

**FOR
LEASE**

OFFICE/FLEX

TRC CENTER II

236 Clearfield Avenue | Virginia Beach, VA 23462



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 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 215: 10,200± SF (Available April 1, 2026)

FOR MORE INFORMATION:

GRESH WALL

Managing Director

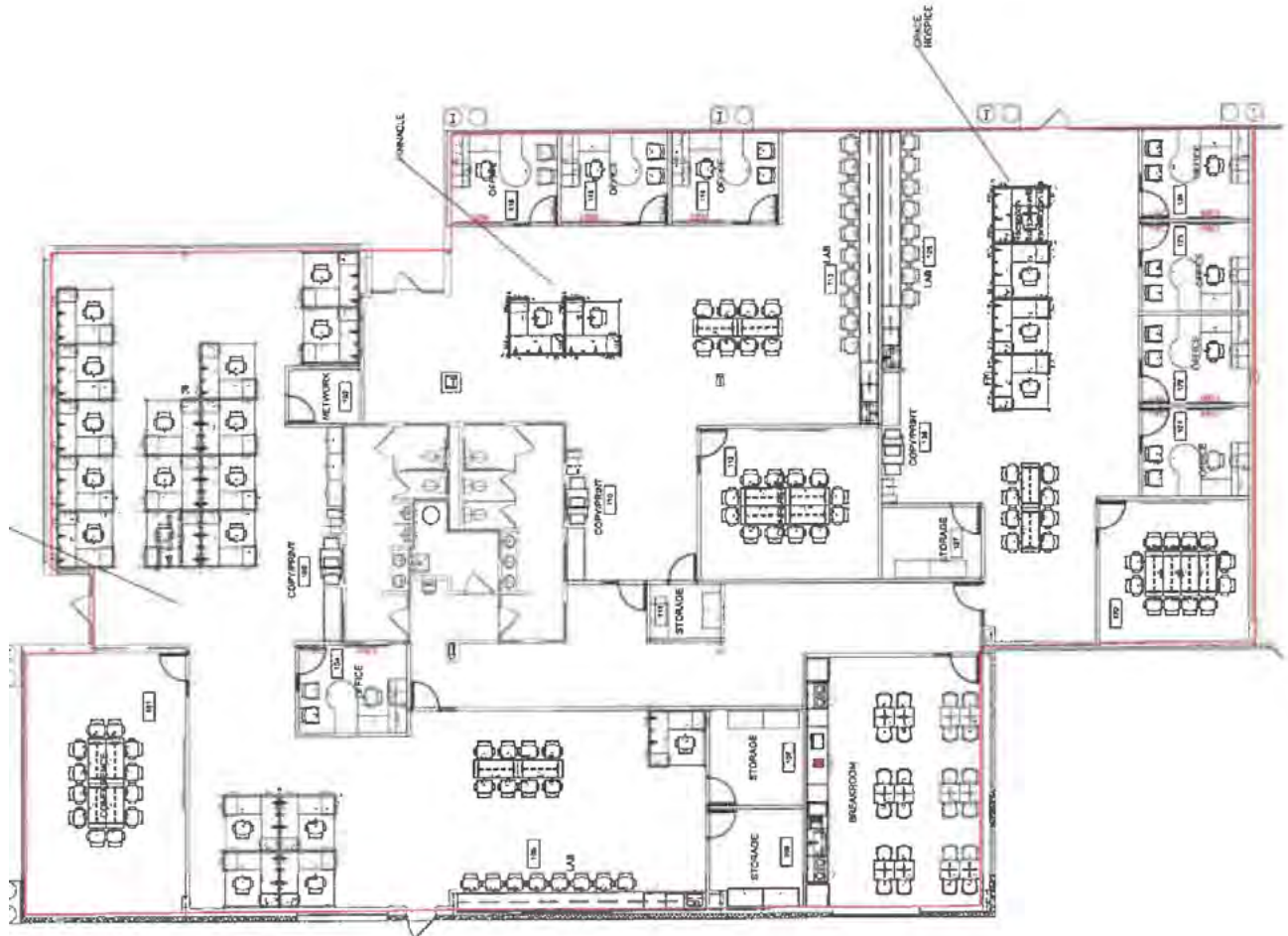
757-407-2226

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

Suite 215 (10,200 SF)





4 BUILDING OFFICE/FLEX COMPLEX



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