



# Forbes Center



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

**Kenneth Fellows**  
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301.222.0210

**Robert Pugh**  
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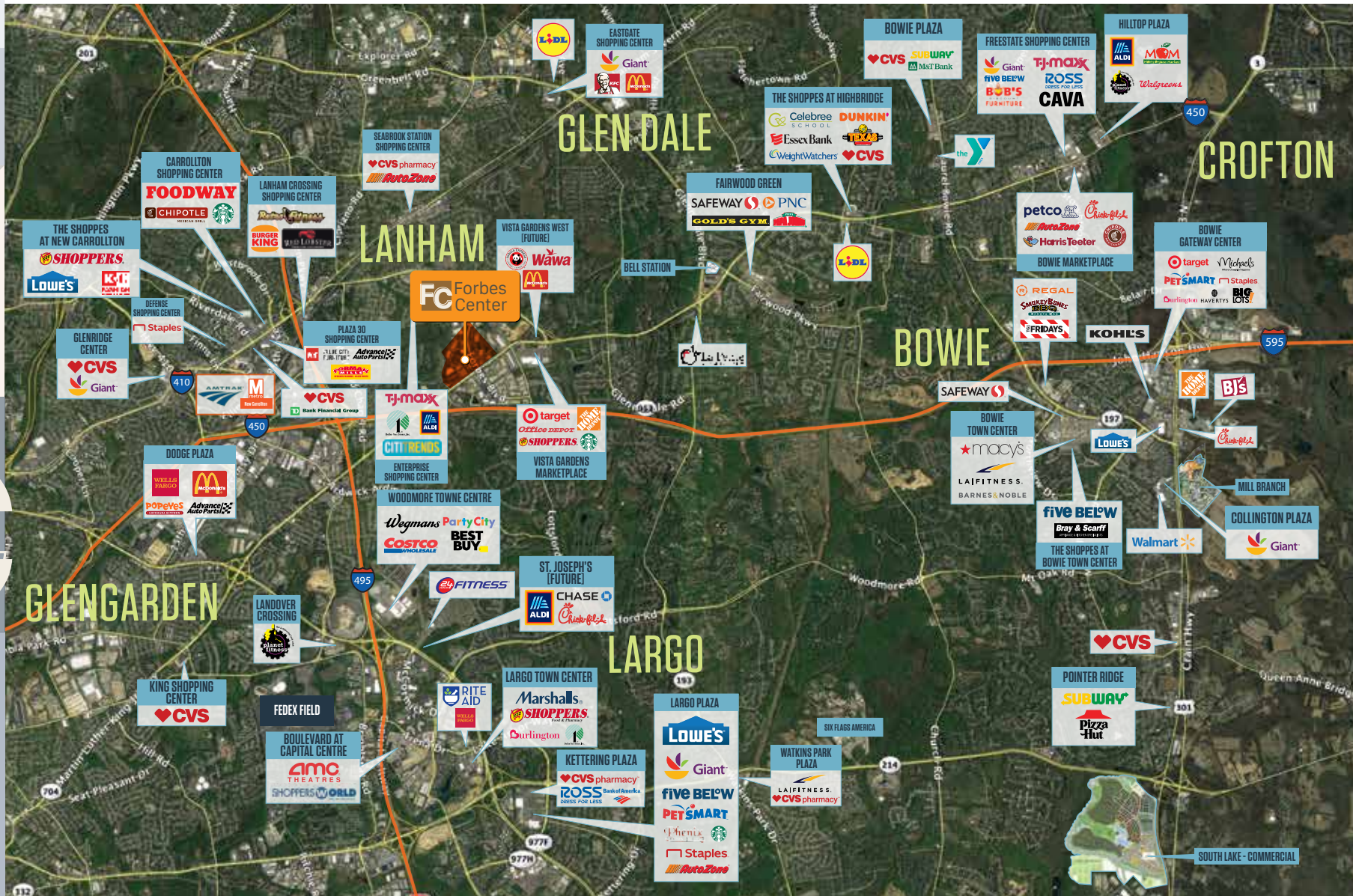
**Aaron Carroll**  
acarroll@klnb.com  
202.652.2333

**klnb**



# 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

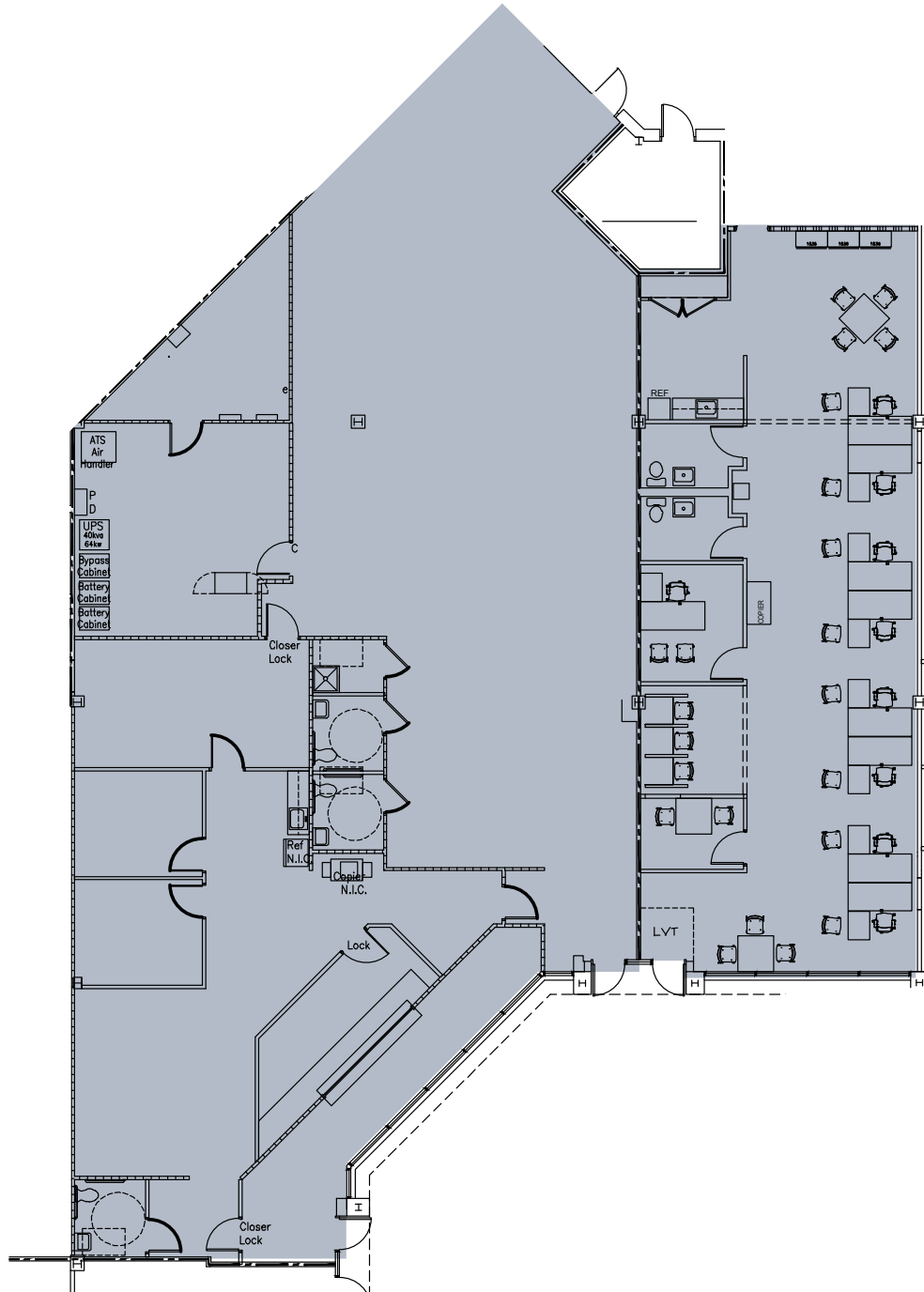
- |                     |         |
|---------------------|---------|
| Wegmans             | Nando's |
| Copper Canyon Grill | Crumbl  |
| Starbucks           | Cava    |
| Best Buy            |         |
| Costco              |         |
| Nordstrom           |         |
| Silver Diner        |   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



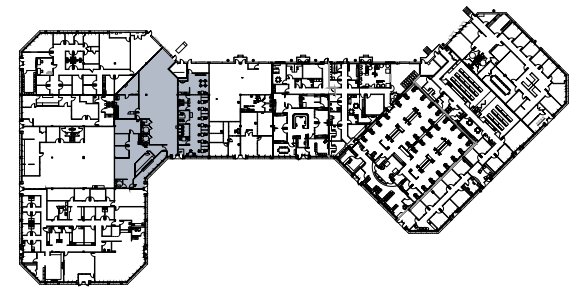
## Enterprise Center

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

# 4451 Parliament Place



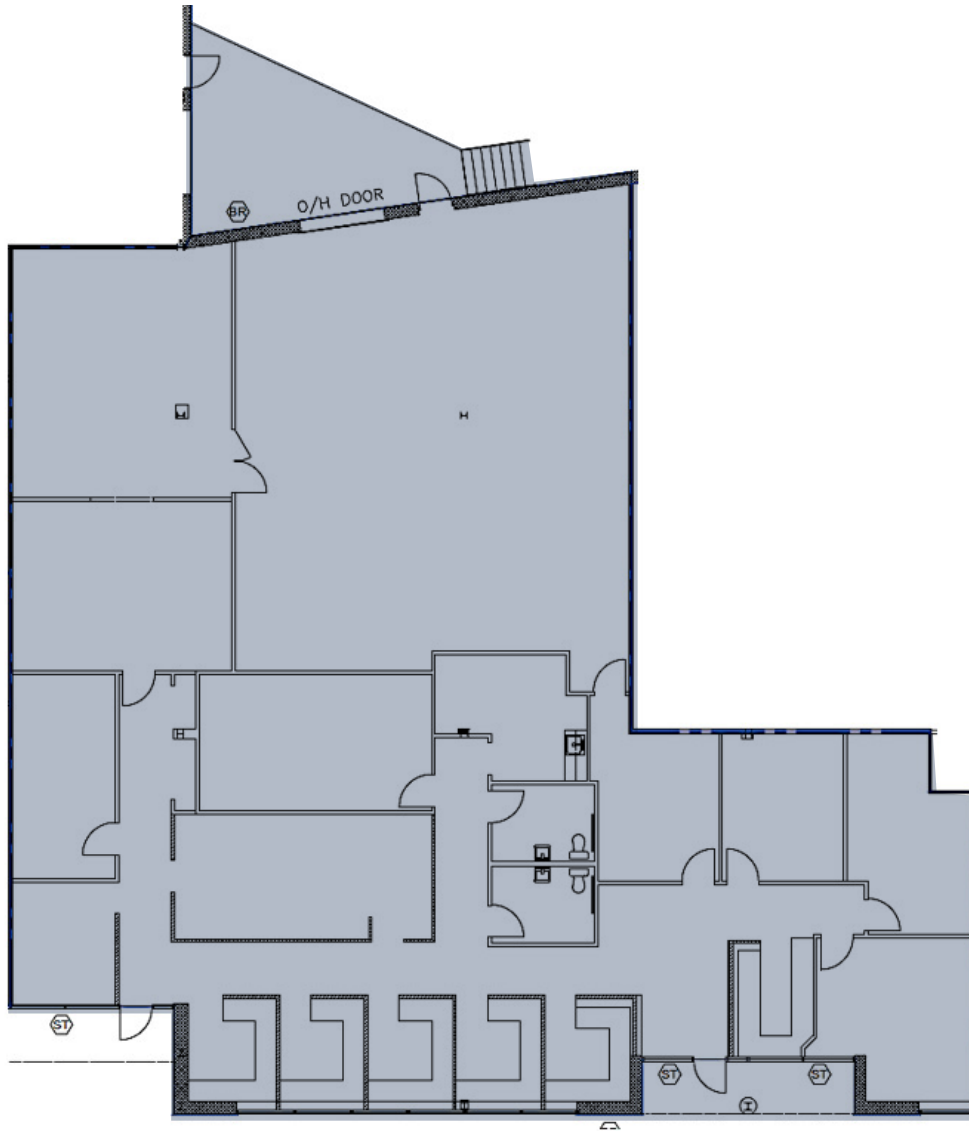
**Suite H**  
Up to 6,686 SF



**4451**  
Parliament Place  
Lanham, MD 20706

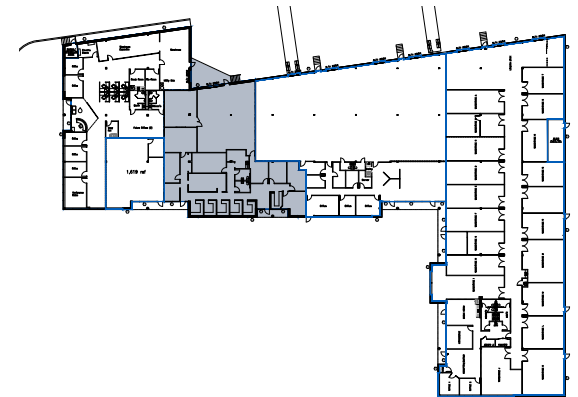
**klnb**

# 4451-4485 Nicole Drive



**Suite 4481**

5,873 SF



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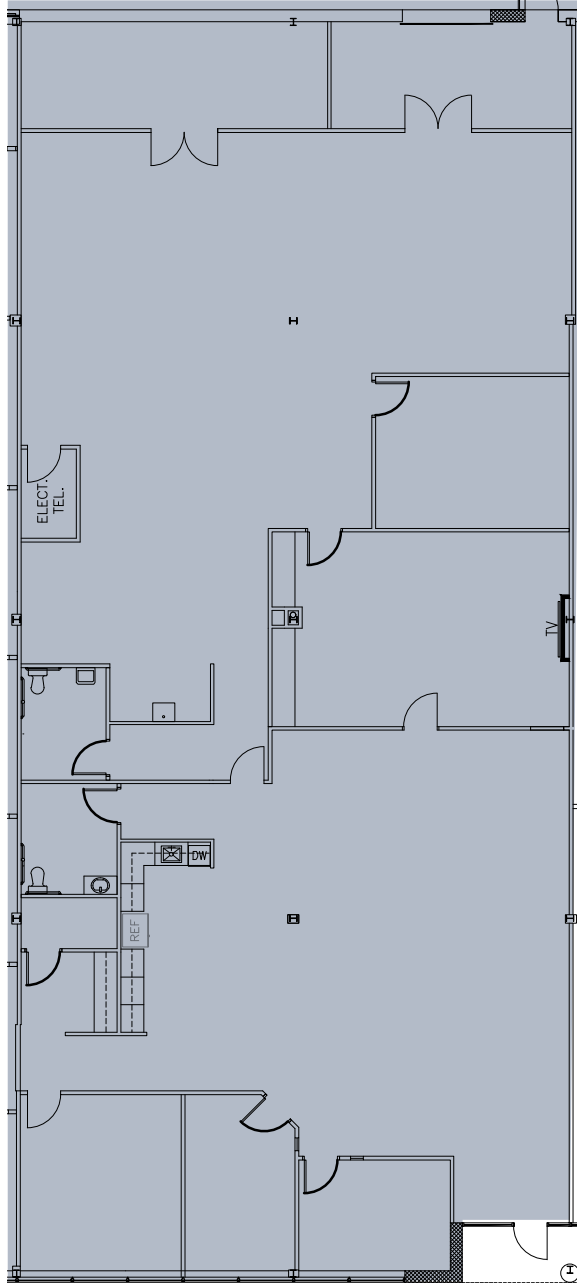
4451-  
4485

Nicole Drive  
Lanham, MD 20706

kl**nb**

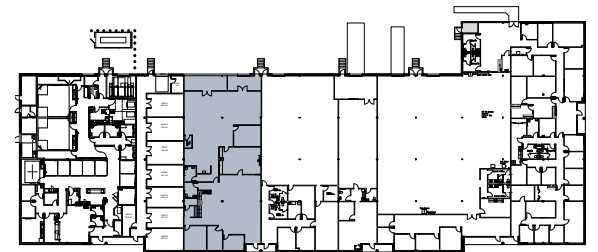


# 4451-4485 Nicole Drive



**Suite 4385**

5,675 SF



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4451-  
4485

Nicole Drive  
Lanham, MD 20706

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