



**5270 Shawnee Road
Alexandria, Virginia**

- **6,563 SF available**
- **New, fully built-out, modern open plan with numerous collaborative areas**
- **Brick wall and polished concrete floor finishes; granite bathroom and lobby finishes**
- **Bright space with 7' windows**
- **Access to pop up restaurants**

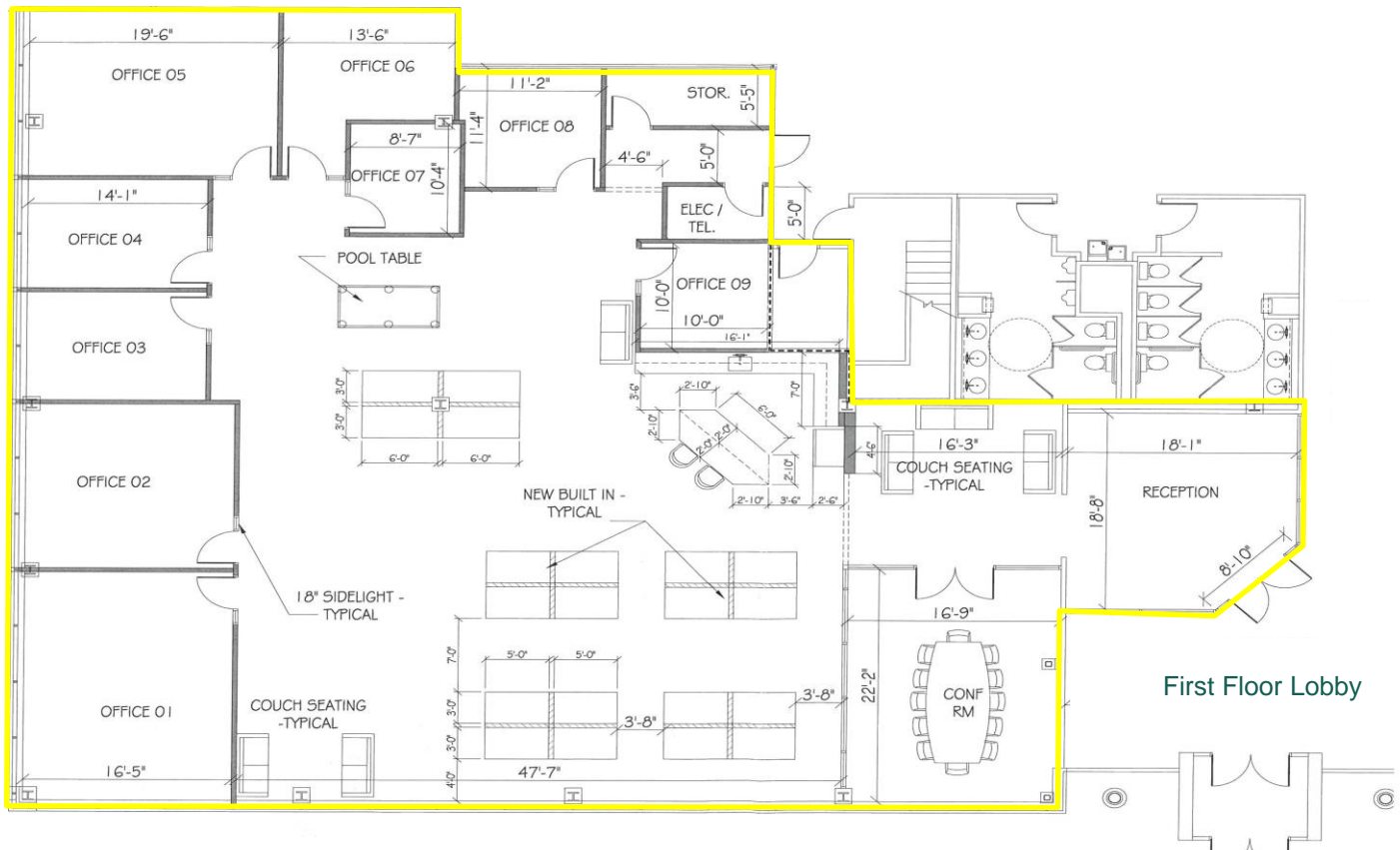


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Adjoining Walking Trail



- **32' X 35' column spacing**
- **168 parking spaces / 4.5 per 1,000 SF**
- **Responsive property management provided by owner**
- **5 acre parkland and trail with streams steps outside of space**
- **Loading dock with leveler**
- **Competitive rent**