

5500 Cherokee Avenue

Alexandria, VA



Cost competitive office building located inside the beltway, with recent renovations and easy access!



FORTRESS
REALTY PARTNERS

Unbeatable location inside the beltway, with easy access to major roadways

5500 Cherokee Avenue offers tenants a cost competitive office location inside the beltway – centrally located with easy access to all major roadways, providing easy commute times.

Leasing Highlights

- » Recently renovated common areas
- » Space available on the first, second and fourth floor
- » Cafe located on property, within short walking distance from building
- » Ample free surface parking
- » Located on the corner of Cherokee Ave & Shawnee Road
- » Easy access to I-95, I-495 and I-395
- » Seven minute drive to Van Dorn Metro



At-a-Glance

5500 Cherokee Avenue | Alexandria

Floor Size	11,461 sf	Stories	5
Rent psf	\$24.50 fs	Submarket	Springfield/Burke
Parking	3.6 spaces per 1,000 sf	Nearest Metro	Van Dorn (Blue)

Location & amenities

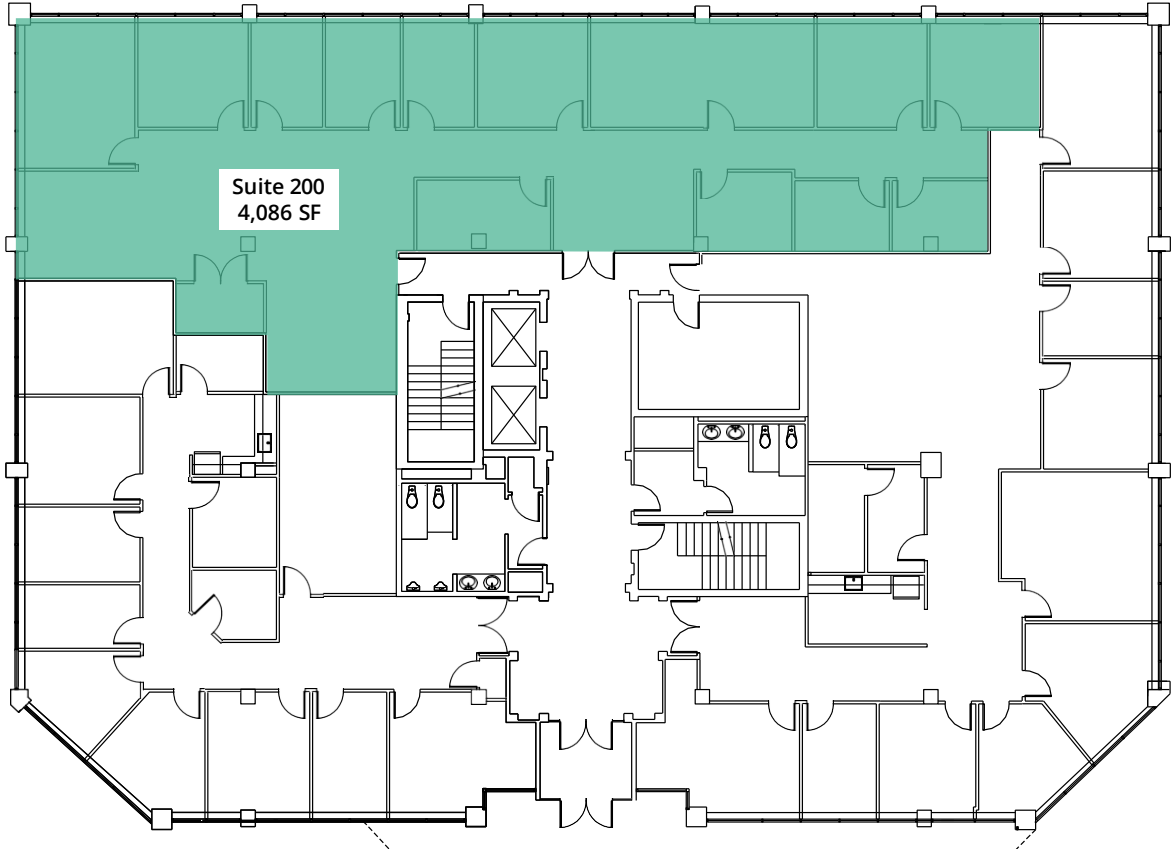
Easy access to a multitude of amenities!

Click to Explore



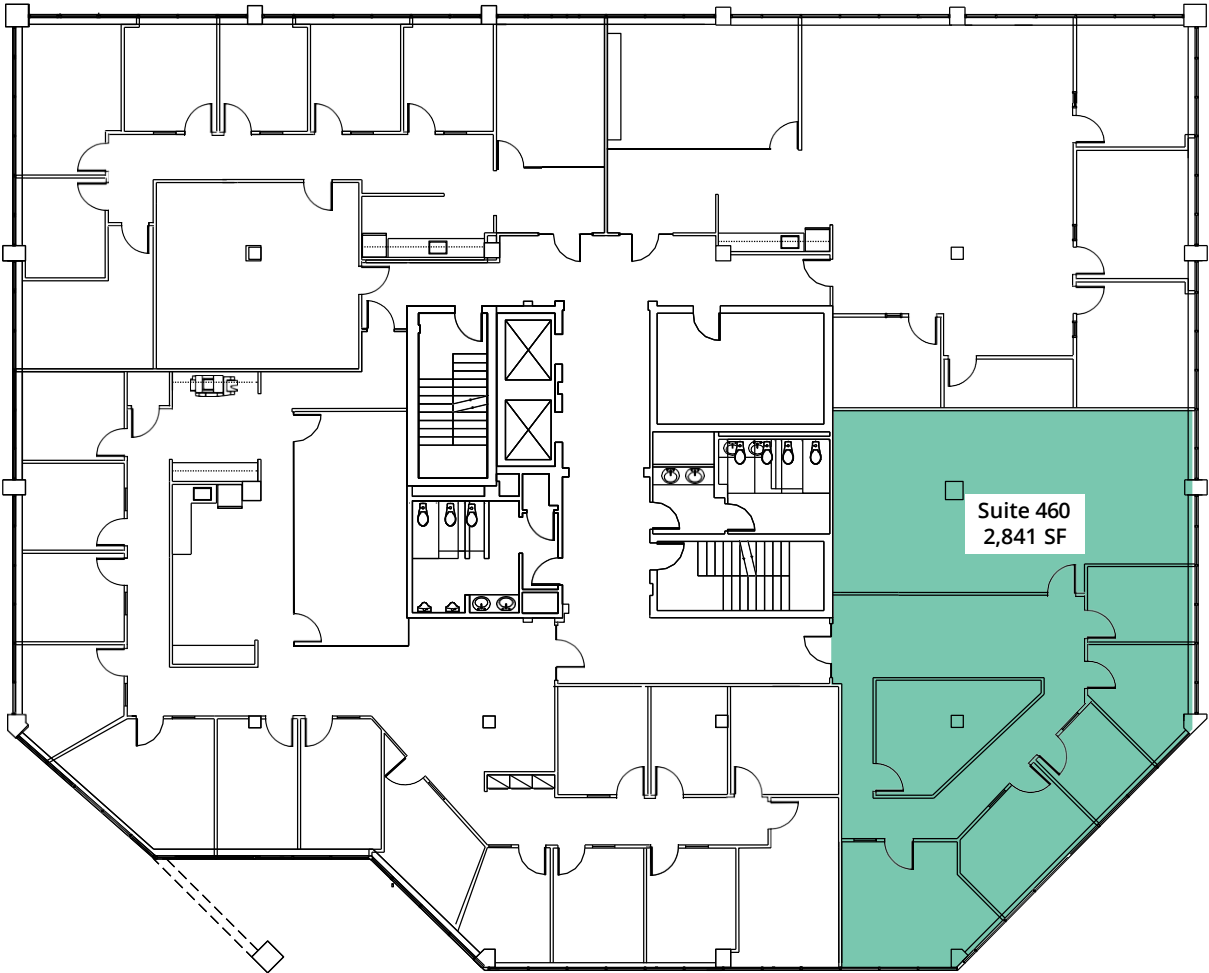
Second floor

4,086 SF Available



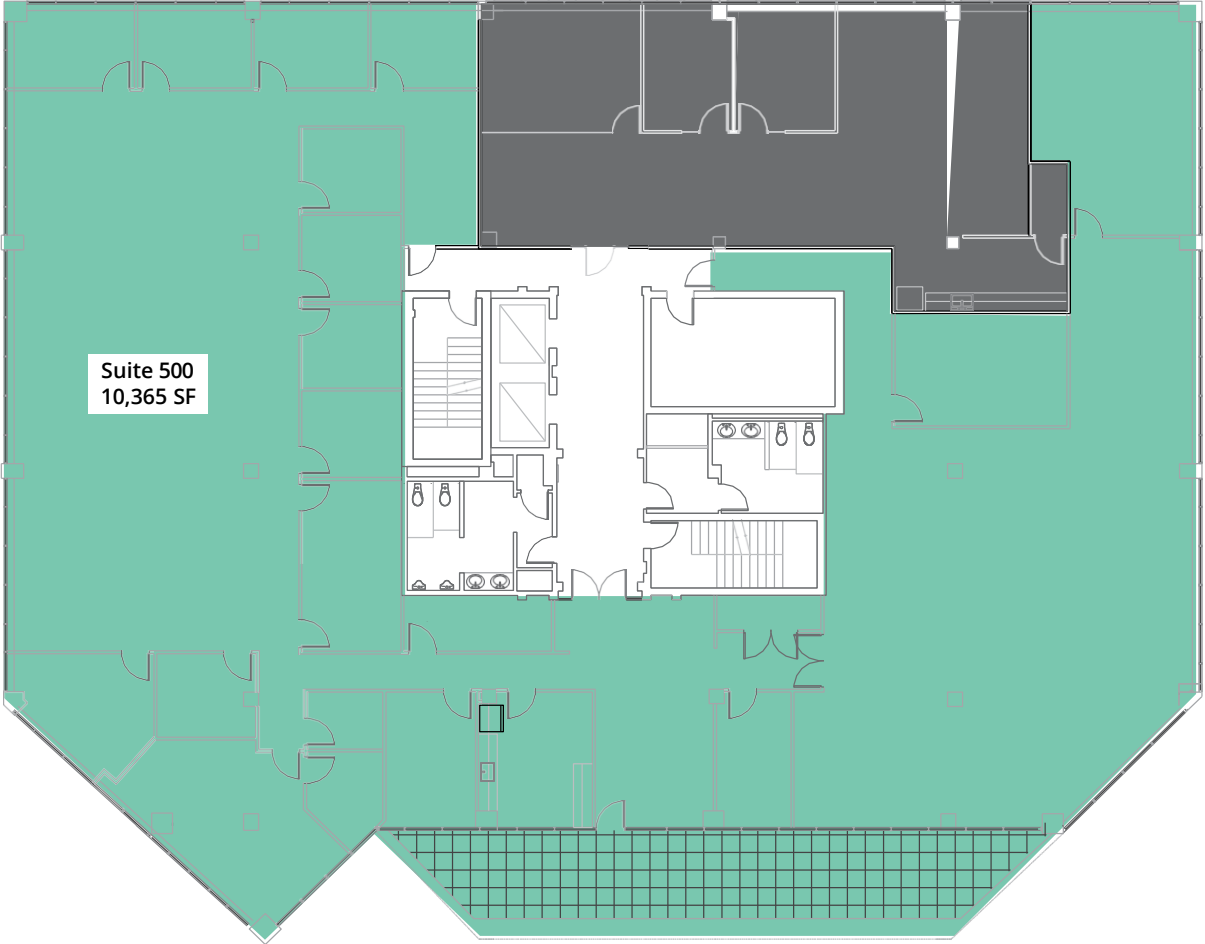
Fourth floor

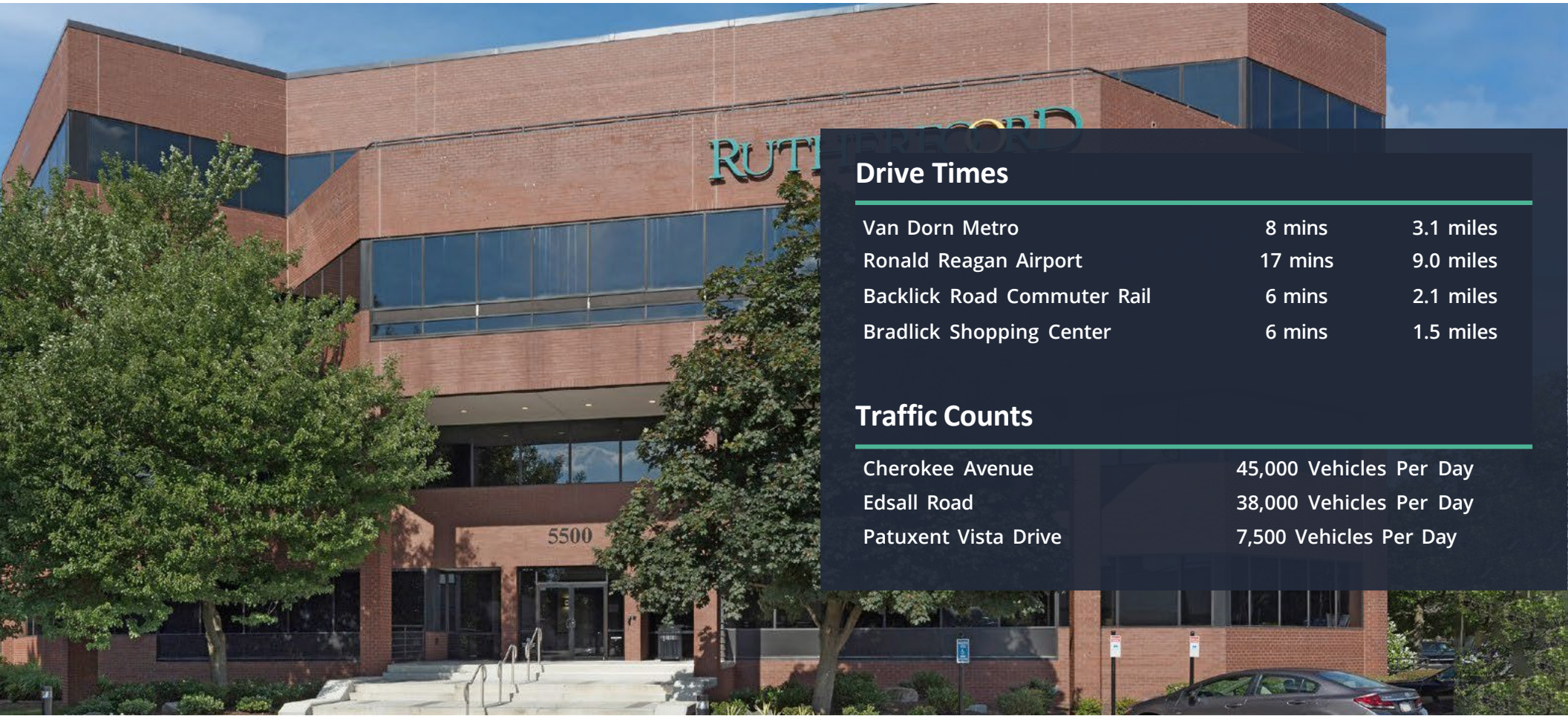
2,841 SF Available



Fifth floor

10,365 SF Available





Drive Times

Van Dorn Metro	8 mins	3.1 miles
Ronald Reagan Airport	17 mins	9.0 miles
Backlick Road Commuter Rail	6 mins	2.1 miles
Bradlick Shopping Center	6 mins	1.5 miles

Traffic Counts

Cherokee Avenue	45,000 Vehicles Per Day
Edsall Road	38,000 Vehicles Per Day
Patuxent Vista Drive	7,500 Vehicles Per Day

5500 Cherokee Ave, Alexandria, VA

fortressrp.com

Doug Eliot, Partner
703.963.2062
doug.eliot@fortressrp.com

James Palmer, Partner
703.973.4069
james.palmer@fortressrp.com

70.973.4069 | © 2022 Fortress Realty Partners, LLC.

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Fortress Realty Partners does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.