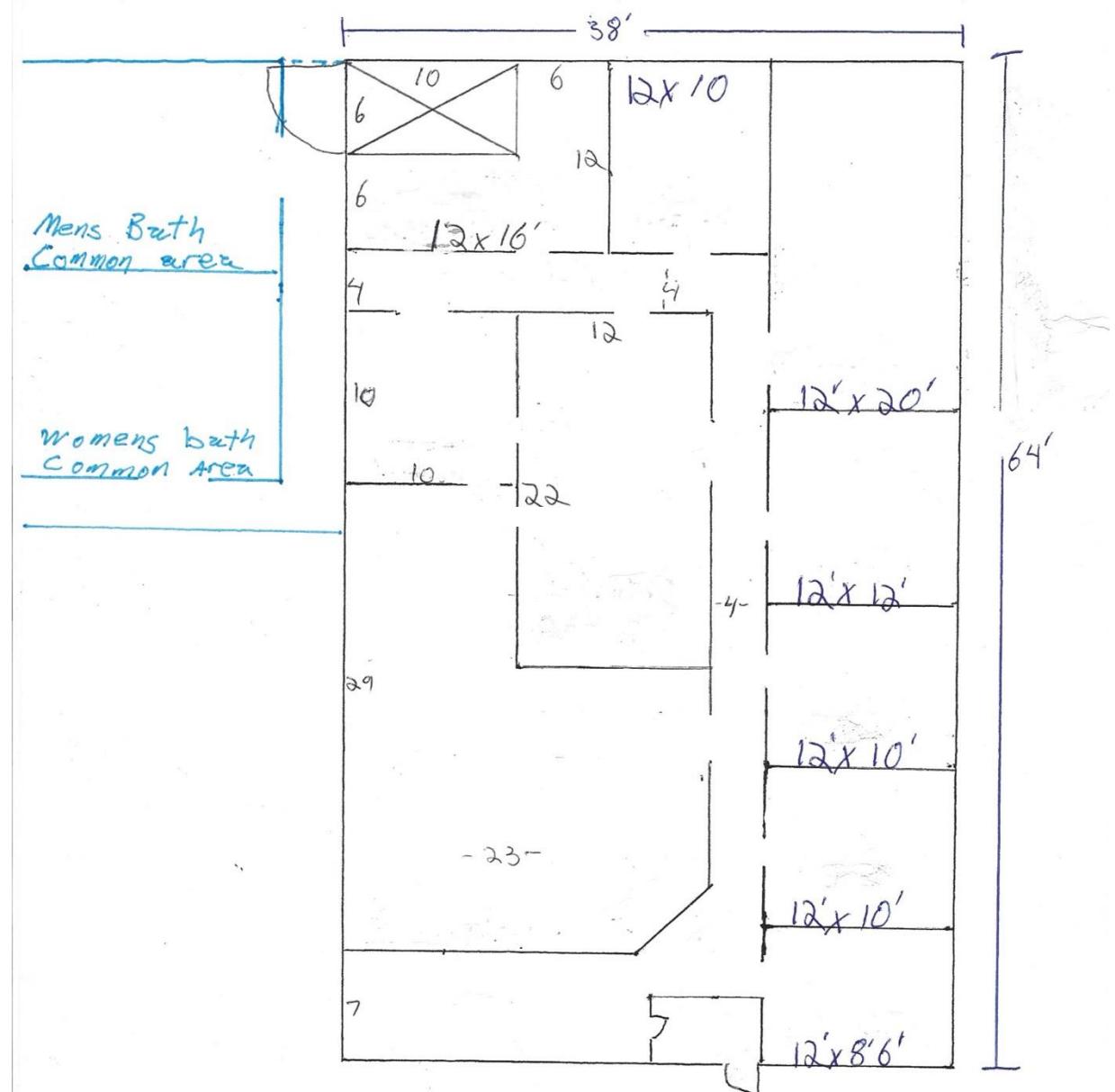


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## FLOOR PLAN



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## PHOTOS



# CENTURY 21 COMMERCIAL.

## DEMOGRAPHICS

[Save](#)

### Demographics >>

	1 mile	3 miles
Population	8,119	45,794
Households	3,391	18,605
Median Age	37.90	38.40
Median HH Income	\$40,185	\$45,637
Daytime Employees	4,608	22,588
Population Growth '24 - '29	▲ 7.92%	▲ 8.25%
Household Growth '24 - '29	▲ 8.17%	▲ 8.48%

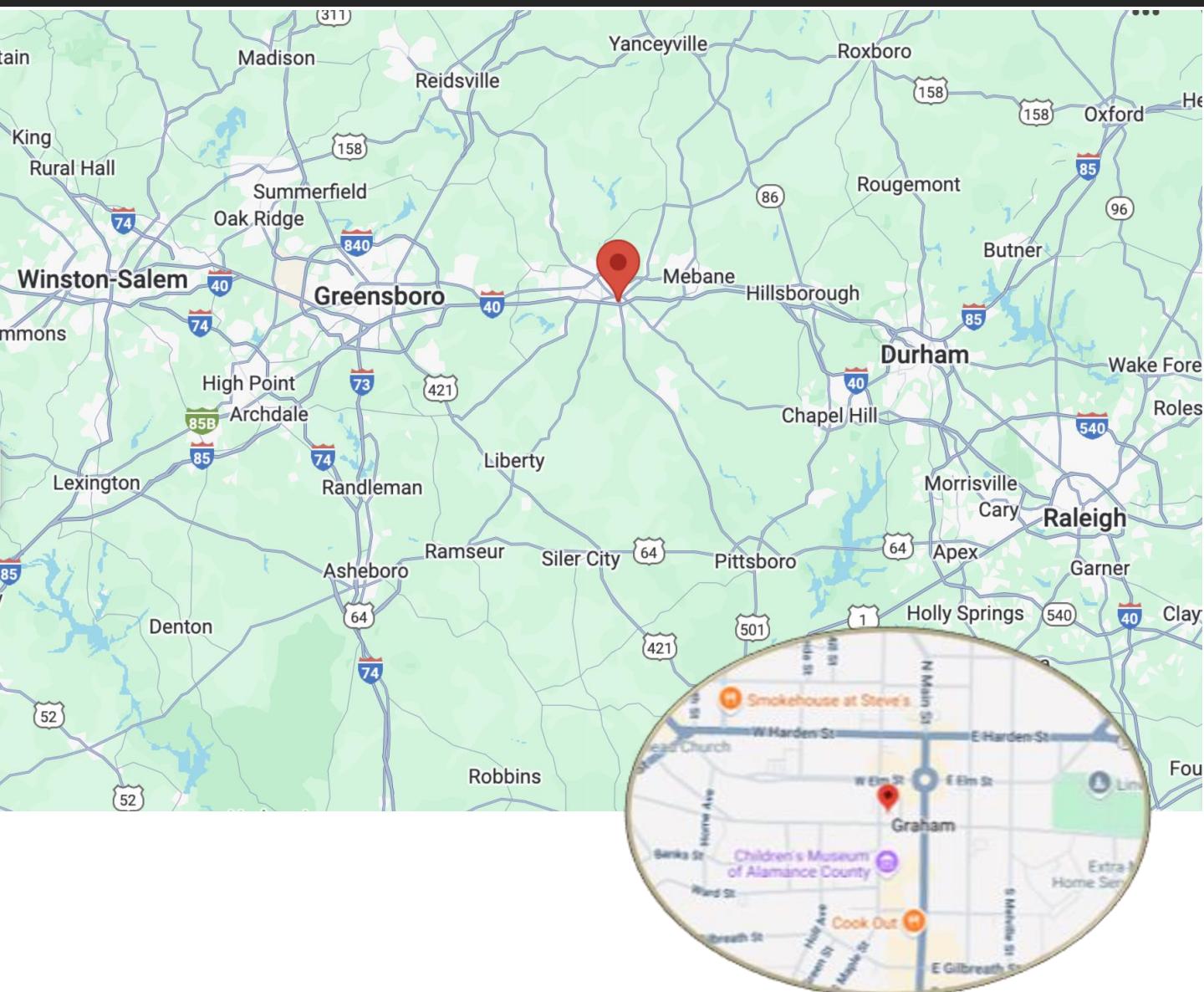
### Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
S Main St	E Pine St S	14,195	2024	0.04 mi
West Elm Street	S Maple St W	3,116	2025	0.04 mi
W Elm St	S Maple St W	3,128	2023	0.04 mi
South Main Street	E Pine St S	19,233	2025	0.05 mi
South Maple Street	W Pine St S	6,562	2025	0.07 mi
S Maple St	W Pine St S	5,850	2024	0.08 mi
West Pine Street	Mc Clure St E	5,805	2025	0.08 mi
W Pine St	Mc Clure St E	5,802	2023	0.08 mi
W Pine St	S Maple St W	7,060	2024	0.08 mi
NC 87 (MAIN ST)	W Harden St N	8,514	2024	0.10 mi

Made with TrafficMetrix® Products

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## LOCATION

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## NC DISCLOSURE:

### NC Disclosure Working with Real Estate Agents

When leasing, buying or selling real estate, you may find it helpful to have a real estate agent assist you. Real estate agents can provide many useful services and work with you in different ways. In some real estate transactions, the agents work for the seller. In others, the seller and buyer may each have agents. And sometimes the same agents work for both the buyer and the seller. It is important for you to know whether an agent is representing you as your agent or simply assisting you while acting as an agent of the other party.

This brochure address the various types of agency relationships that may be available to you. It should help you decide which relationship you want to have with a real estate agent. It will also give you useful information about the various services real estate agents can provide buyers and sellers, and it will help explain how real estate agents are paid.

### SELLER/LANDLORD

#### Seller/Landlord's Agent

If you are leasing real estate, you may want to "list" your property for sale with a real estate firm. If so, you will sign a "listing agreement" authorizing the firm and its agents to represent you in your dealings with buyers are you seller's agent. You may also be asked to allow agents from other firms to help find a buyer for your property.

Be sure to read and understand the listing agreement before you sign it. Your agent must give you a copy of the listing agreement after you sign it.

**Duties to Landlord:** The listing firm and its agents must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with material facts that could influence your decisions; use reasonable skill, care and diligence; and account for all monies they handle for you. Once you have signed the listing agreement, the firm and its agents may not give any confidential information about you to prospective buyers or their agents without your permission so long as they represent you. But until you sign the listing agreement, you should avoid telling the listing agent anything you would not want a buyer to know.

**Services and Compensation:** To help you sell your property, the listing firm and its agents will offer to perform a number of services for you. These may include helping you price your property; advertising and marketing your property; giving you all required property disclosure forms for you to complete; negotiating for you the best possible price and terms; reviewing all written offers with you; and otherwise promoting your interests.



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For representing you and helping you sell your property, you will pay the listing firm a sales commission or fee. The listing agreement must state the amount or method for determining the sales commission or fee and whether you will allow the firm to share its commission with agents representing the tenant.

**Dual Agent:** You may even permit the listing firm and its agents to represent you and a tenant at the same time. This "dual agency relationship" is most likely to happen if an agent with your listing firm is working as a tenant's agent with someone who wants to lease your property. If this occurs and you have not already agreed to a dual agency relationship in your listing agreement, your listing agent will ask you to amend your listing agreement to permit the agent to act as agent for both you and the tenant.

It may be difficult for a dual agent to advance the interests of both tenant and landlord. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although dual agent owes them the same duties, tenants and landlords can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated agency" where one agent in the firm represents the landlord and another agent represent the tenant. This option (when available) may allow each "designated agent" to more fully represent each party. If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction.

When leasing real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a tenant's agent). You may be willing for them to represent both you and the landlord at the same time (as a dual agent). Or you may agree to let them represent only the landlord (landlord's agent or sub agent). Some agents will offer you a choice of these services. Others may not.

### BUYER/TENANTS

When leasing real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a tenant's agent). You may be willing for them to represent both you and the landlord at the same time (as a dual agent). Or you may agree to let them represent only the landlord (landlord's agent or sub agent). Some agents will offer you a choice of these services. Others may not.

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### Buyer/Tenant's Agent

Duties to Tenant: If the real estate firm and its agent represent you, they must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with all material facts that could influence your decisions; use reasonable skills, care and diligence; and account for all monies they handle for you. Once you have agreed (either orally or in writing) for the firm and its agents to be your buyer's agent, they may not give any confidential information about you to sellers or their agents without your permission so long as they represent you. But until you make this agreement with your tenant's agent, you should avoid telling the agent anything you would not want a landlord to know.

Unwritten Agreements: To make sure that you and the real estate firm have a clear understanding of what your relationship will be and what the firm will do for you, you may want to have a written agreement. However, some firms may be willing to represent you and assist you for a time as a tenant's agent without a written agreement. But if you decide to make an offer to lease a particular property, the agent must obtain a written agency agreement before writing the offer. If you do not sign it, the agent can no longer represent and assist you and is no longer required to keep information about you confidential.

Be sure to read and understand any agency agreement before you sign it. Once you sign it, the agent must give you a copy of it.

Services and Compensation: Whether you have a written agreement or unwritten agreement, a tenant's agent will perform several services for you. There may include helping you: find a suitable property; arrange financing; learn more about the property; and otherwise promote your best interests. If you have a written agency agreement, the agent can also help you prepare and submit a written offer to the landlord.

A tenant's agent can be compensated in different ways. For example, you can pay the agent out of your own pocket. Or the agent may seek compensation from the Landlord or listing agent first but require you to pay if the listing agent refuses. Whatever the case, be sure your compensation arrangement with your tenant's agent is spelled out in a buyer agency agreement before you make an offer to purchase property and that you carefully read and understand the compensation provision.

Dual Agent: You may permit an agent or firm to represent you and the landlord at the same time. This "dual agency relationship" is most likely to happen if you become interested in a property listed with your tenant's agent or the agent's firm. If this occurs and you have not already agreed to a dual agency relationship in your (written or oral) buyer agency agreement, your tenant's agent will ask you to amend the tenant agency agreement or sign a separate agreement or document permitting him or her to act as agent for both you and the landlord. It may be difficult for a dual agent to advance the interests of both the tenant and landlord. Nevertheless, a dual agent must treat tenants and landlords fairly and equally. Although the dual agent owes them the same duties, tenants and landlords can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated dual agency" where one agent in the firm represents the landlord and another agent represents the tenant. This option (when available) may allow each "designated agent" to more fully represent each party.

If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction. This can be accomplished by putting the arrangement in writing at the earliest possible time.

### Landlord's Agent Working With a Tenant

If the real estate agent or firm that you contact does not offer tenant agency or you do not want them to act as your tenant agent, you can still work with the firm and its agents. However, they will be acting as the landlord's agent (or "sub agent"). The agent can still help you find and purchase property and provide many of the same services as a tenant's agent. The agent must be fair with you and provide with any "material facts" (such as a leaky roof) about properties.

But remember, the agent represents the landlord - not you - and therefore must try to obtain for the landlord the best possible price and terms for the landlord's property. Furthermore, a landlord's agent is required to give the landlord any information about you (even personal, financial or confidential information) that would help the landlord in the lease of his or her property. Agents must tell you in writing if they are Landlord's agents before you say anything that can help the landlord. But until you are sure that an agent is not a landlord's agent, you should avoid saying anything you do not want a landlord to know.

Landlord's agents are compensated by the Landlord.

### TENANT AGENT:



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