

5500 Cherokee Avenue

Alexandria, VA



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

**AVISON
YOUNG**

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, fourth and fifth 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

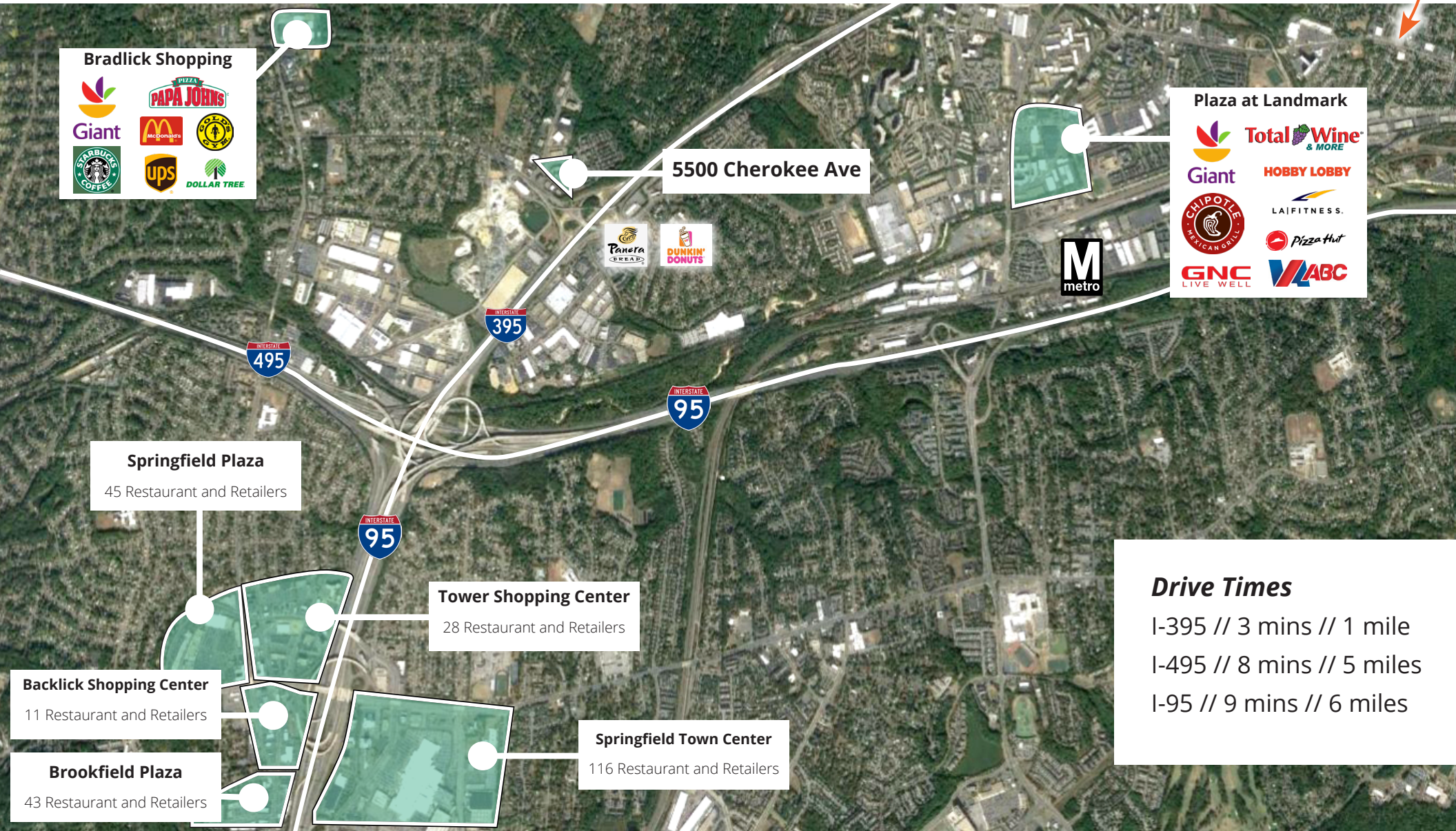
5500 Cherokee Avenue | Alexandria

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



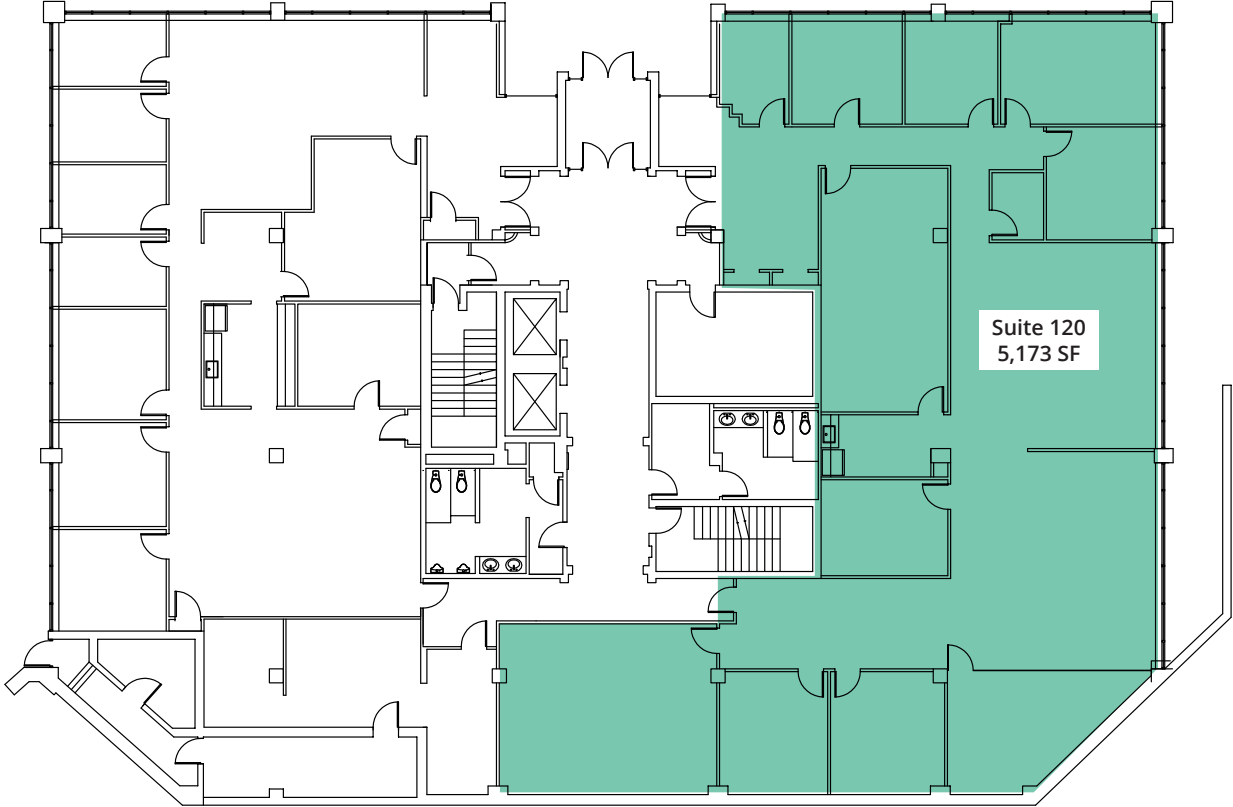
First floor



First floor opportunity coming soon!

Available 02/28/2021

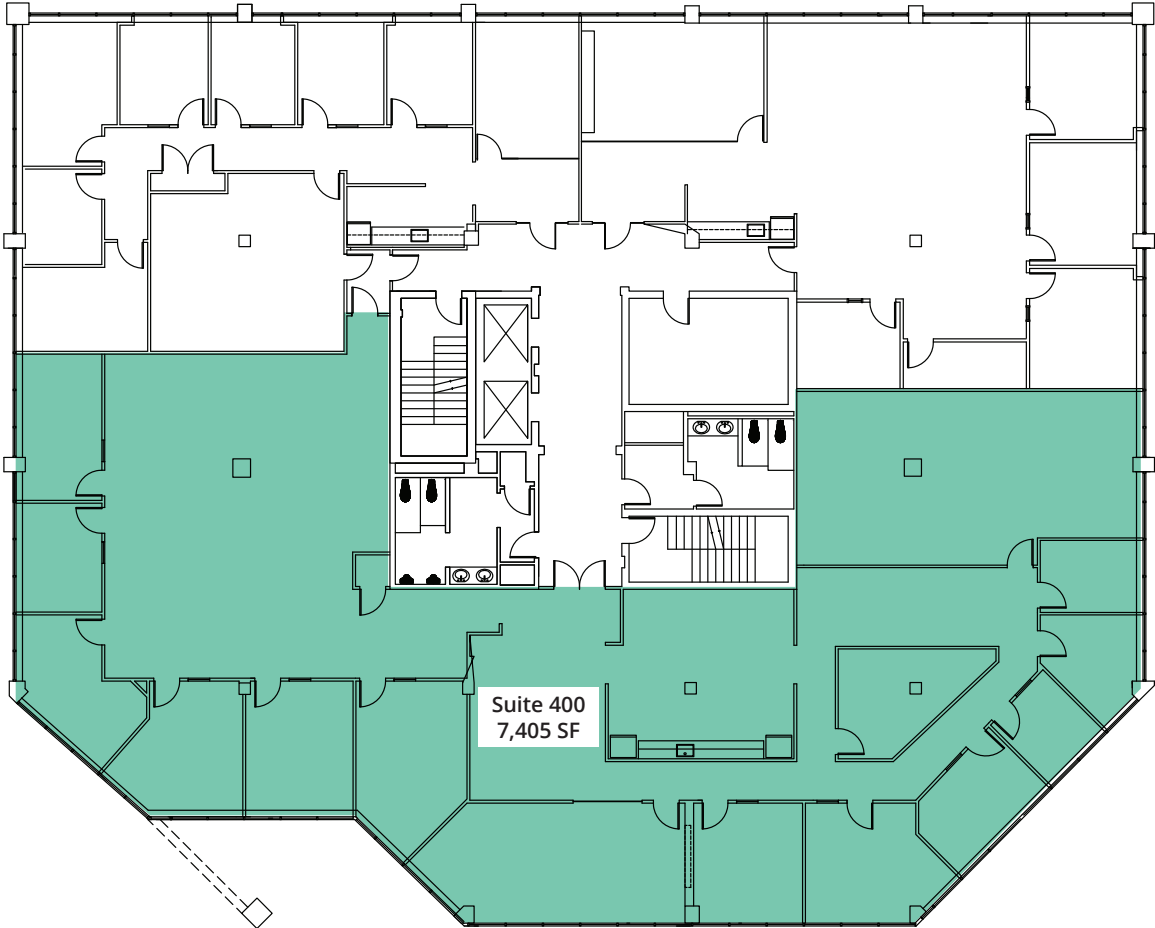
2,500 - 5,173 SF Available



Fourth floor

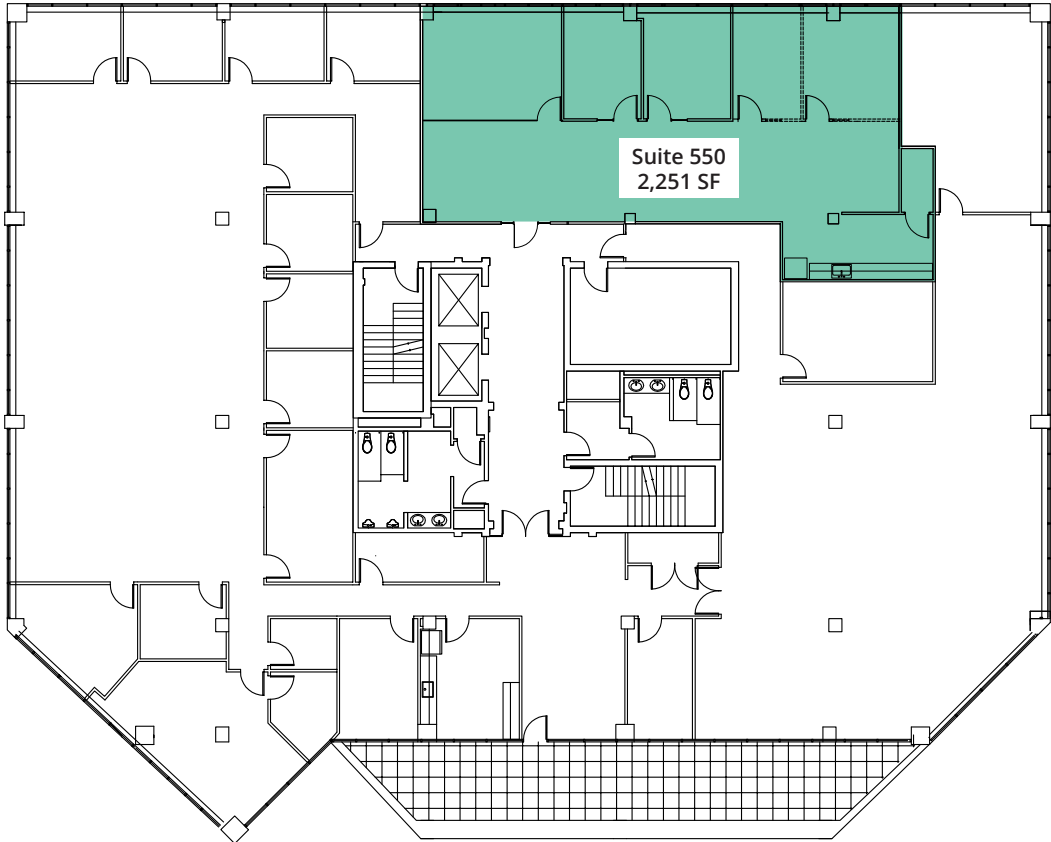


2,500 - 7,405 SF Available



Fifth floor

2,251 SF Spec Suite Available



Fifth floor photos





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

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