

5500 CHEROKEE AVENUE

Alexandria, VA 22312

OFFICE SPACE FOR LEASE

1,730 SF - 7,814 SF



Leasing Information:
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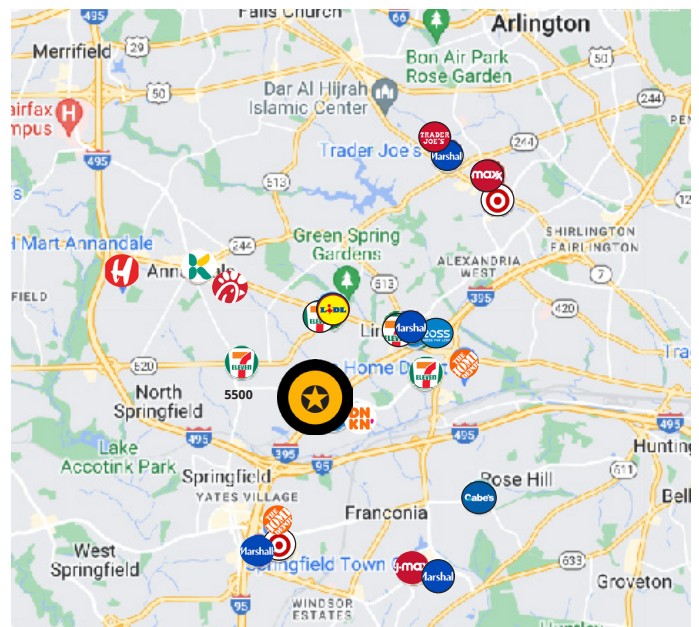
Property Highlights

- New spec suites delivering in early Q2 2026
- Recent renovations to main lobbies, common area, hallways and restrooms
- Brand new conference facility and outdoor terrace tenant amenities delivering in early Q2 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 White House: 11.3 mi | 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

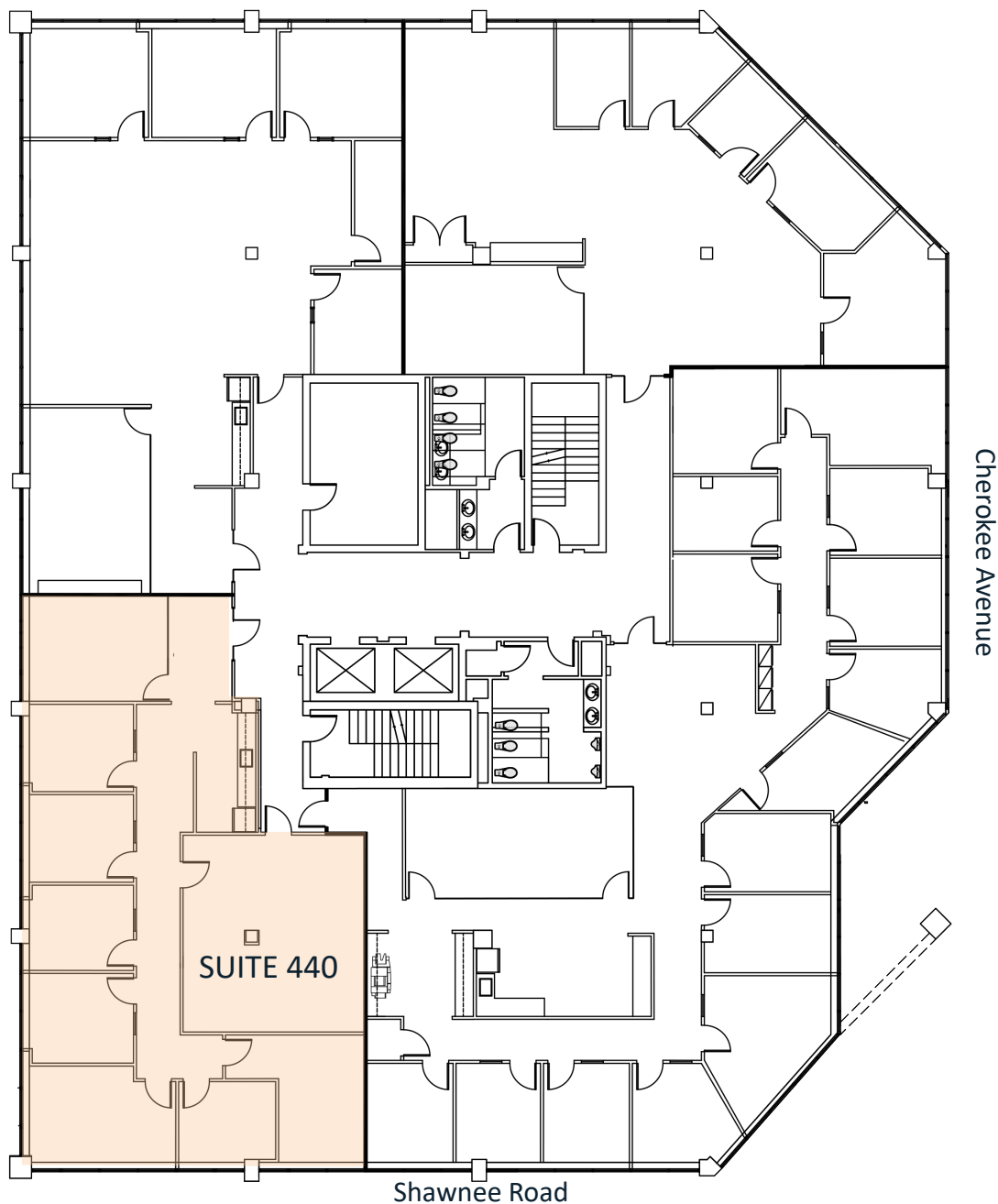
Suite	Size	Availability
Suite 440	2,778 SF	60 Days
Suite 510	2,500 - 5,850 SF	Immediate
Suite 530	1,964 SF	Early Q2 2026
Suite 560	1,730 SF	Early Q2 2026



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Suite	Size	Asking Rent	Availability	Description
440	2,778 SF	\$25.75 PSF	60 Days	• 2nd generation spec office suite • Glass suite entry door • Direct elevator exposure • 6 windowed perimeter offices • Reception area • Conference room • Expansive kitchenette • Large workroom plus flex room



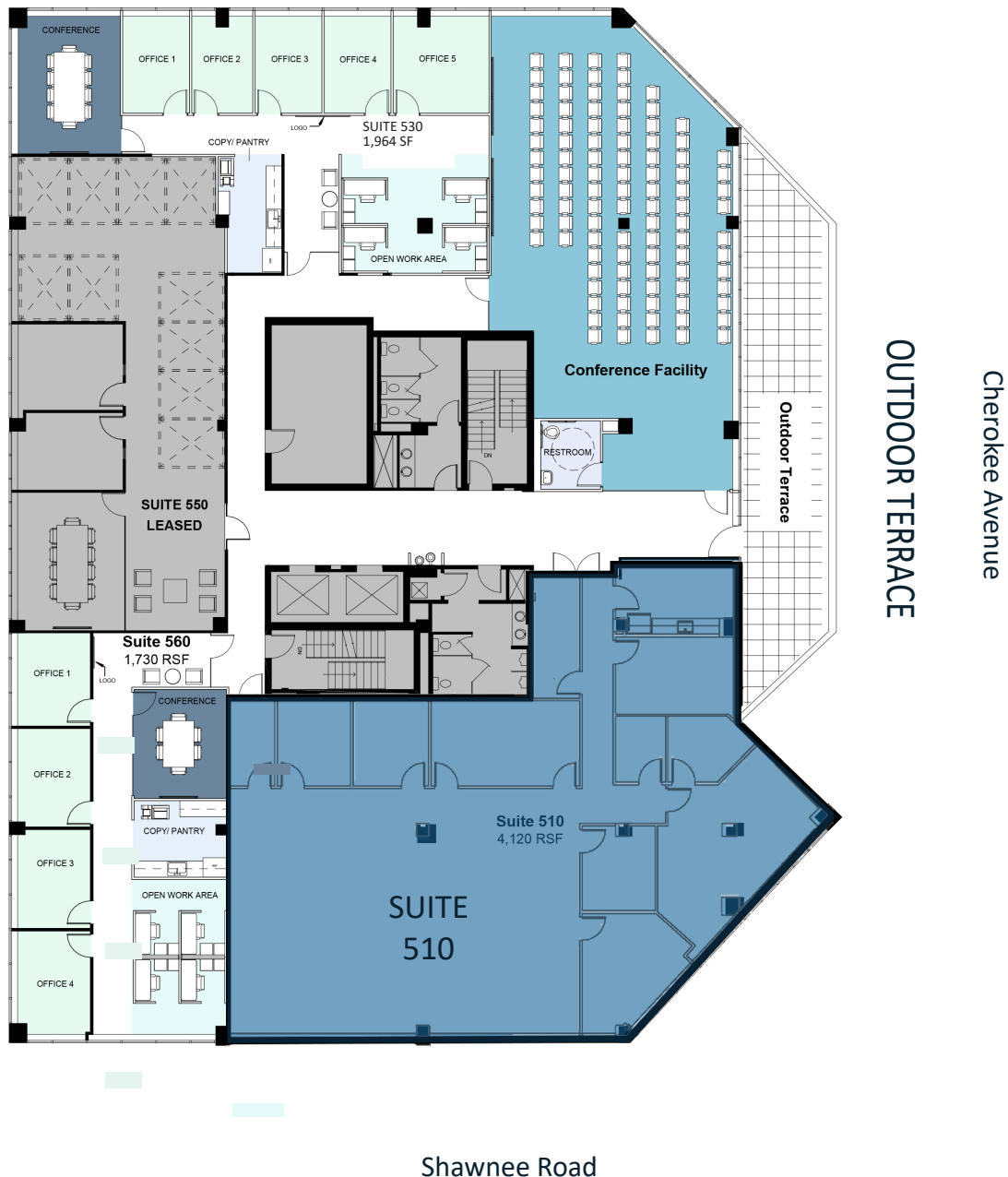
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<u>Suite</u>	<u>Size</u>	<u>Asking Rent</u>	<u>Availability</u>	<u>Description</u>
510	2,500 SF - 5,850 SF	\$26.00 PSF	Vacant	• Top floor office space with expansive windowline • Direct access to 5th floor outdoor terrace and building conference room tenant amenities • 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 early Q2 2026



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<u>Suite</u>	<u>Size</u>	<u>Asking Rent</u>	<u>Availability</u>	<u>Description</u>
530	1,964 SF	\$26.00 PSF	Early Q2 2026	• Spec suite delivering early Q2 2026 • 5 private offices • Large corner conference room • Open work area • Direct access to 5th floor outdoor terrace and building conference room tenant amenities • Pantry • Reception



Suite 530 | 1,964 SF | Early Q2 2026



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<u>Suite</u>	<u>Size</u>	<u>Asking Rent</u>	<u>Availability</u>	<u>Description</u>
560	1,730 SF	\$26.00 PSF	Early Q2 2026	• Spec suite delivering early Q2 2026 • 4 private offices • Conference room • Open work area • Pantry/Copy Room • Reception • Direct access to 5th floor outdoor terrace and building conference room tenant amenities

