

**FOR  
LEASE**

OFFICE/FLEX

# TRC CENTER I

230 Clearfield Avenue | Virginia Beach, VA 23462



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › TRC Center I is a 63,524± SF flex building centrally located in Virginia Beach just ½ mile from the I-264 and Witchduck Road interchange.
- › It is part of a 4 building office/flex complex that professionally owned and managed by the Runnymede Corporation.
- › Convenient access to I-264, I-64, & all areas of Hampton Roads.
- › Base Rate: \$14.50/SF, NNN  
Operating Expenses: \$3.46/SF  
(includes CAM, RE Taxes, and Insurance)
- › Parking Ratio: 5 Spaces/1,000 SF  
(free surface parking)

## FOR MORE INFORMATION:

### GRESH WALL

Managing Director

757-407-2226

[gwall@commonwealthcommercial.com](mailto:gwall@commonwealthcommercial.com)

Commonwealth Commercial Partners, LLC represents the Tenant of this property. Information contained herein is deemed reliable but is not guaranteed.

# FLOOR PLAN

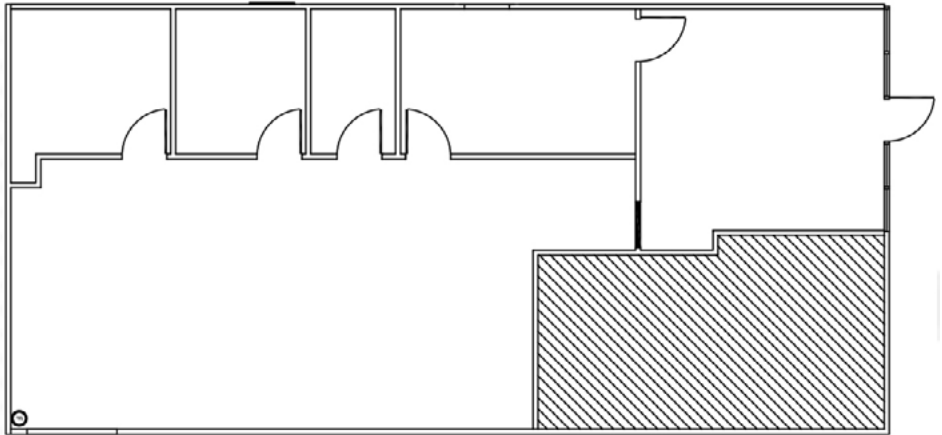
## AVAILABLE

Suite 102 (1,350 SF)

Rental Rate: Contact Agent

Operating Expenses: \$3.46/SF  
(includes CAM, RE Taxes, and Insurance)

100% Office build out



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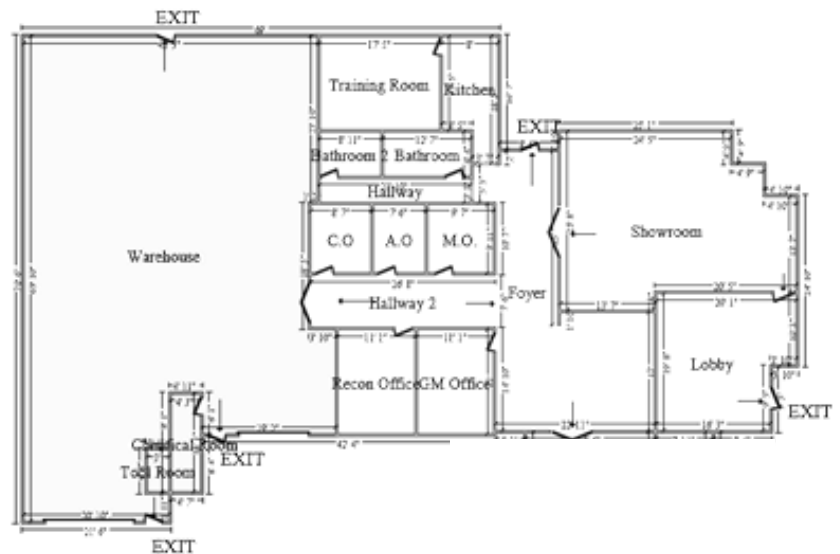
Suite 105 (8,111 SF) Available January 1, 2026

Rental Rate: Contact Agent

Operating Expenses: \$3.46/SF  
(includes CAM, RE Taxes, and Insurance)

4,270 SF Office / 3,841 SF Warehouse

Two grade level overhead doors in warehouse



# FLOOR PLAN

## AVAILABLE

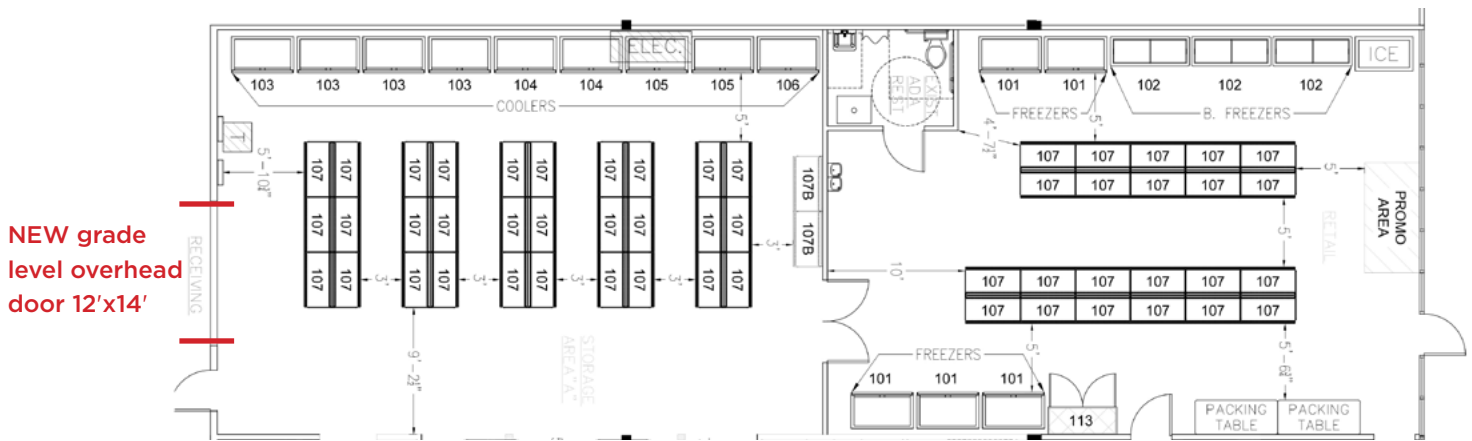
Suite 115 (2,640 SF)

Rental Rate: Contact Agent

Operating Expenses: \$3.46/SF

(includes CAM, RE Taxes, and Insurance)

50% Office / 50% Warehouse (fully heated and air conditioned)



NEW grade level overhead door 12'x14'



## 4 BUILDING OFFICE/FLEX COMPLEX



FOR LEASE | 230 CLEARFIELD AVENUE | VIRGINIA BEACH, VA 23462