

7191 MERRIMAC TRAIL

WILLIAMSBURG, VA 23185

FOR LEASE



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

FOR MORE INFORMATION:

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Waltz
COMMERCIAL REAL ESTATE LLC

INFORMATION



Two spaces available with great visibility on busy Merrimac Trail (Route 143). One of these is a 2,500 SF end unit which includes two 9 x 10 overhead grade level doors and an adjoining 3,200 SF retail unit. These units can be combined for a total of 5,700 SF.



Pricing:

3,200 SF Unit: \$18.00 SF – Modified Gross

2,500 SF Unit: Negotiable

**** Tenant Improvement allowance subject to Lease Terms**



Zoned B1 – General Business

https://library.municode.com/va/james_city_county/codes/code_of_ordinances?nodeId=CD_ORD_CH24ZO

INTERIOR PICTURES



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AGENCY DISCLOSURE

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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.

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

Acknowledged by:

Waltz Commercial Real Estate, LLC