

5500 CHEROKEE AVENUE
Alexandria, VA 22312

OFFICE SPACE FOR LEASE
1,574 SF - 4,120 SF



Leasing Information:
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STOUT & TEAGUE

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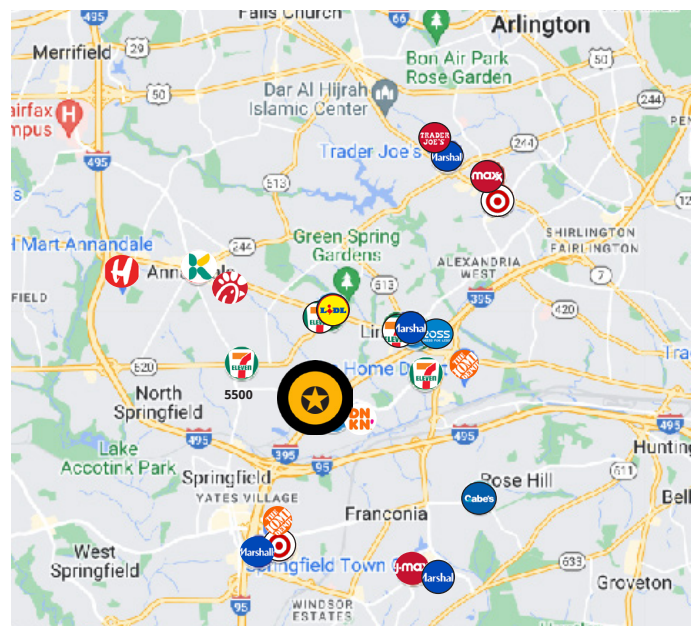
Property Highlights

- New spec suites delivering in Q4 2026
- Recent renovations to main lobbies, common area, hallways and restrooms
- Brand new conference facility and outdoor terrace tenant amenities delivering in Q4 2026
- Preferred tenant membership pricing at The St. James
- Café and daycare next door
- 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 Center: 1.5 mi | 6 min
- The Pentagon: 9 mi | 12 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

Suite	Size	Availability
Suite 440	1,257 SF	Q4 2026
Suite 420	1,524 SF	Q4 2026
Suite 510	4,120 SF	Immediate
Suite 530	1,964 SF	Q4 2026
Suite 560	1,574 SF	Q4 2026



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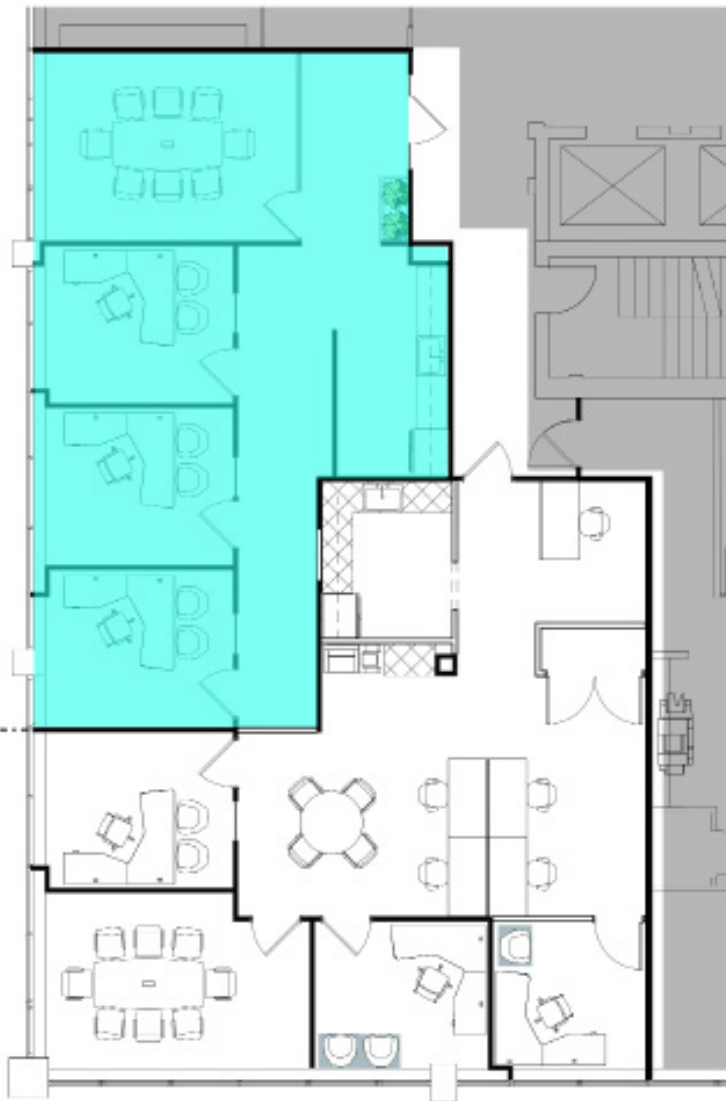
OFFICE SPACE FOR LEASE

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<u>Suite</u>	<u>Size</u>	<u>Asking Rent</u>	<u>Availability</u>
440	1,257 SF	\$25.75 PSF	Q4 2026

Description

- Brand new office intensive pre-built space
- Direct elevator exposure
- 3 windowed perimeter offices
- Large conference room
- Expansive kitchenette
- Contiguous expansion opportunity up to 2,780 RSF



Cherokee Avenue

Shawnee Road

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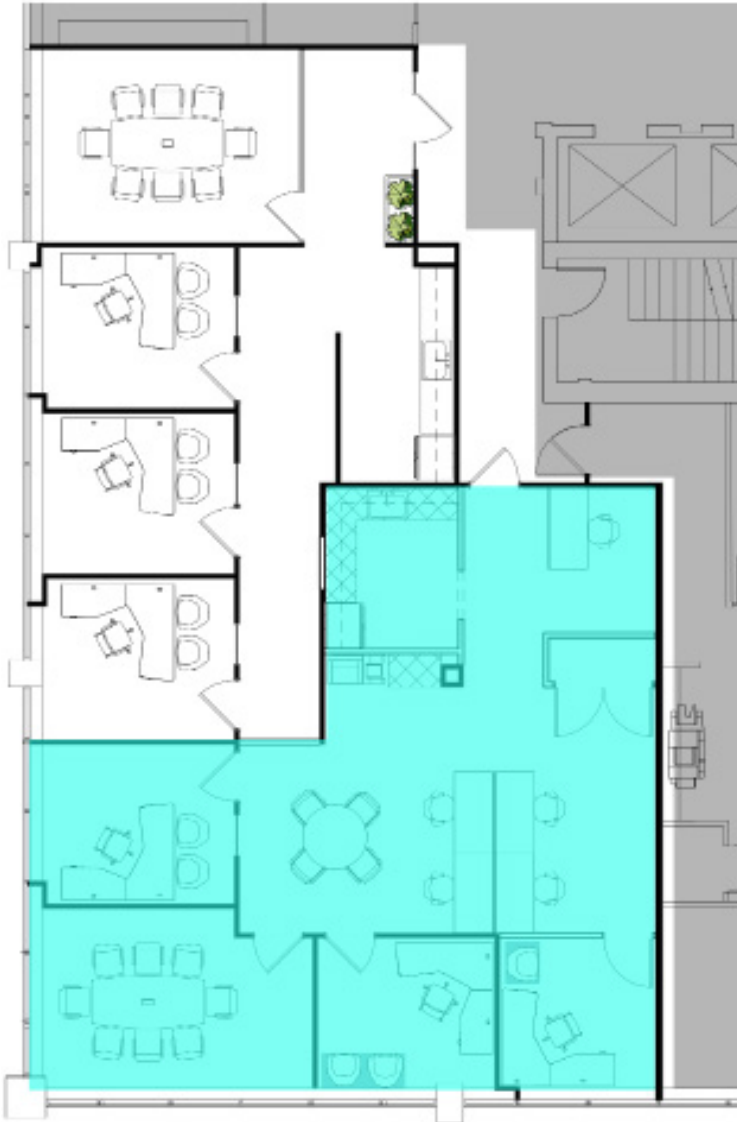
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<u>Suite</u>	<u>Size</u>	<u>Asking Rent</u>	<u>Availability</u>	<u>Description</u>
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420	1,524 SF	\$25.75 PSF	Q4 2026
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- New corner pre-built spec office suite
- Reception area
- Open collaboration area for workstations/cubicles
- 3 windowed offices
- Dual windowed corner conference room/executive office
- Kitchenette/pantry
- Contiguous expansion opportunity up to 2,780 RSF



Cherokee Avenue

Shawnee Road

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<u>Suite</u>	<u>Size</u>	<u>Asking Rent</u>	<u>Availability</u>	<u>Description</u>
510	4,120 SF	\$26.00 PSF	Vacant	<ul style="list-style-type: none"> • Top floor office space with expansive windowline • Direct access to 5th floor outdoor terrace and building conference room tenant amenities • Direct elevator exposure • Subdivision opportunities down to +/- 2,500 SF to accommodate users with smaller footprints • Recently renovated common areas and restrooms • Can be combined with adjacent spec suite delivering in Q4 2026



Updated May18,2026

Shawnee Road

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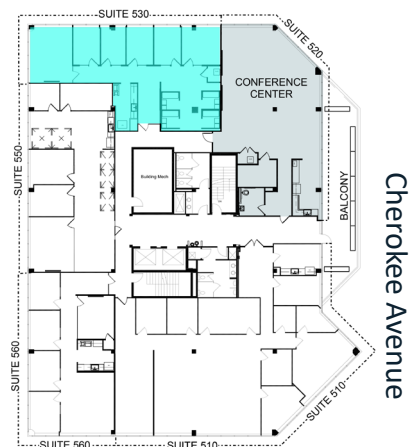
OFFICE SPACE FOR LEASE

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<u>Suite</u>	<u>Size</u>	<u>Asking Rent</u>	<u>Availability</u>
530	1,964 SF	\$25.75 PSF	Q4 2026

Description

- New corner pre-built spec office suite
- Reception area
- Open collaboration area for workstations/cubicles
- 5 windowed offices
- Dual windowed corner conference room/executive office
- Kitchenette/pantry
- Contiguous expansion opportunity up to 2,780 RSF



Shawnee Road

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<u>Suite</u>	<u>Size</u>	<u>Asking Rent</u>	<u>Availability</u>
560	1,574 SF	\$25.75 PSF	Q4 2026

Description

- New corner pre-built spec office suite
- Reception area
- Open collaboration area for workstations/cubicles
- 4 windowed offices
- Conference room
- Kitchenette/pantry
- Contiguous expansion opportunity up to 2,780 RSF

