

OFFICE SPACE AVAILABLE

6,493 SF

5440 Cherokee Avenue, Suite 102

Alexandria, VA 22312

NEWLY
RENOVATED
& AVAILABLE
IMMEDIATELY



SUITE 102 PRIVATE ENTRANCES

PRESENTED BY: SOPHANNA LAWSON

703.755.0237 ▪ SOPHANNA@MARENGOCOMPANIES.COM



5440 Cherokee Avenue, Suite 102

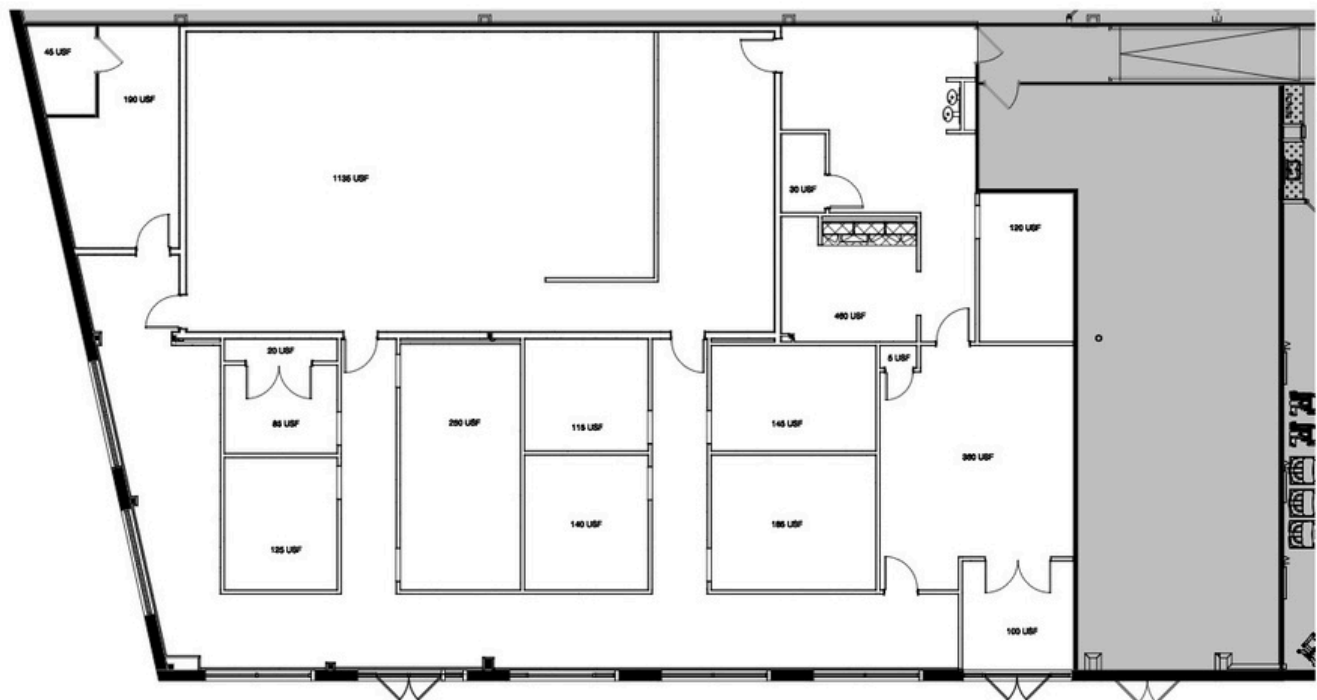
Alexandria, VA 22312

Property Summary

Introducing a newly renovated creative office space to support productivity, collaboration, and flexibility for various business needs. This versatile space features open offices, conference rooms, a breakroom, fitness center with a shower, and a spacious event or training room ideal for large gatherings. With two private ground-level entrances located at the back of the building, access is convenient and private. The property offers ample surface parking and landscaped grounds with picnic tables.

This prime location provides direct access to I-395 and I-495 and a quick seven-minute drive to the Van Dorn Metro; this office space is strategically positioned for easy commuting. Nearby, you'll find abundant shopping, dining, and coffee options, including popular spots like Panera and Dunkin', as well as extensive retail, dining and entertainment offerings at the nearby Springfield Town Center

This office space combines convenience, functionality, and comfort, making it an ideal choice for businesses looking to thrive.



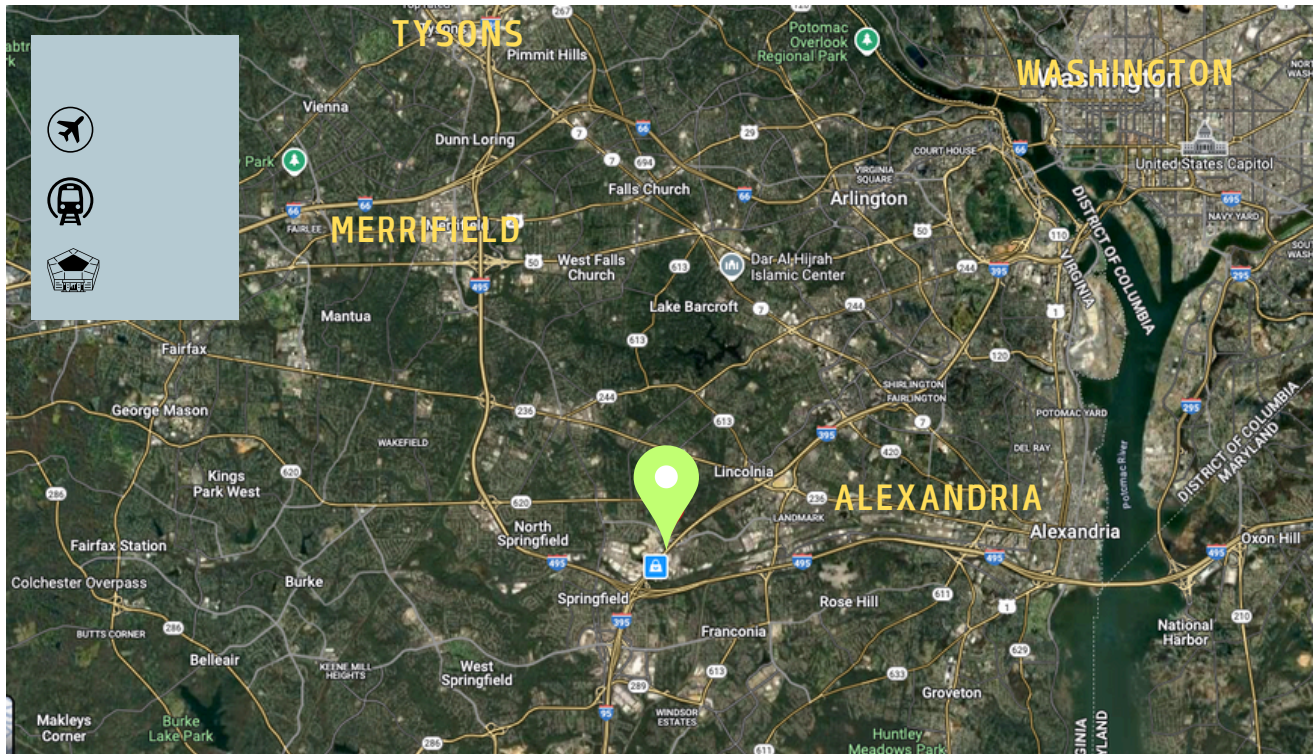
703.755.0237 / 571.214.9706

SOPHANNA@MARENGOCOMPANIES.COM



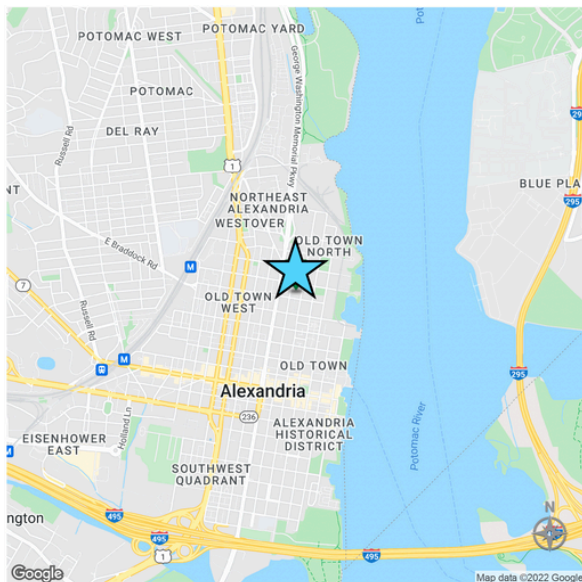
5440 Cherokee Avenue, Suite 102

Alexandria, VA 22312



PROPERTY HIGHLIGHTS

- 6,493 RSF on the ground floor
- Private entrances in the rear
- Newly renovated
- Large gathering room for training sessions, and events
- Abundant surface parking with an overflow lot
- Fitness Center
- 24 Hour Access
- Minutes to I-395 and I-495
- \$ PSF - Full Service



*Information has been obtained from sources deemed reliable, but not guaranteed.