

Gates Hudson FOR LEASE

5500 CHEROKEE AVENUE ALEXANDRIA, VA 22312



Prime Office Space Available | Up to 6,639 SF Under New Management and Leasing

➤ **Flexible floor plans** adaptable to a wide range of office configurations

➤ **Newly built fifth-floor conference** facility exclusively for tenants

➤ **Café and daycare center** just steps away

➤ **Abundant free parking** with a 3.6/1,000 ratio

➤ **Newly renovated** lobby, common areas, corridors, and restrooms-elevator modernization underway

➤ **Private outdoor terrace** on the fifth floor with direct suite access

➤ **Easy access** to I-395 and the Capital Beltway

➤ **Exceptional window line** with abundant natural light

For more information, please contact Gates Hudson:

Alice Mouradian Kumar
Senior Leasing Agent
(703) 208-7027
akumar@gateshudson.com

Joe Schechtel
Senior Vice President
(703) 876-9590
jschechtel@gateshudson.com

Fifth Floor Floor Plan



- Suite 525 (Spec Suite): 2,011 SF
- Suite 560 (Spec Suite): 1,763 SF
- Suite 570 (Spec Suite): 1,344 SF
- Suite 510 (Spec Suite): 1,521 SF
- Suite 550: Conference Center
- Outdoor Terrace/Balcony On 5TH Floor

SPACE LEGEND

OFFICE
CONFERENCE ROOM
SUPPORT / AMENITIES

OPEN OFFICE / CIRCULATION
STORAGE

EXISTING PARTITION TO REMAIN
NEW PARTITION
N.I.C.

NEW MILLWORK
EXISTING DOOR TO REMAIN
NEW DOOR AND HARDWARE

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SHOPPING



COFFEE & DINING



Bouvardia Coffee - Next Door
Dunkin' – 0.7 mi
Panera Bread – 0.7 mi
Clyde's at Mark Center - 4.5 mi

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BUILDING PHOTOGRAPHY



Renovated Lobby



Renovated Lobby



Outdoor Terrace

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