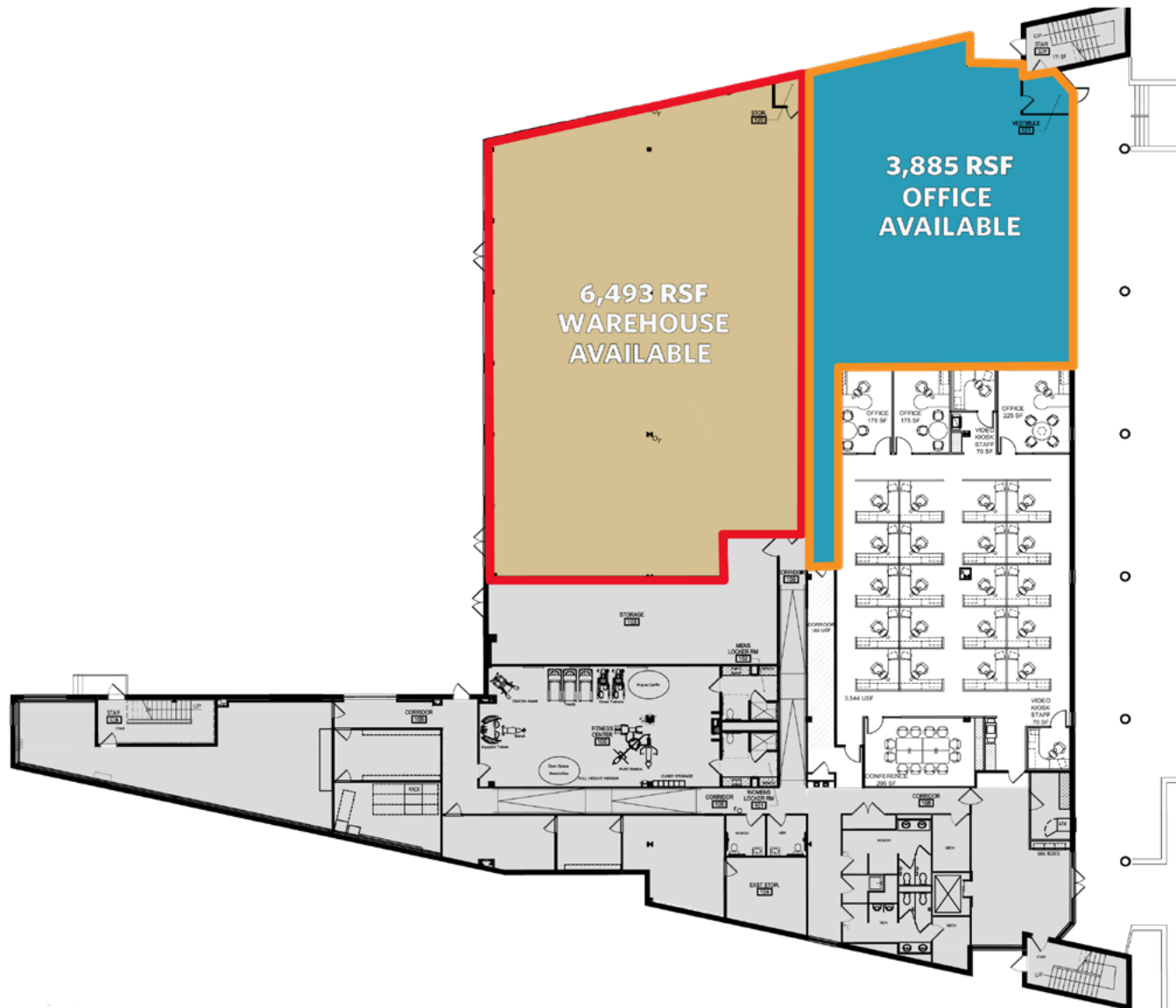


PROPERTY HIGHLIGHTS:

- Total of 10,378 RSF of flex / office space on the ground floor
- Warehouse: Approx. 6,493 RSF
- Office: Approx. 3,885 RSF
- 2 drive-in doors can easily be created
- Ceiling Heights: 12 - 15', warehouse is fully air-conditioned
- Abundant Parking
- Great inside the Beltway location - Great Access to I-395 & I-495
- Tenant Fitness Facility Available
- **Asking Rates: \$19.00 - \$23.00 psf full service**



FLEX / OFFICE FOR LEASE



FIRST FLOOR PLAN

5440 CHEROKEE AVENUE

JACK REGLER
jregler@klnb.com
703-268-2740



REAR



OVERFLOW PARKING



WAREHOUSE



PHOTOS

5440 CHEROKEE AVENUE

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703-268-2740

NAklnb



5440 CHEROKEE AVENUE

5440 Cherokee Avenue, Alexandria, VA 22312

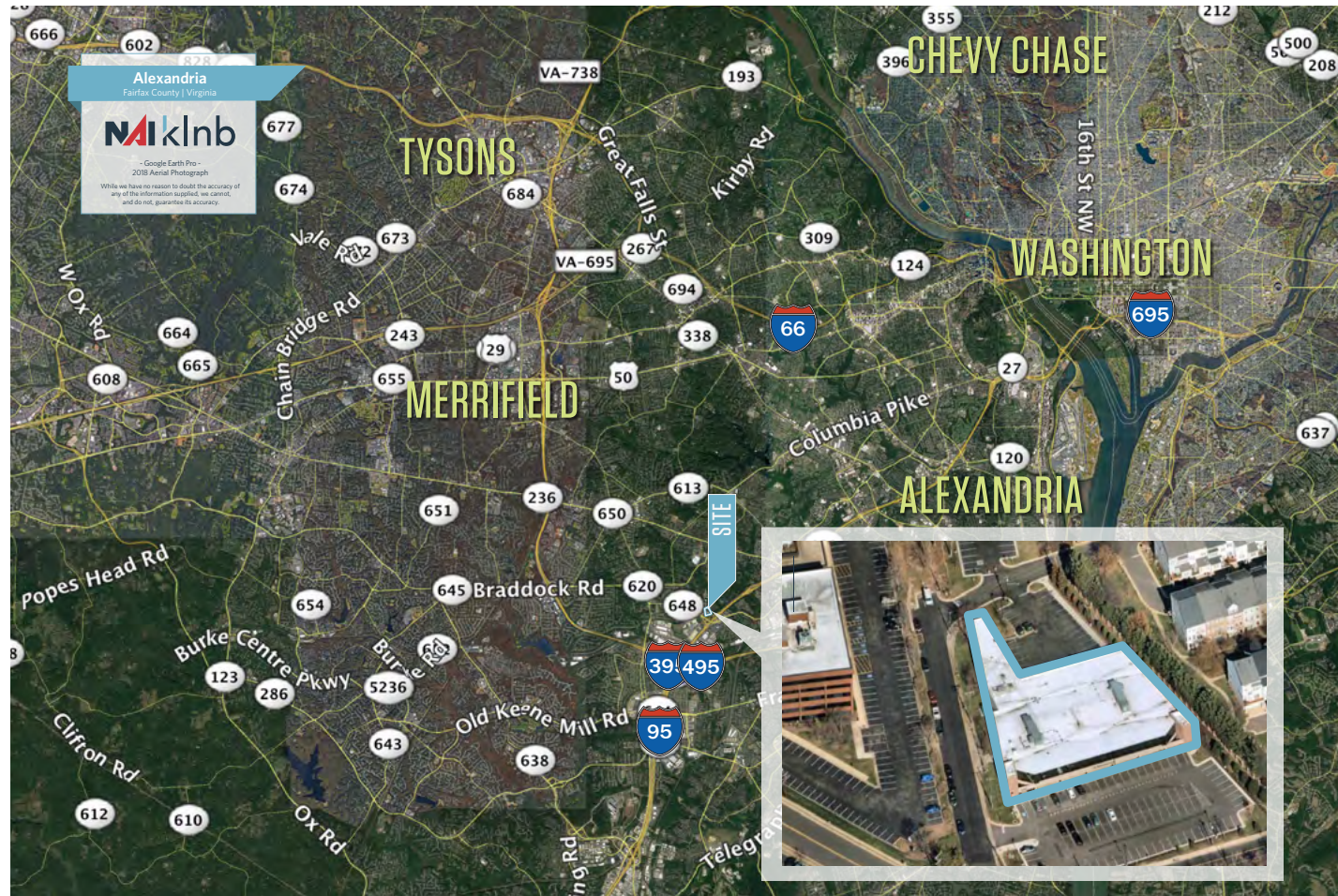
CONTACT

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VISIT PROPERTY WEBSITE



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