

FOR LEASE

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



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



TRC Center III

- TRC Center III is a 52,329± SF single story flex building located just ½ mile from the I-264 and Witchduck Road interchange.
- It is part of a 4 building office/flex complex that is professionally owned and managed by the Runnymede Corporation.
- Convenient access to I-264, I-64, and all areas of Hampton Roads.
- Close proximity to the Virginia Beach Town Center and numerous retail amenities.
- Grade level loading available
- Parking: 7.5 spaces/1,000± SF
- Base Rent: \$14.50/SF NNN; CAM fees are estimated to be \$3.89/SF
- **Availability:**
Suite 318 (11,616 SF) 100% office build out

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4 Building Office/Flex Complex

