

MEDICAL/OFFICE SPACE FOR LEASE

CHEROKEE II

5510 Cherokee Ave., Alexandria, VA 22312

Affordable Inside the Beltway Location

OPPORTUNITY

- Suite 120: 3,731 SF
- Suite 250: 1,844 SF



HIGHLIGHTS

- Great access to I-395 and the Beltway
- Medical, Office, and Cafe Space available
- Professional management
- 24 hour security camera monitoring system with key-card after hour access
- 3.75/1000 Parking Ratio, Generous Parking
- On Site Café and Daycare
- Reasonable turn-key improvements available

RENTAL RATE

- \$25.00 – 26.00 PSF
- Full Service

TERM

- 3-10 years



LEGAT

COMMERCIAL REAL ESTATE, LLC

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Vice President

☎ | 847.562.6736

✉ | awallace@legatcre.com

MEDICAL/OFFICE SPACE FOR LEASE

Cherokee II

5510 Cherokee Ave., Alexandria, VA 22312

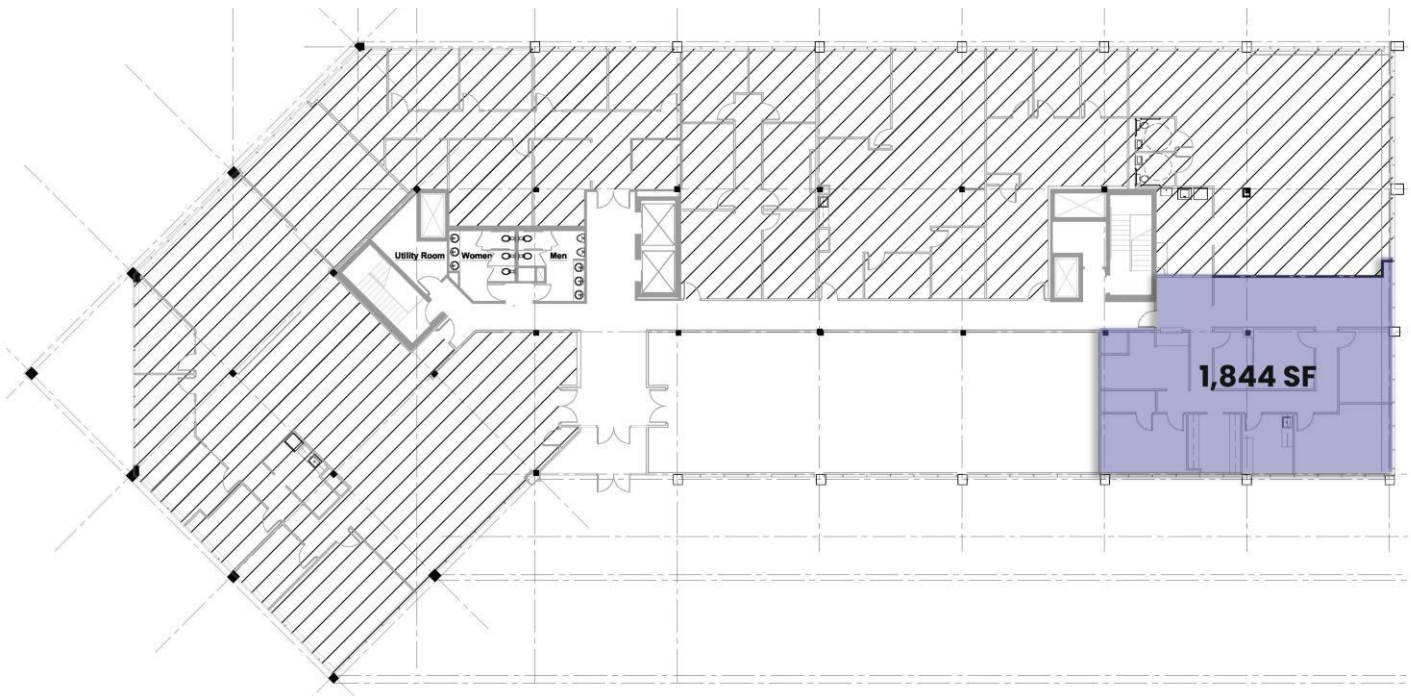
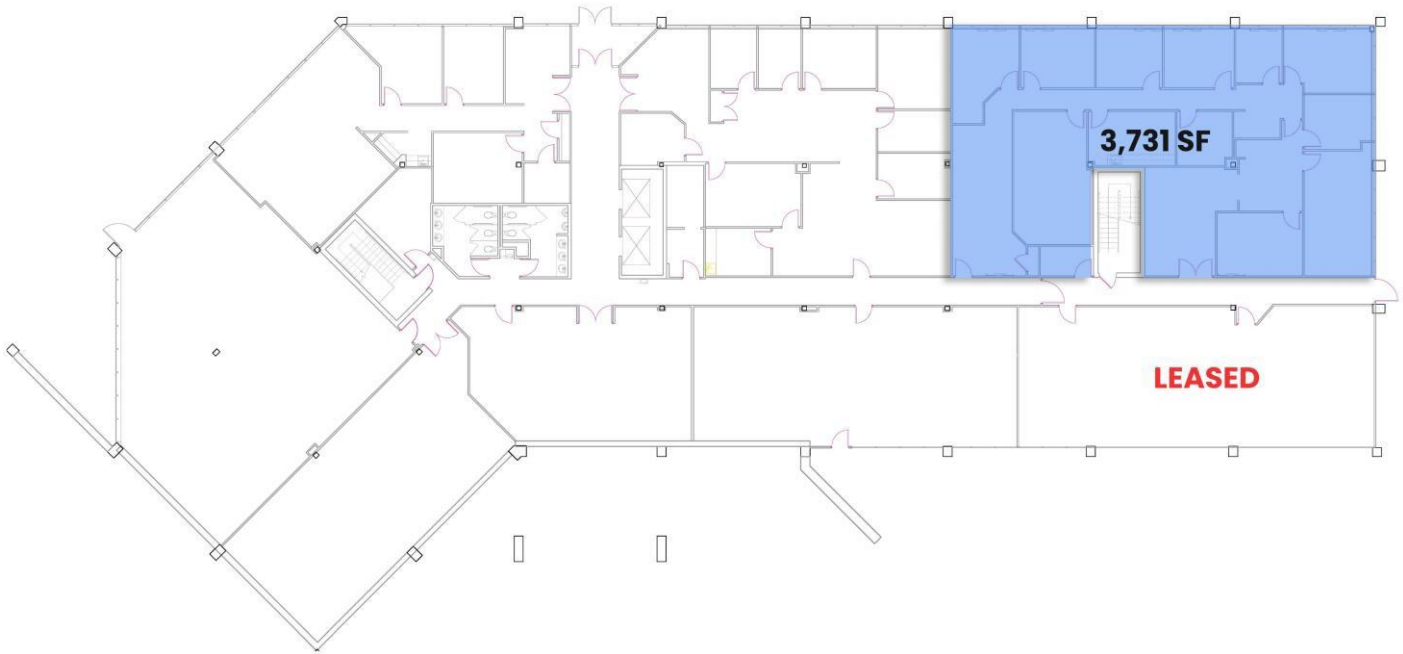
Affordable Inside the Beltway Location

Suite 120:

3,731 SF

Suite 250:

1,844 SF



LEGAT

— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Vice President

☎ | 847.562.6736

✉ | awallace@legatcre.com

MEDICAL/OFFICE SPACE FOR LEASE

Cherokee II

5510 Cherokee Ave., Alexandria, VA 22312

Affordable Inside the Beltway Location

EXTERIOR PHOTOS



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

📞 | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Vice President

📞 | 847.562.6736

✉ | awallace@legatcre.com

MEDICAL/OFFICE SPACE FOR LEASE

Cherokee II
5510 Cherokee Ave., Alexandria, VA 22312
Affordable Inside the Beltway Location

INTERIOR PHOTOS



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Vice President

☎ | 847.562.6736

✉ | awallace@legatcre.com

MEDICAL/OFFICE SPACE FOR LEASE

Cherokee II

5510 Cherokee Ave., Alexandria, VA 22312

Affordable Inside the Beltway Location

AERIAL SHOWING AREA AMENITIES



LEGAT

— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

📞 | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Vice President

📞 | 847.562.6736

✉ | awallace@legatcre.com