



Forbes Center



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

Kenneth Fellows
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301.222.0210

Robert Pugh
rpugh@klnb.com
301.222.0211

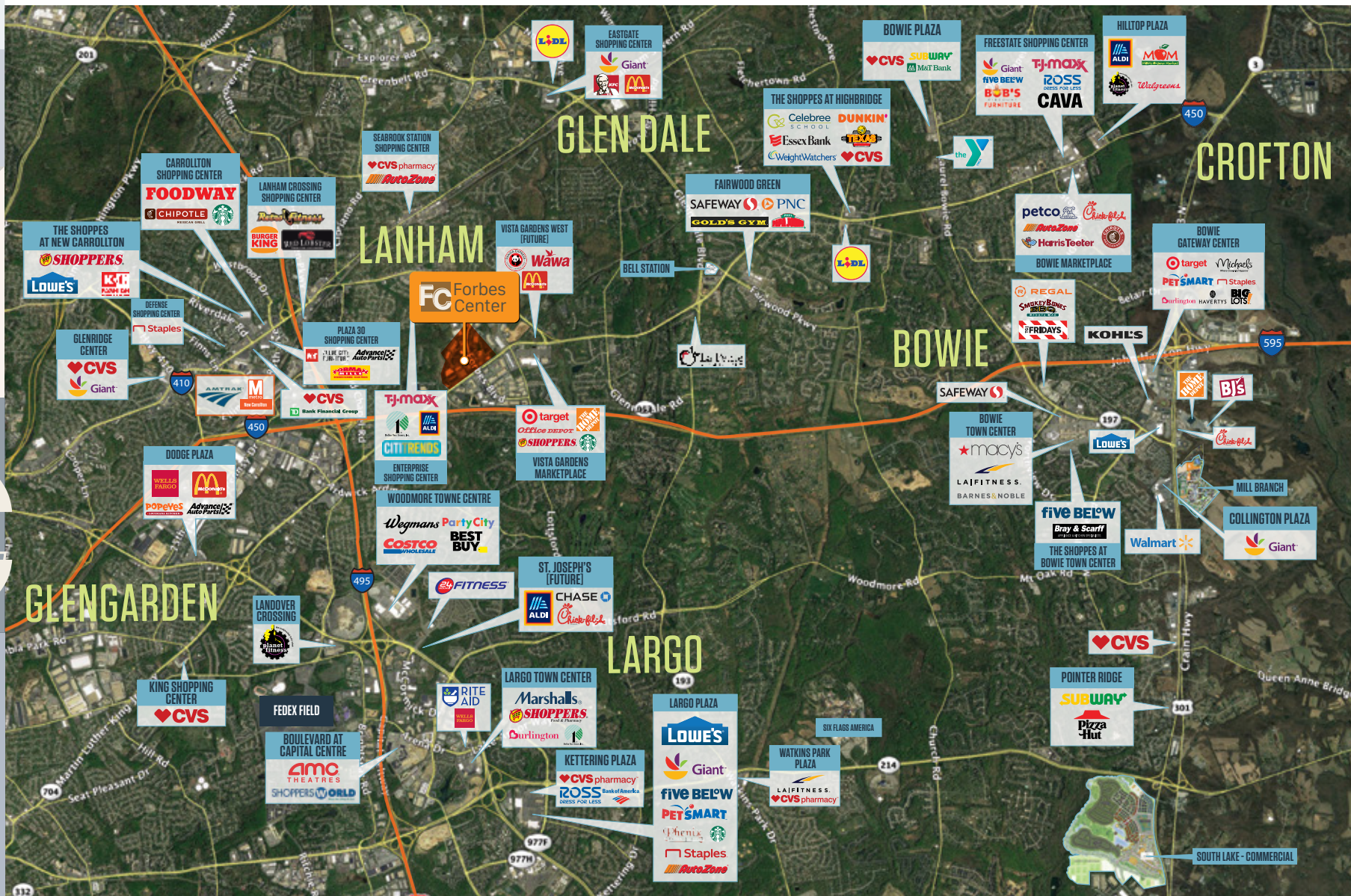
Keiry Martinez
kmartinez@klnb.com
703.334.5629

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

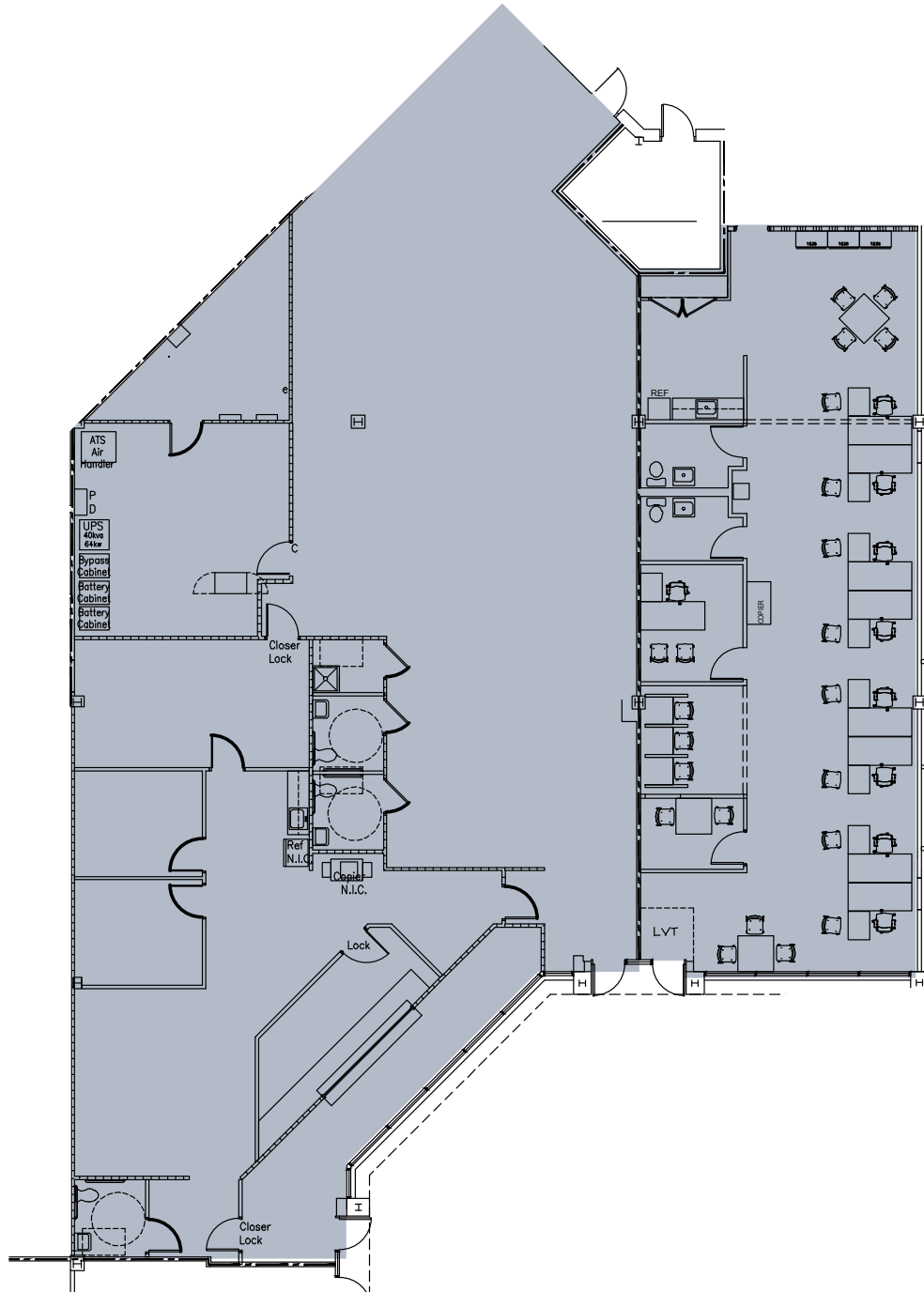
Wegmans	Nando's
Copper Canyon Grill	Crumbl
Starbucks	Cava
Best Buy	
Costco	
Nordstrom	
Silver Diner	
Smoothie King	



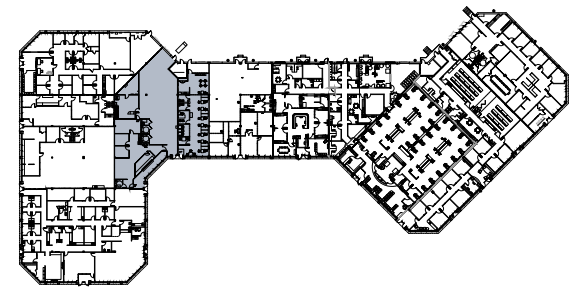
Enterprise Center

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

4451 Parliament Place



Suite H
Up to 6,686 SF

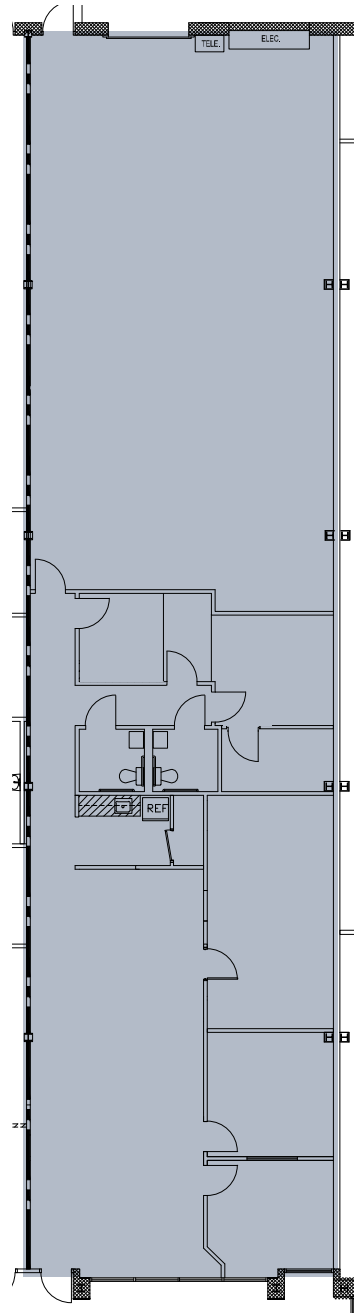


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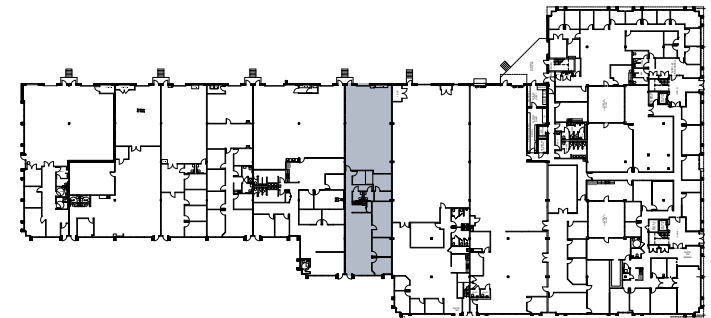
4451
Parliament Place
Lanham, MD 20706

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4501 Forbes Blvd



Suite H
3,810 SF

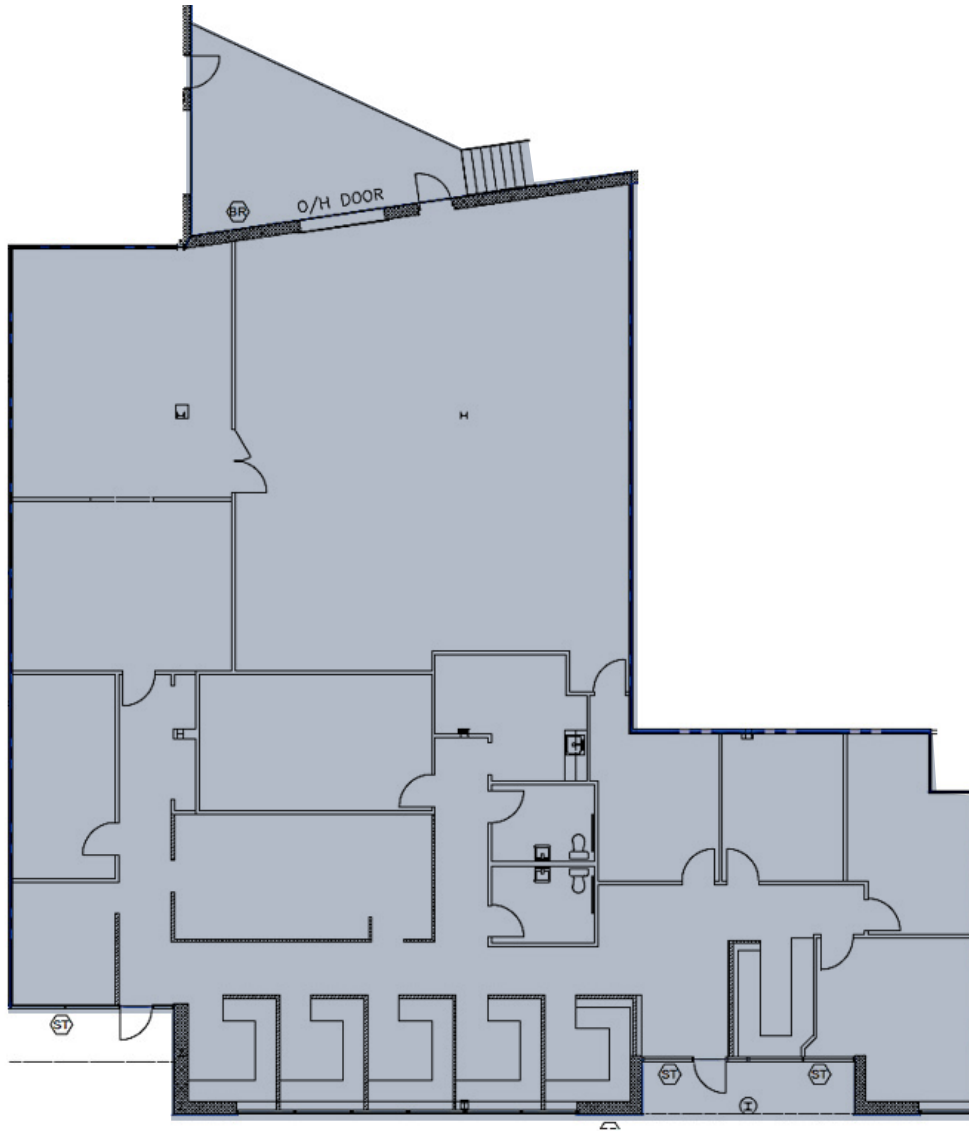


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4501
Forbes Blvd
Lanham, MD 20706

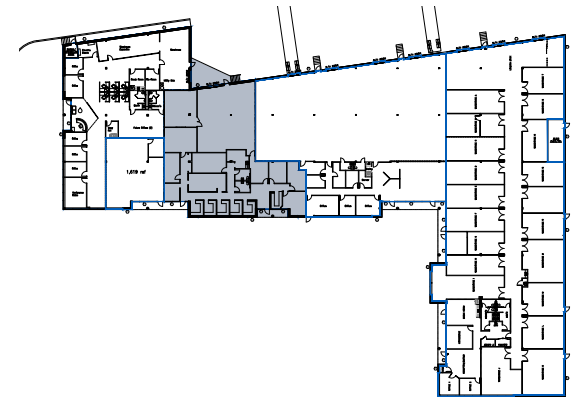
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4451-4485 Nicole Drive



Suite 4481

5,873 SF



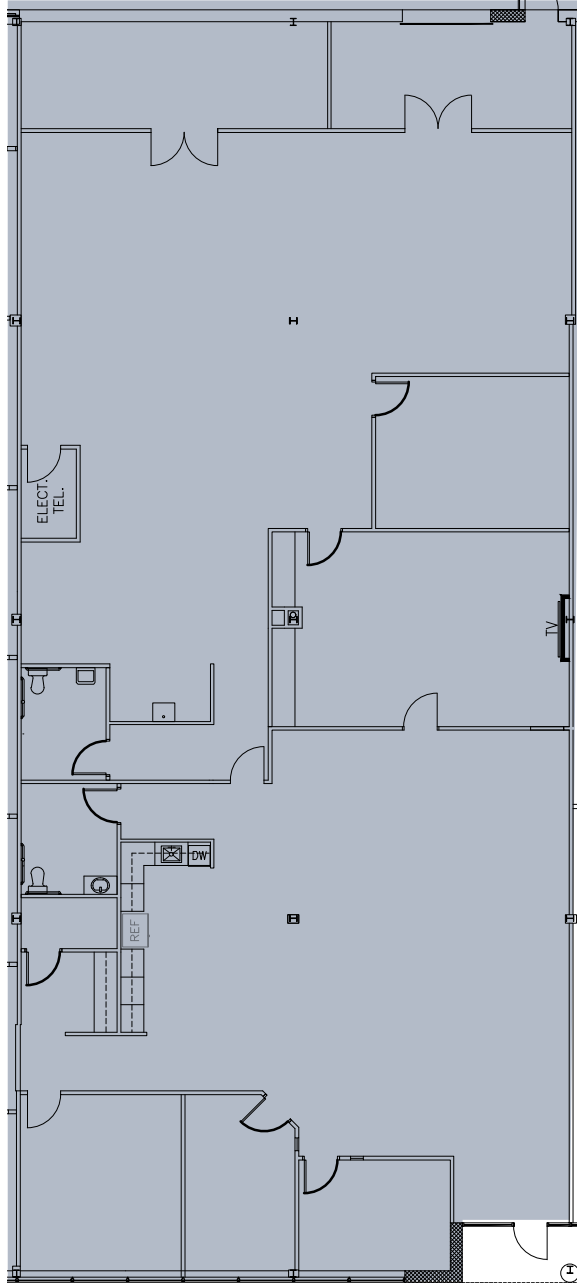
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4485

Nicole Drive
Lanham, MD 20706

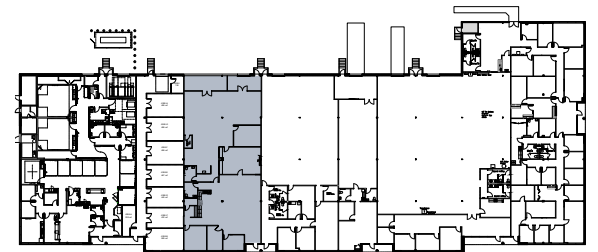
kl**nb**

4451-4485 Nicole Drive



Suite 4385

5,675 SF



4451-
4485

Nicole Drive
Lanham, MD 20706



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