

FOR LEASE

**236 Clearfield Avenue
Virginia Beach, VA 23462**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



TRC Center II

- TRC Center II is a 36,947± SF flex building located just ½ mile from the I-264 and Witchduck Road interchange
- Convenient access to I-264, I-64, & all areas of Hampton Roads
- Close proximity to the Virginia Beach Town Center and numerous retail amenities
- Grade level loading (12' x 14' Loading Doors)
- Parking Ratio: 5 Spaces/1,000 SF
- Rental Rate: \$14.50/SF, NNN
- CAM Fees: \$3.76/SF
- **Availability:**
 - **Suite 207** (1,856 SF) 100% office with large open plan. Has potential for conversion to office/warehouse (existing grade level door)
 - **Suite 209** (2,860 SF) 100% office buildout; large break room with plumbing. Has potential for conversion to office/warehouse (existing grade level door)

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For More Information:

Gresh Wall

Managing Director

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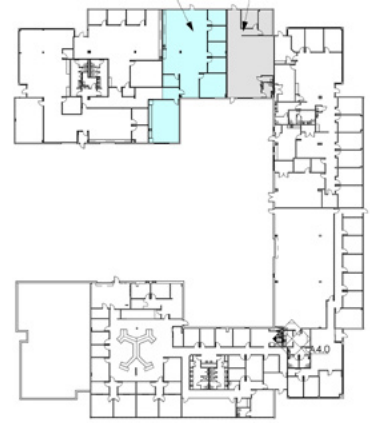
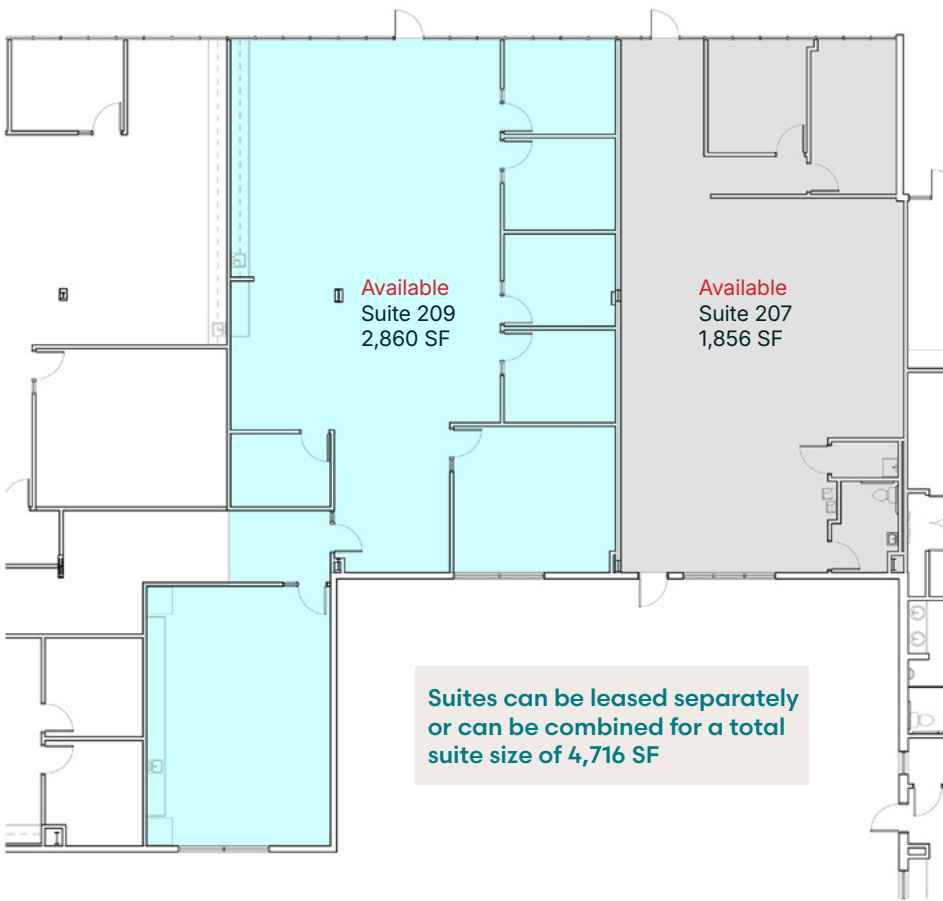
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Floor Plans



4 Building Office/Flex Complex

