

OFFICE SPACE FOR LEASE ALEXANDRIA, VIRGINIA



5250 Cherokee Ave. Alexandria, Virginia

Available Suites

- **Suite 300 B-2:** 1,160 SF - \$ 1,800 / month
- **Suite 403:** 130 SF - \$515 / month
- **Suites 420-422:** 396 SF - \$ 1,200 / month
- **Suite 427:** 1,134 SF - \$ 2,000 / month

Property Overview

Welcome to 5250 Cherokee Ave. Alexandria, VA where opportunity meets convenience. 5250 Cherokee Avenue's flexible office suites are designed to accommodate businesses of all sizes. Located in a quiet parklike setting directly next door to Immanuel Christian High School, you'll enjoy easy access to Edsall Road, and major highways such as I-395, I-495 and I-95 making your office easily accessible for clients and employees alike.



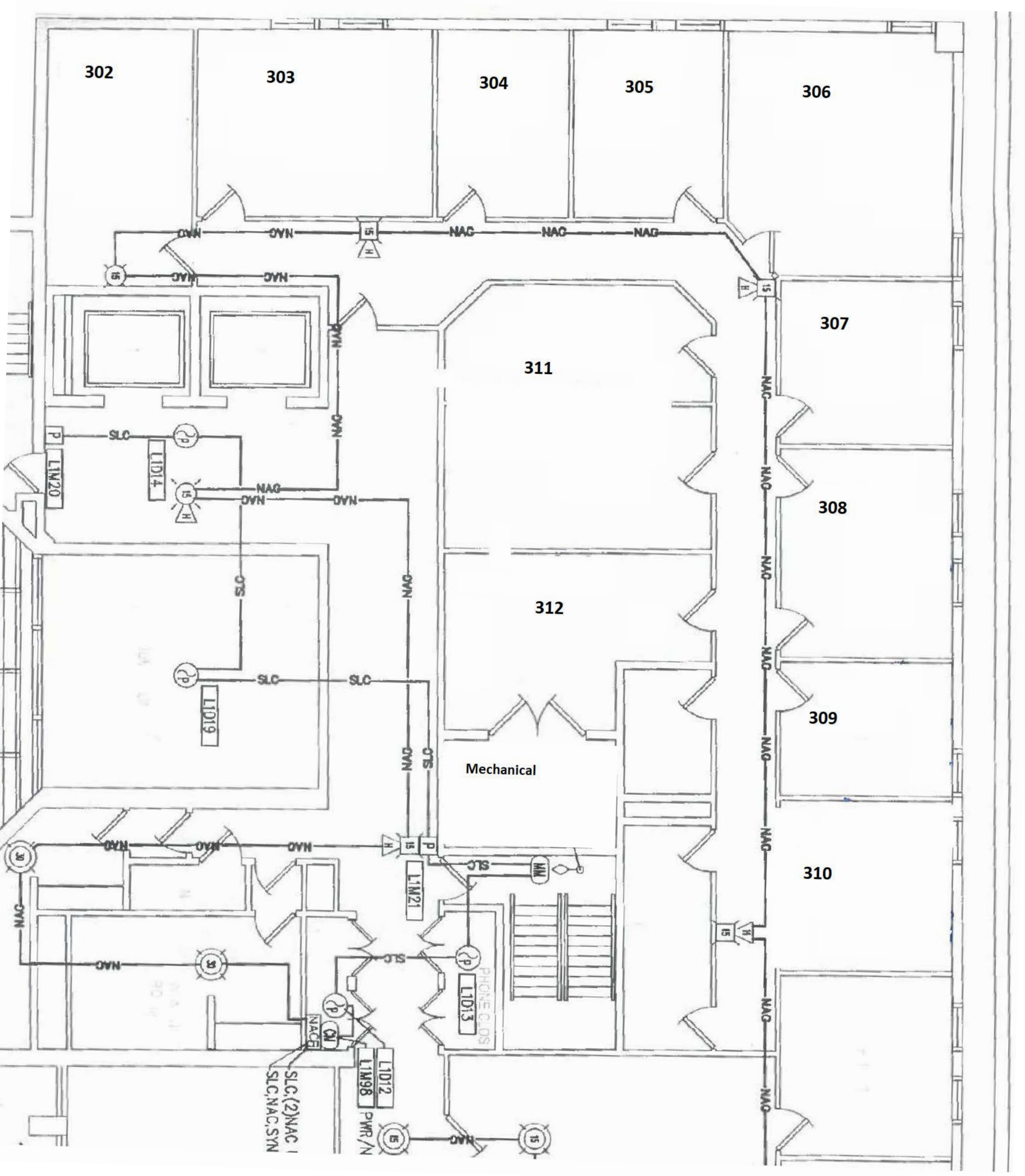
Kevin P. Adams
President
703-451-3232 x 304
703-929-5415 cell
kevin.adams@metrores.com

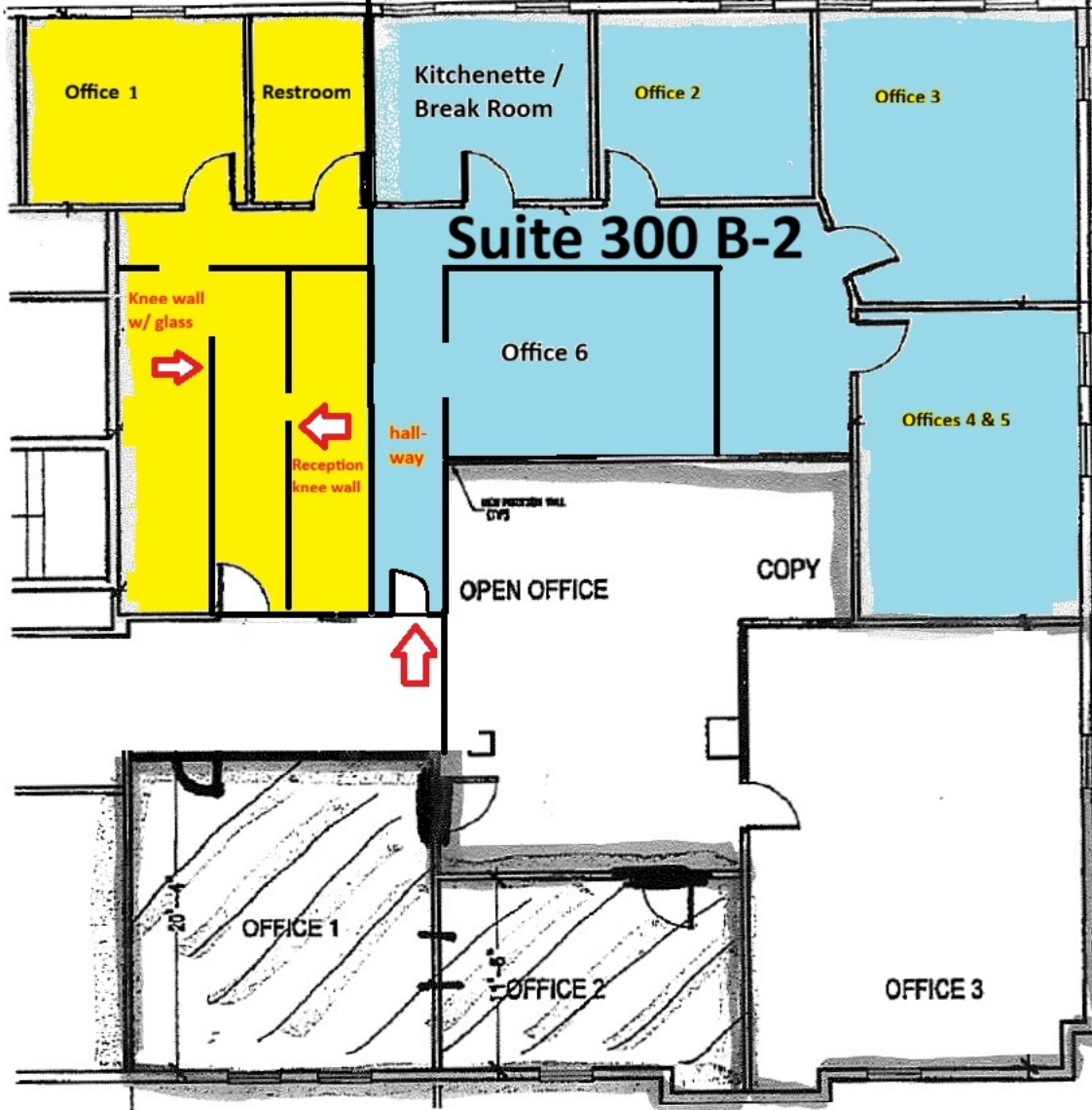
Nathan T. Adams
Associate Broker
703-451-3232 x 301
703-926-5860 cell
nathan.adams@metrores.com

For more information, please
contact: Metropolitan Real Estate
Services, LLC

6205 Old Keene Mill Court
Suite 100
Springfield, Virginia 22152
703-451-3232

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

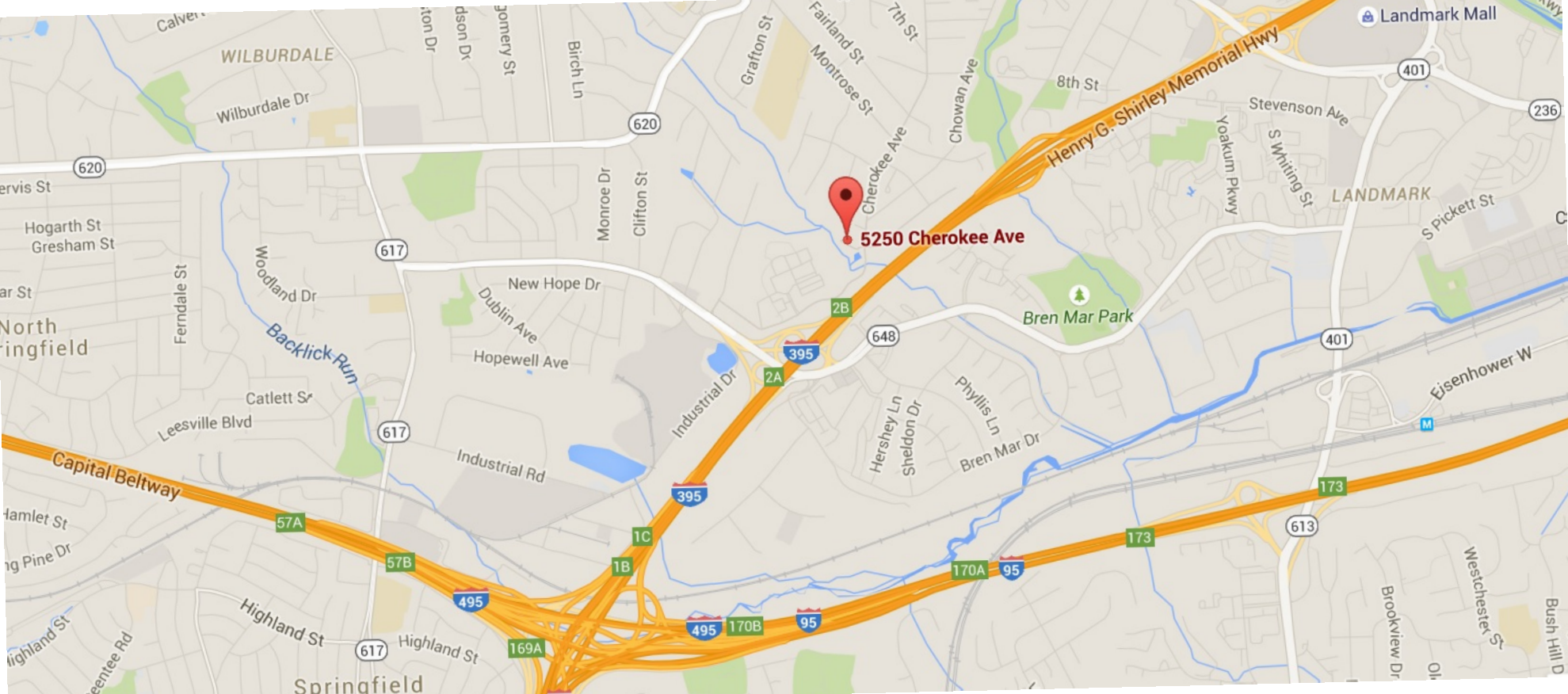






THE INFORMATION PROVIDED ON THIS DRAWING IS BASED ON RECORD DOCUMENTATION AVAILABLE AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS. SERVICE CHARGES AND OTHER UTILITIES PROVIDED BY THE LANDLORD FOR THE BASE BUILDING MAY EXIST WITHIN THE TENANT'S DERIVED PRIORITIES. IT SHALL BE THE RESPONSIBILITY OF THE TENANT TO VERIFY ALL INFORMATION SHOWN WITH FIELD CONDITIONS. THE LANDLORD AND ARCHITECT MAKE NO REPRESENTATIONS AS TO THE ACCURACY AND CORRECTNESS OF ANY DIMENSIONS OR SQUARE FOOTAGES. ALL DIMENSIONS AND SQUARE FOOTAGES SHALL BE VERIFIED BY THE TENANT IN THE FIELD. NOTE THAT THE DESIGN SHOWN AND ELEMENTS OF THE DESIGN MAY BE SUBJECT TO MUNICIPAL REVIEW/ APPROVAL.

SCALE: 3/32"=1'-0"
 0' 5'-4" 10'-8"



5250 Cherokee Ave

WILBURDALE

LANDMARK

North
Springfield

Springfield

Bren Mar Park

Landmark Mall

Capital Beltway

Henry G. Shirley Memorial Hwy

Backlick Run

Eisenhower W