



Forbes Center



**Industrial/Flex
Space for Lease**
Lanham, MD 20706

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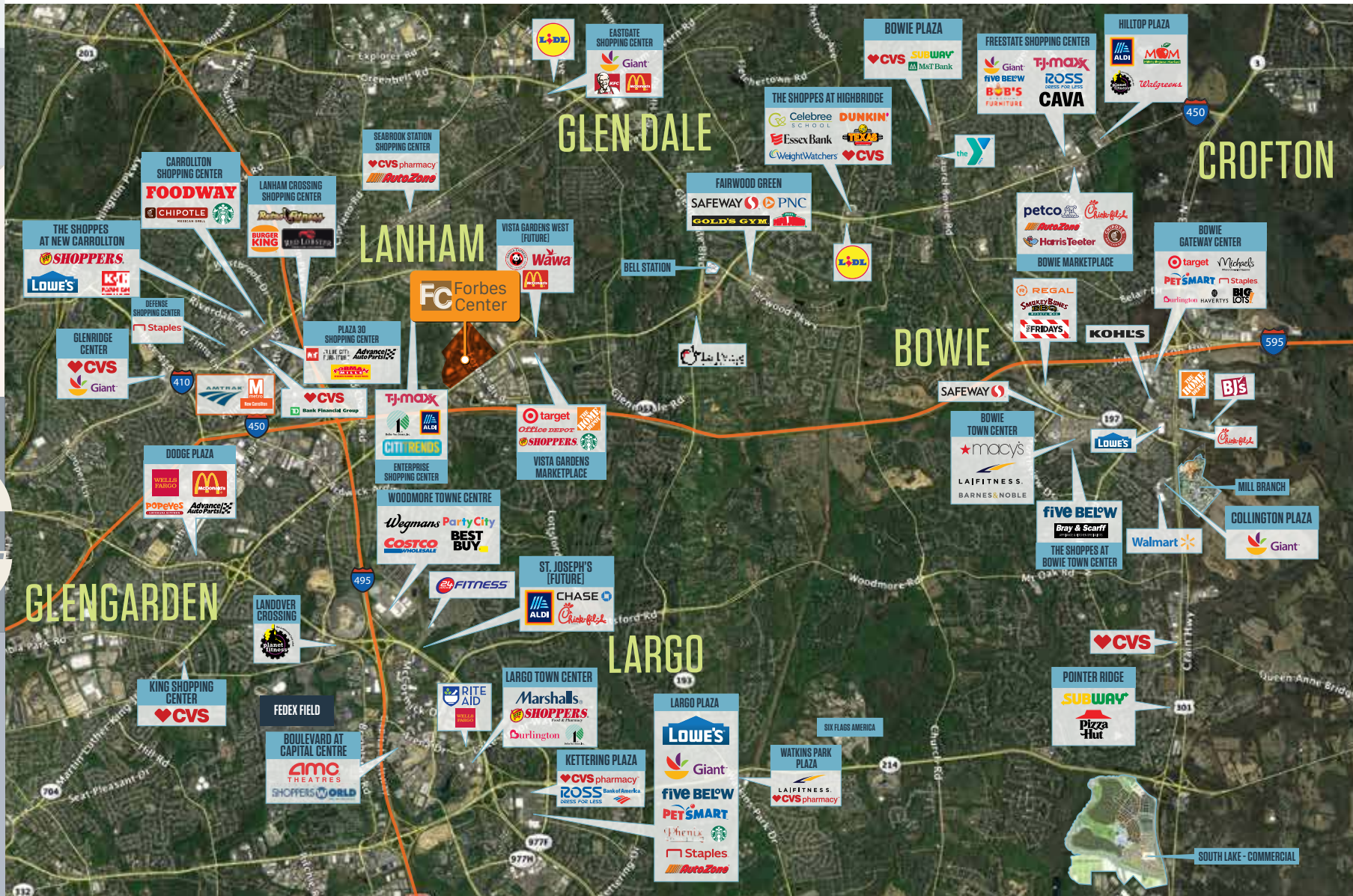
Keiry Martinez
kmartinez@klnb.com
703.334.5629

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202.652.2333



Accessibility

- 2.5 miles (5 mins) to US Route 50
- 3.9 miles (7 mins) to I-495
- 12.8 miles (32 mins) to DC
- 21.5 miles (25 mins) to Annapolis
- 4.7 miles (10 mins) to MD - Route 450
- New Carrollton Metro Station 2.8 miles (6 mins) away
- 11.6 miles (27 min) to UM Capital Region Medical Center
- 32 miles (43 mins) to Baltimore



Building Amenities

(Located at 4425 Forbes Blvd)



Fitness facility



Conference center



Lounge



Outdoor seating area



On-site building engineers and property management



Local Amenities



Vista Gardens Marketplace

Ledo's	Slim Chickens
Chipotle	Tropical Smoothie
Buffalo Wild Wings	Wawa
Habit Burger	Amazon
Jersey Mike's	Warehouse
Chick-fil-a	
Target	
Shoppers	
Home Depot	



Woodmore Town Center

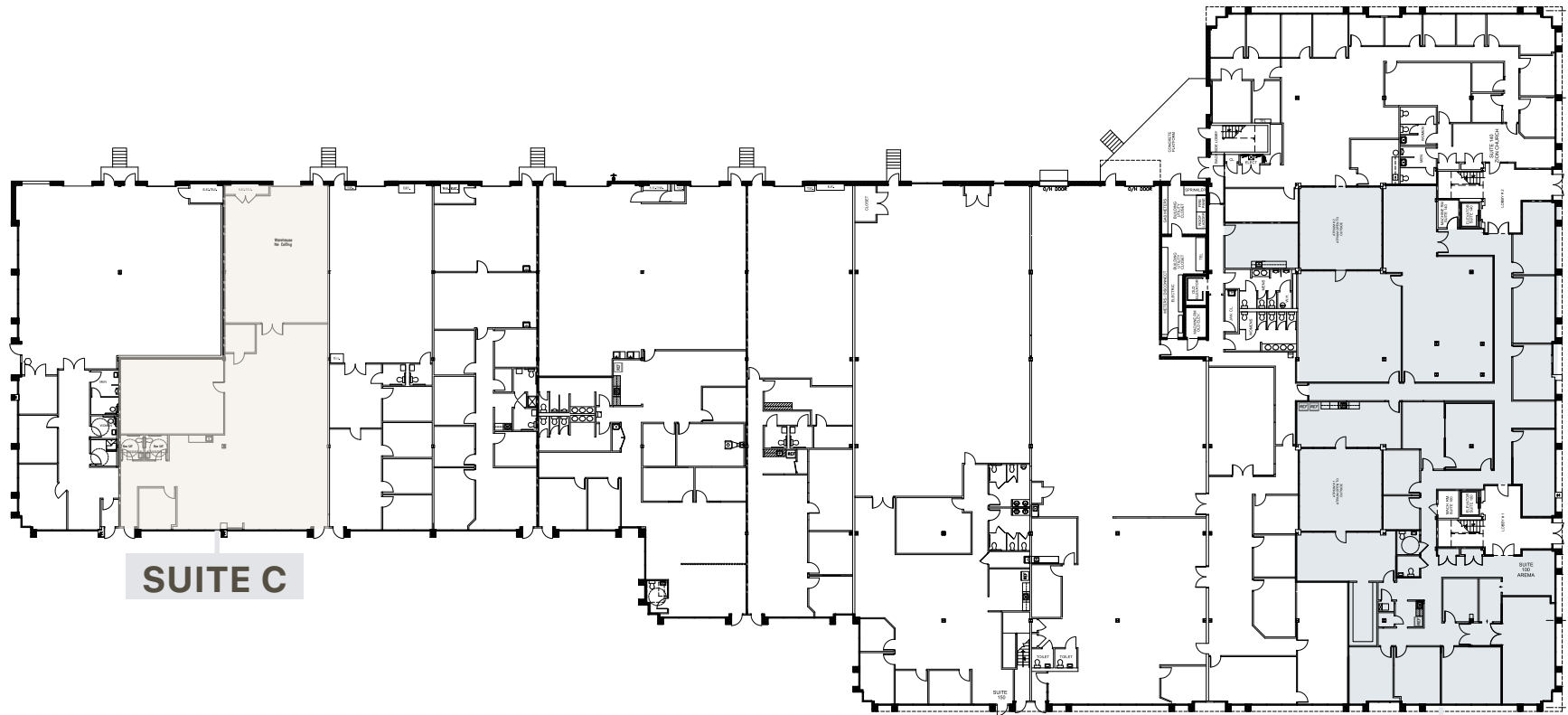
Wegmans	Nando's
Copper Canyon Grill	Crumbl
Starbucks	Cava
Best Buy	
Costco	
Nordstrom	
Silver Diner	
Smoothie King	



Enterprise Center

Taco Bell
Little Caesars
Wendy's
Teppanyaki Grill
Aldi
TJ Maxx

4501 Forbes Boulevard



SUITE C

SUITE 130

1st Floor

Suite C

4,559 SF

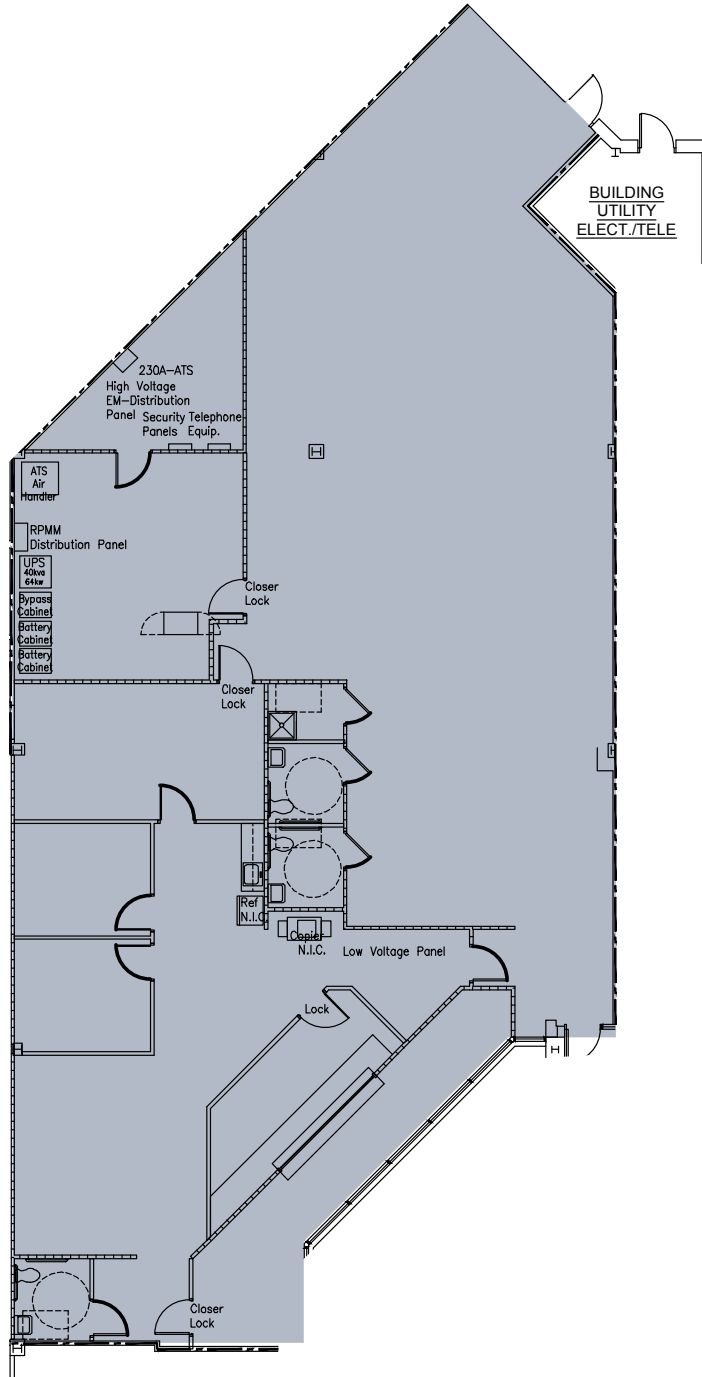
Suite 130

8,541 SF

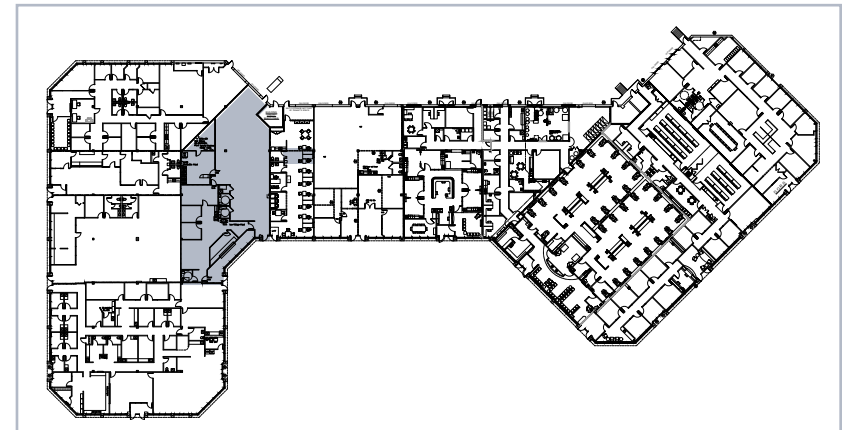
4501
Forbes Blvd
Lanham, MD 20706

klnb****

4451 Parliament Place



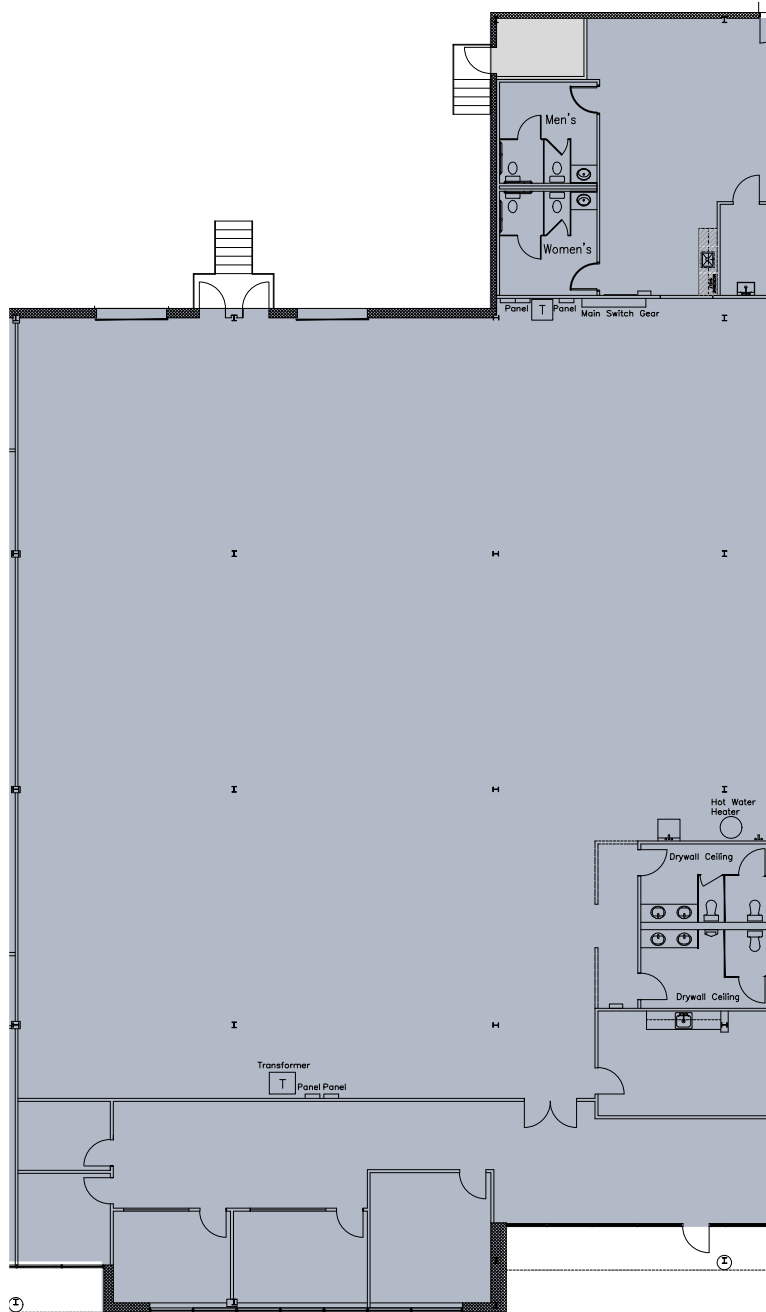
Suite H
4,871 SF



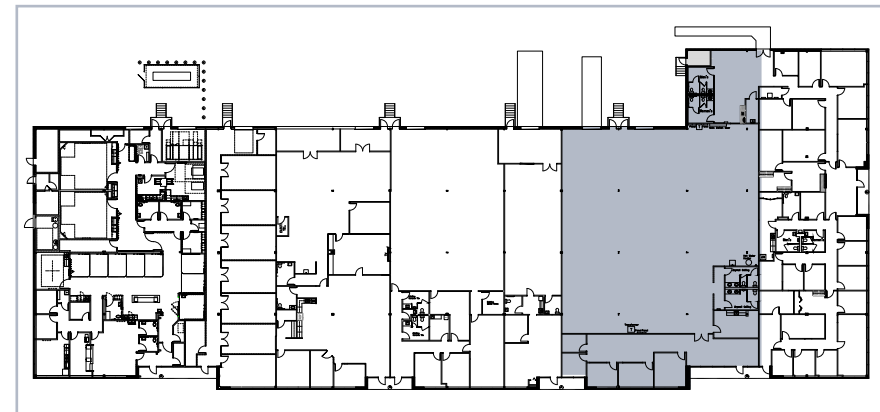
4451
Parliament Place
Lanham, MD 20706

klnb

4351-4395 Nicole Drive



Suite 4371
9,693 SF



4351-
4395

Nicole Drive
Lanham, MD 20706



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