

5500 CHEROKEE AVENUE

Alexandria, VA 22312

OFFICE FOR LEASE

2,251- 12,124 SF



Leasing Information:

202.328.5136

Mollye Wheeler

202.328.5136

mwheeler@stoutandteague.com

STOUT &
TEAGUE

Stout & Teague
8001 Forbes Place Ste 305
Springfield, VA 22151

stoutandteague.com

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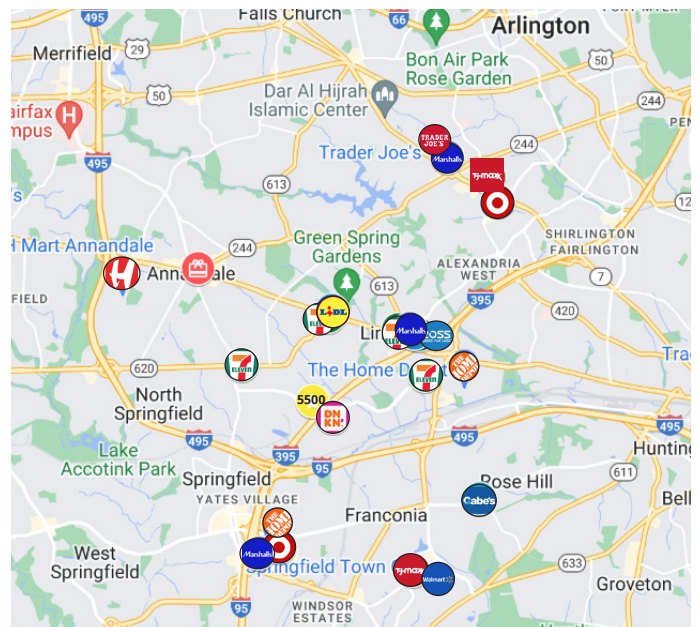
Property Highlights

- Recent renovations to main lobbies, hallways and restrooms
- On-site café and daycare
- Flexible floorplans to accommodate all users
- Expansive windowline with panoramic views and abundant natural light

Drive Times

- Van Dorn Metro: 3.3 mi | 10 min
- Dulles International Airport (IAD): 24.8 mi | 26 min
- Ronald Reagan Airport (DCA): 9.8 mi | 17 min
- Bradlick Shopping Ctr: 1.5 mi | 6 min
- The White House: 11.3mi | 19 min
- Springfield Town Center: 2.8 mi | 8 min
- Tysons Corner Center: 13 mi | 19 min
- National Landing: 9.3 mi | 15 min
- Springfield Mall: 2.8 mi | 8 min
- Fort Belvoir: 9.6 mi | 16 min
- Backlick Road VRE Station: 2.0 mi | 6 min

<u>Suite</u>	<u>Size</u>	<u>Availability</u>
<u>Suite 440</u>	<u>2,683 SF</u>	<u>5/1/2025</u>
<u>Suite 510</u>	<u>2,500 - 12,124 SF</u>	<u>Immediate</u>
<u>Suite 550</u>	<u>2,251 SF</u>	<u>90 Days</u>



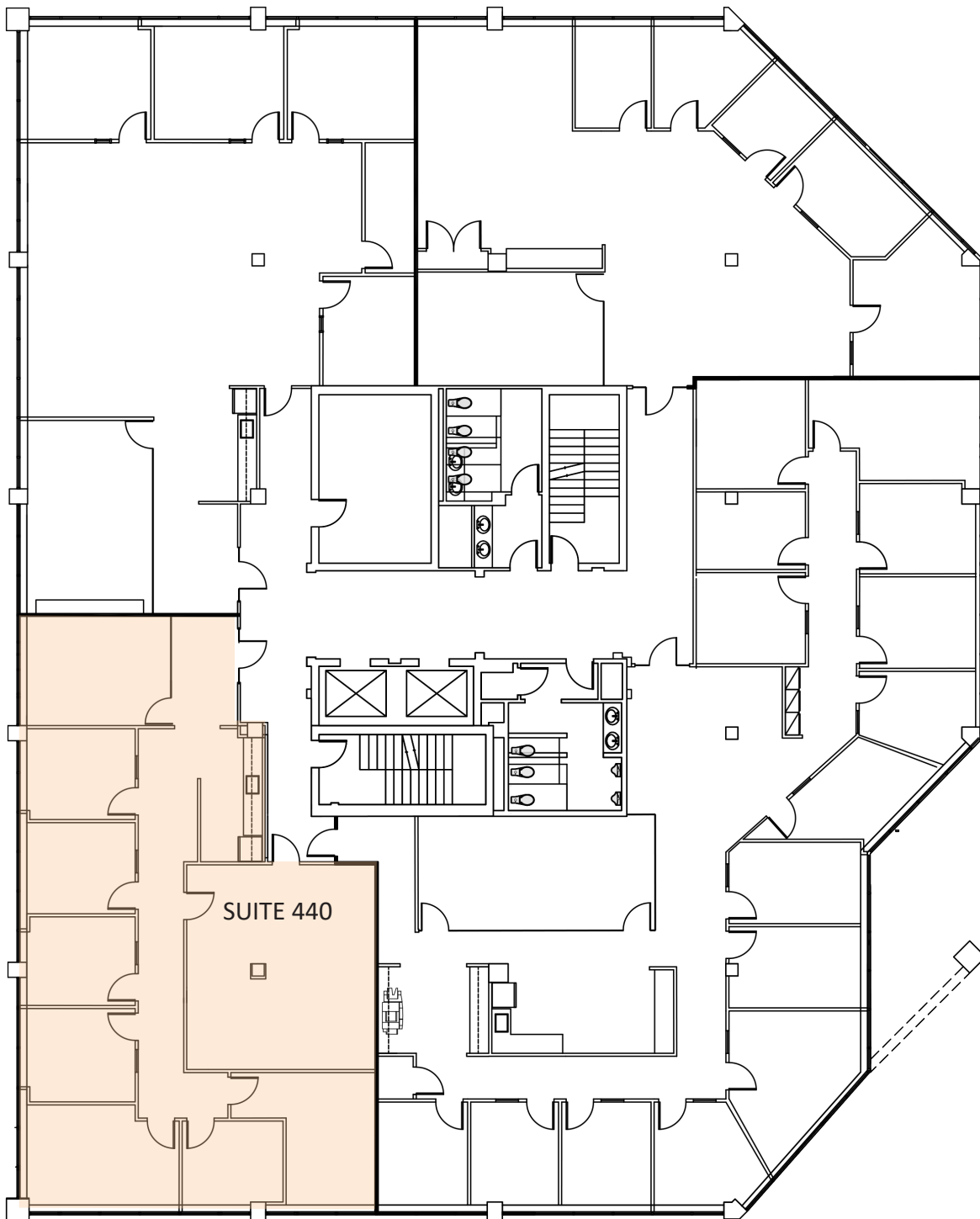
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Suite	Size	Asking Rent	Description
440	2,683 SF	\$25.25 PSF	Recently renovated second generation spec suite with glass suite entry door, 7 windowed offices, conference room and pantry.



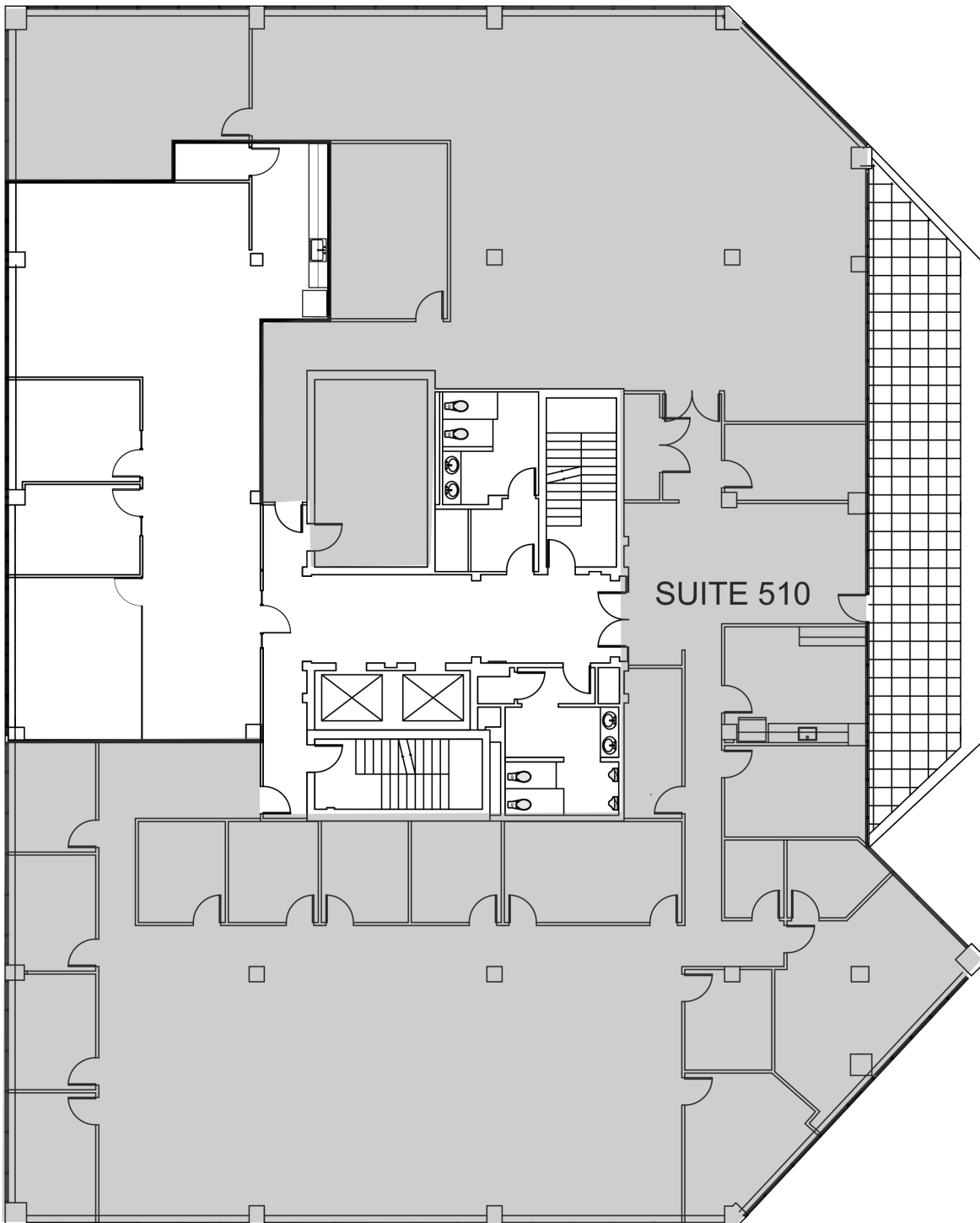
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Suite	Size	Asking Rent	Description
510	12,124 SF	\$25.00 PSF	Top floor suite with outdoor terrace and panoramic views. Subdivision opportunities available down to approximately 2,500 SF.



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Suite	Size	Asking Rent	Description
550	2,251 SF	\$25.25 PSF	Recently renovated 2nd generation spec suite, featuring a combination of private offices and open work area, pantry, conference room, and reception area.

