



# Forbes Center



## Office Space For Lease

Lanham, MD 20706

**Kenneth Fellows**  
kfellows@klnb.com  
301.222.0210

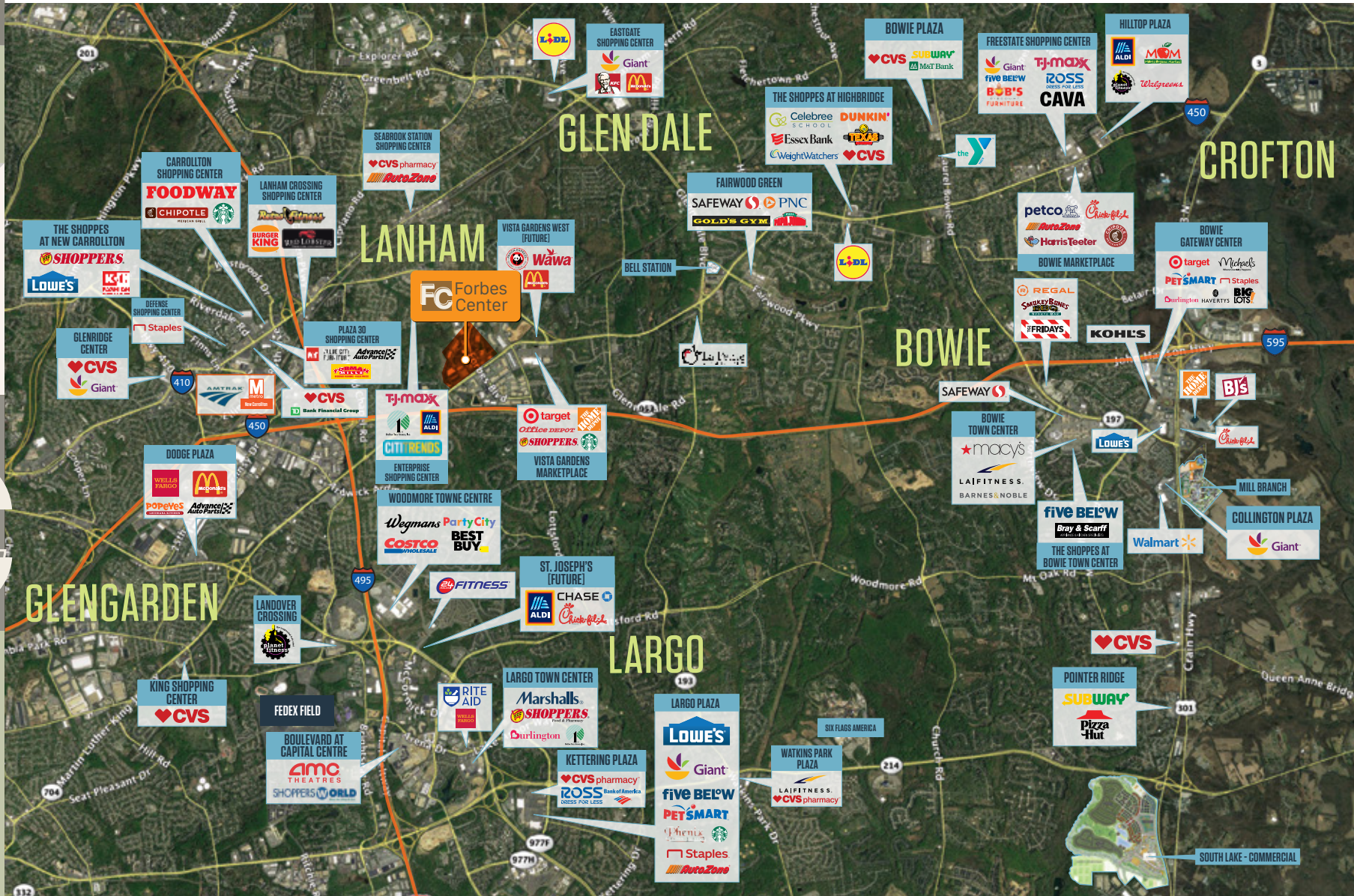
**Robert Pugh**  
rpugh@klnb.com  
301.222.0211

**Keiry Martinez**  
kmartinez@klnb.com  
703.334.5629

**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



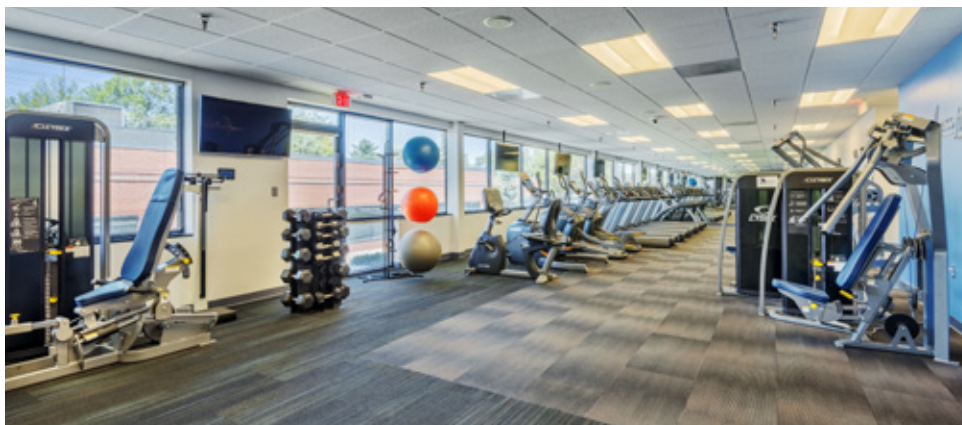
Lounge



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          |



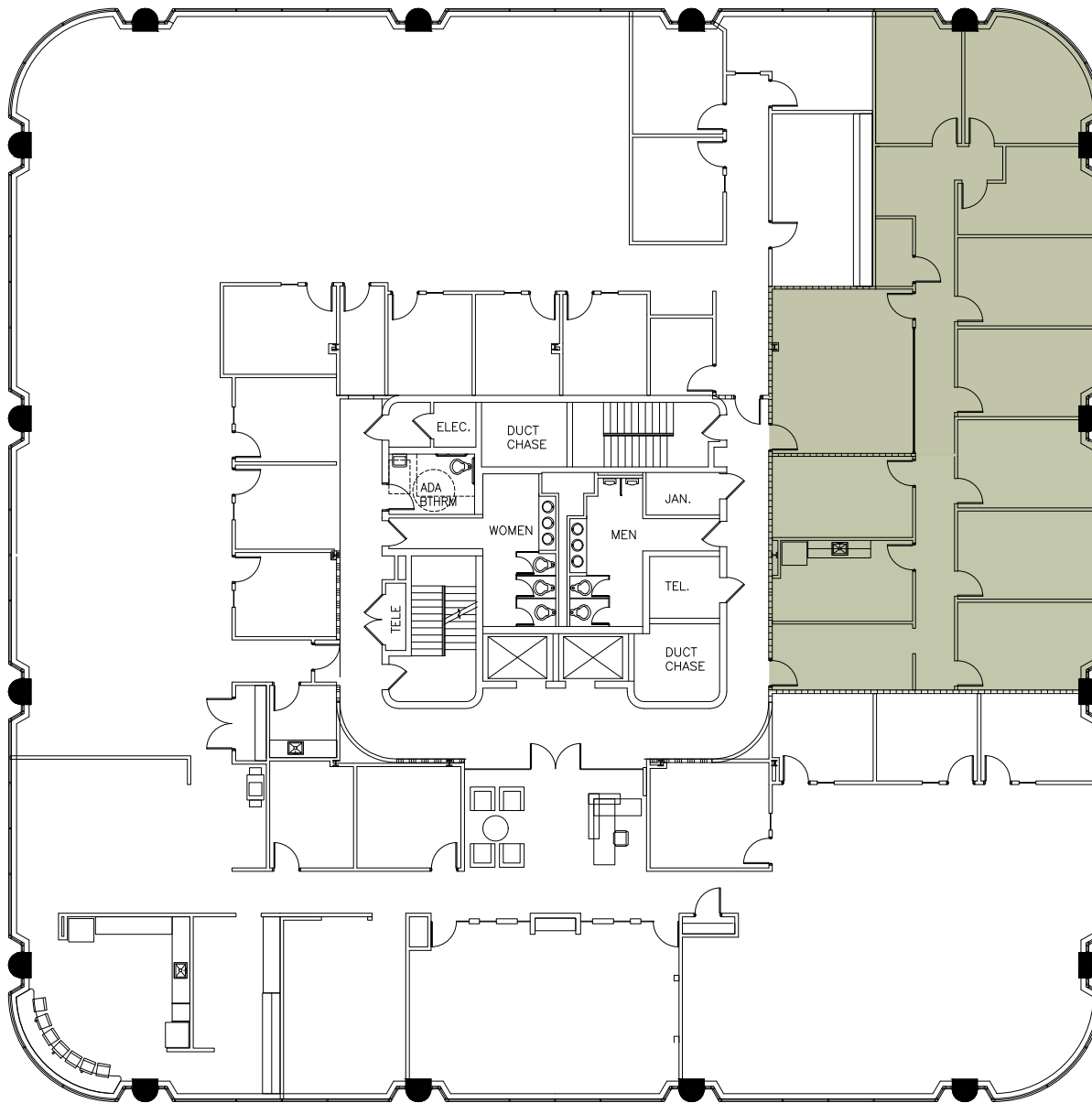
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**4601**  
Presidents Dr  
Lanham, MD 20706

**klnb**

# 4601 Forbes Boulevard



301

**3rd Floor**  
**Suite 301**

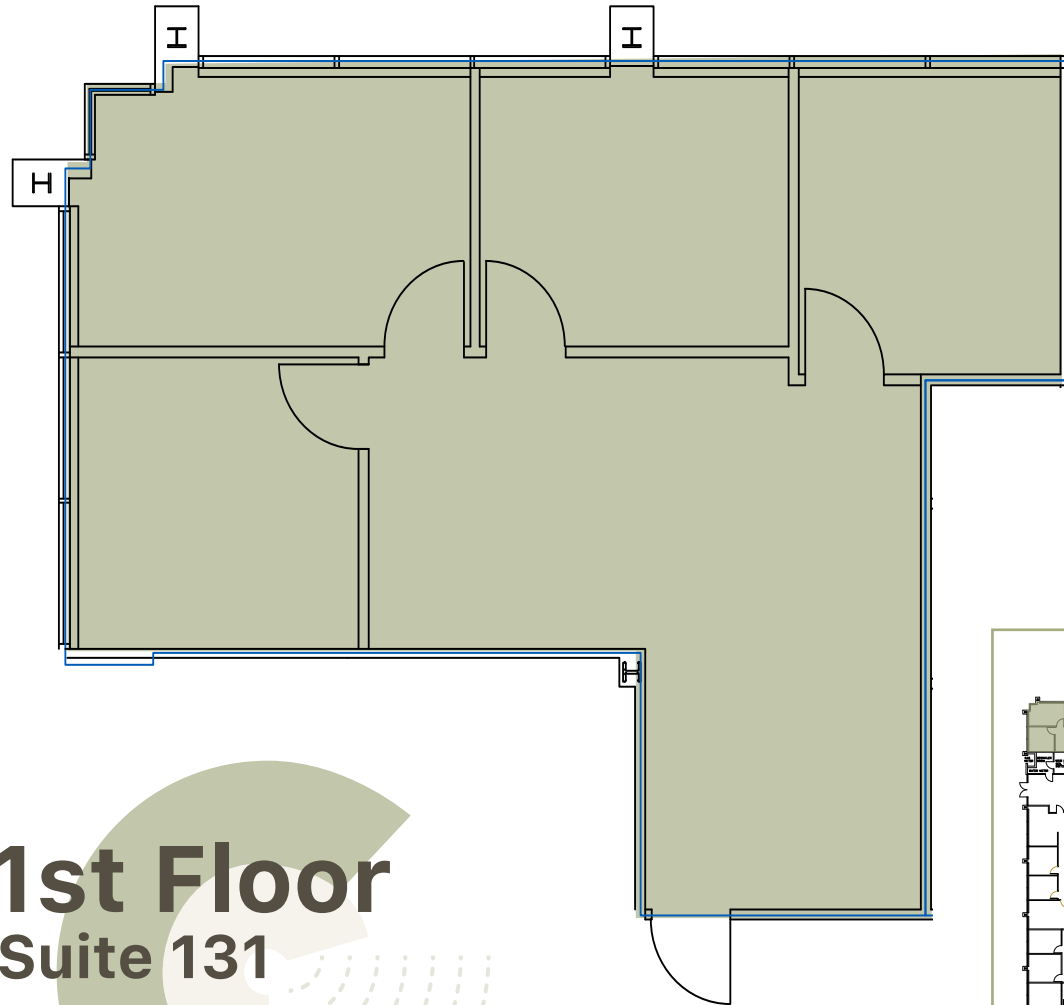
3,064 SF

FC

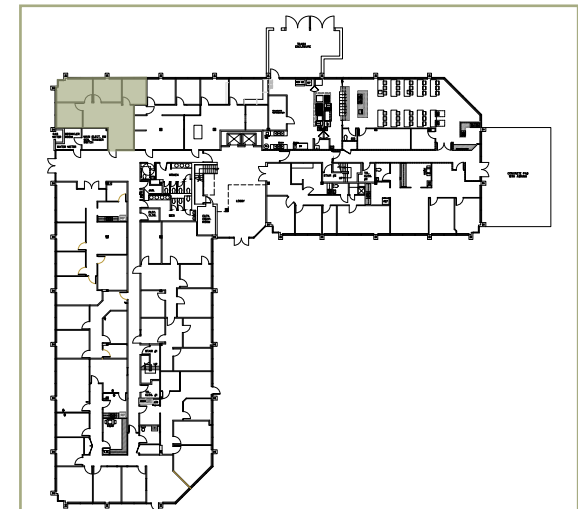
**4601**  
Presidents Dr  
Lanham, MD 20706

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# 4601 Presidents Drive



**1st Floor**  
**Suite 131**  
950 SF

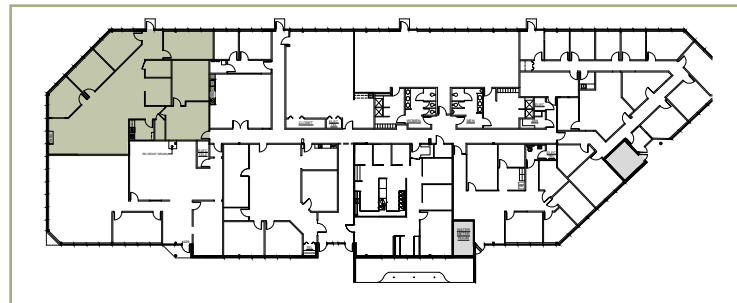
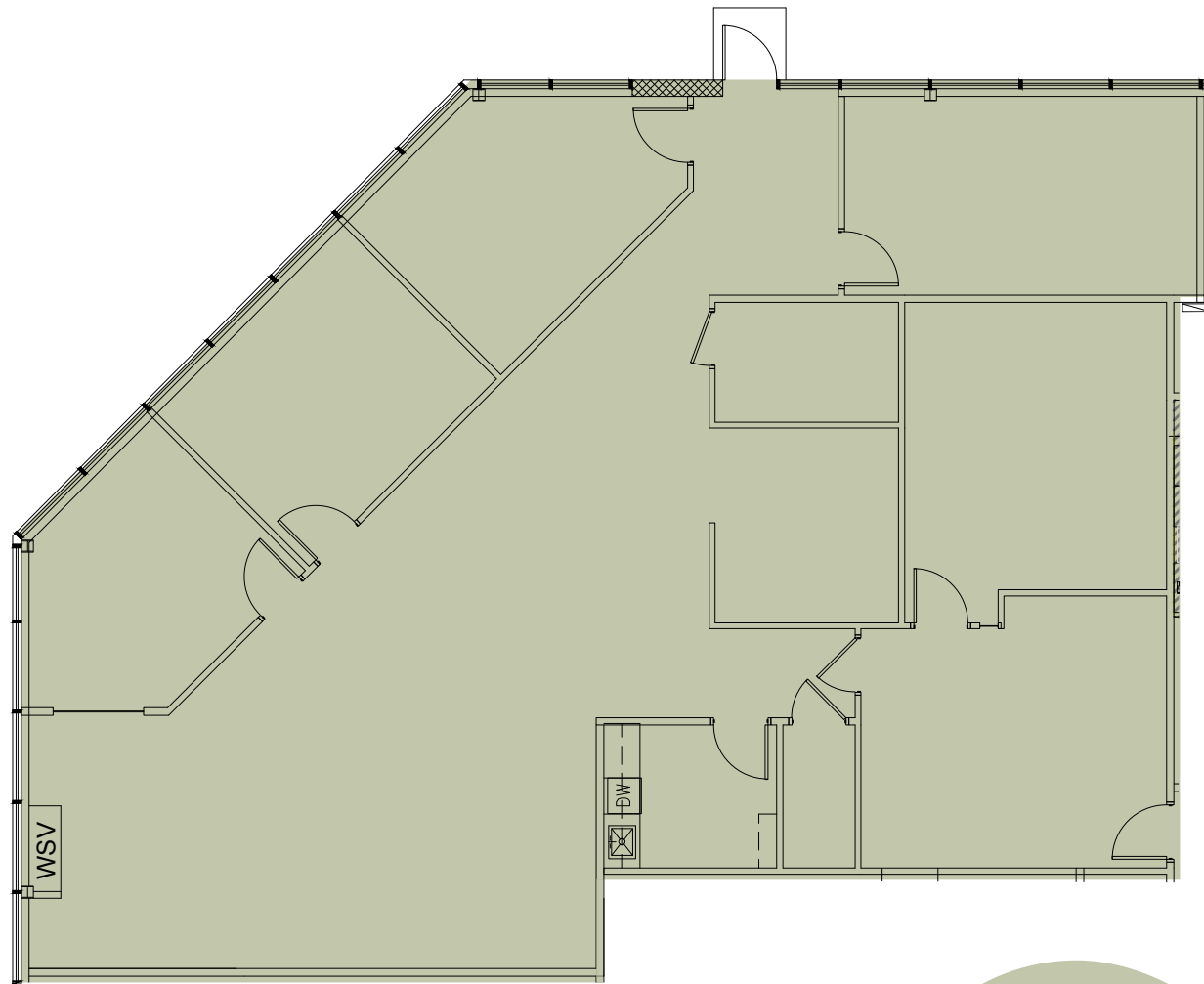


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# 4425 Forbes Blvd



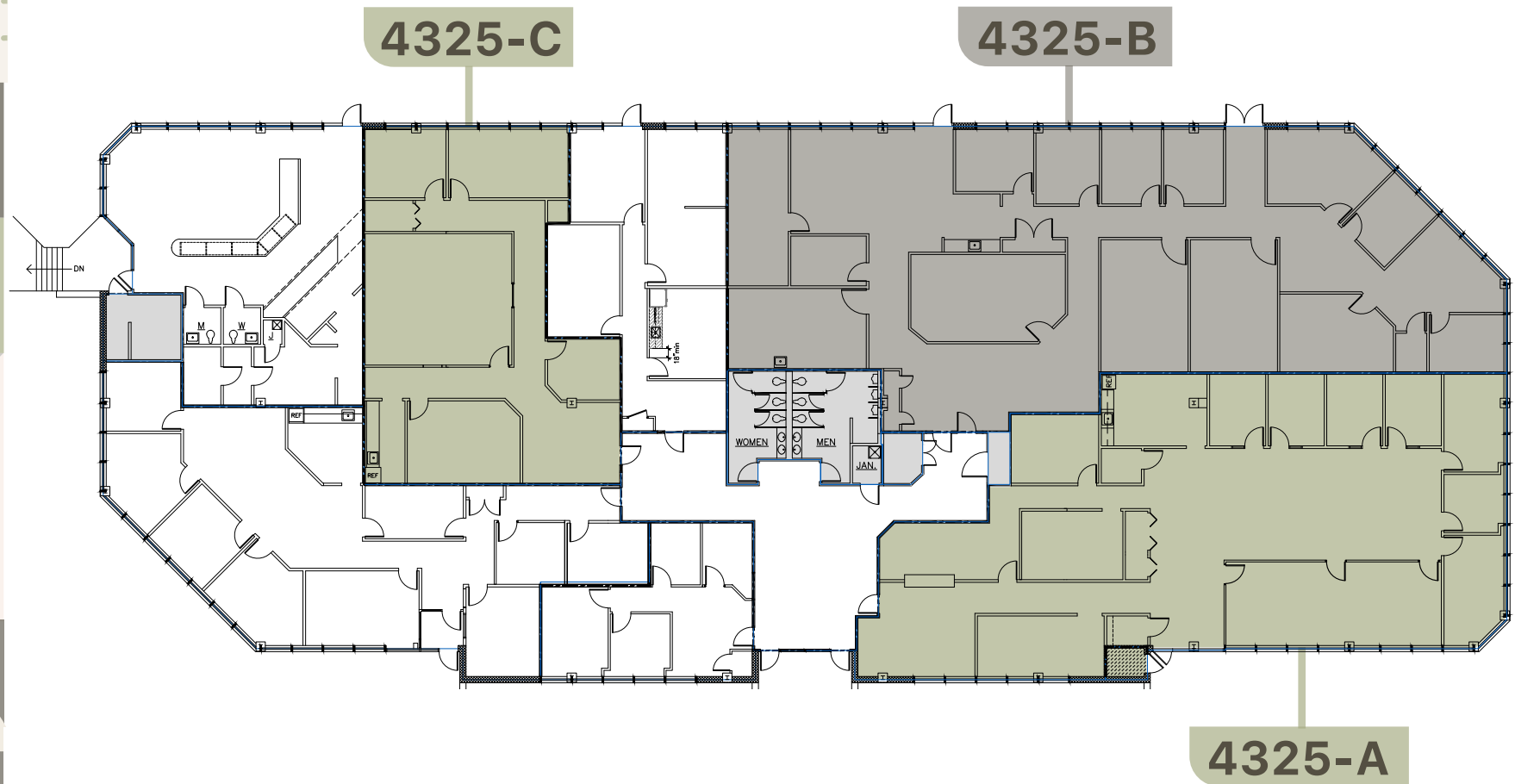
**3rd Floor**  
**SPEC Suite 4425 C**  
3,015 SF

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4425  
Forbes Blvd  
Lanham, MD 20706

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# 4325 Forbes Blvd



## 1st Floor

**Suite 4325-C**  
2,310 SF

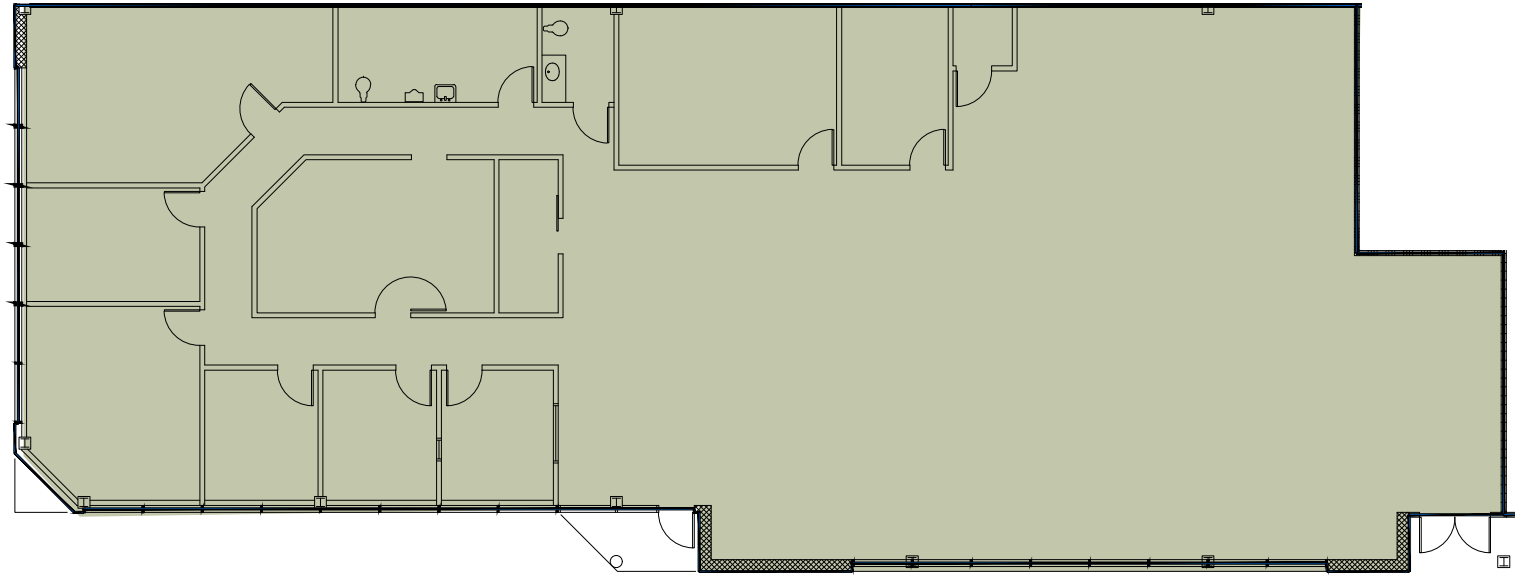
**Suite 4325-A**  
4,552 SF

**Suite 4325-B**  
5,488 SF

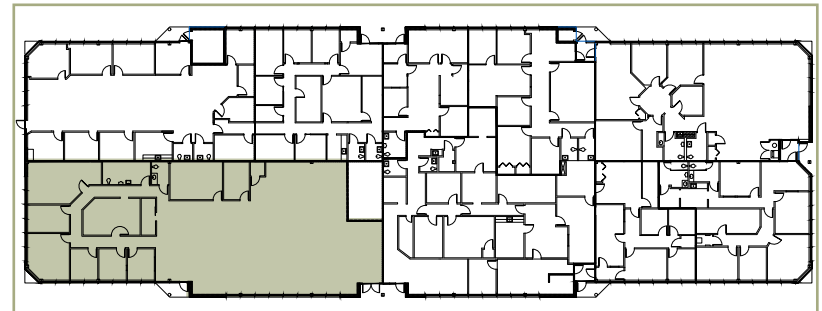
**4325**  
Forbes Blvd  
Lanham, MD 20706

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# 4473 Forbes Blvd



**Suite 4473**  
5,371 SF

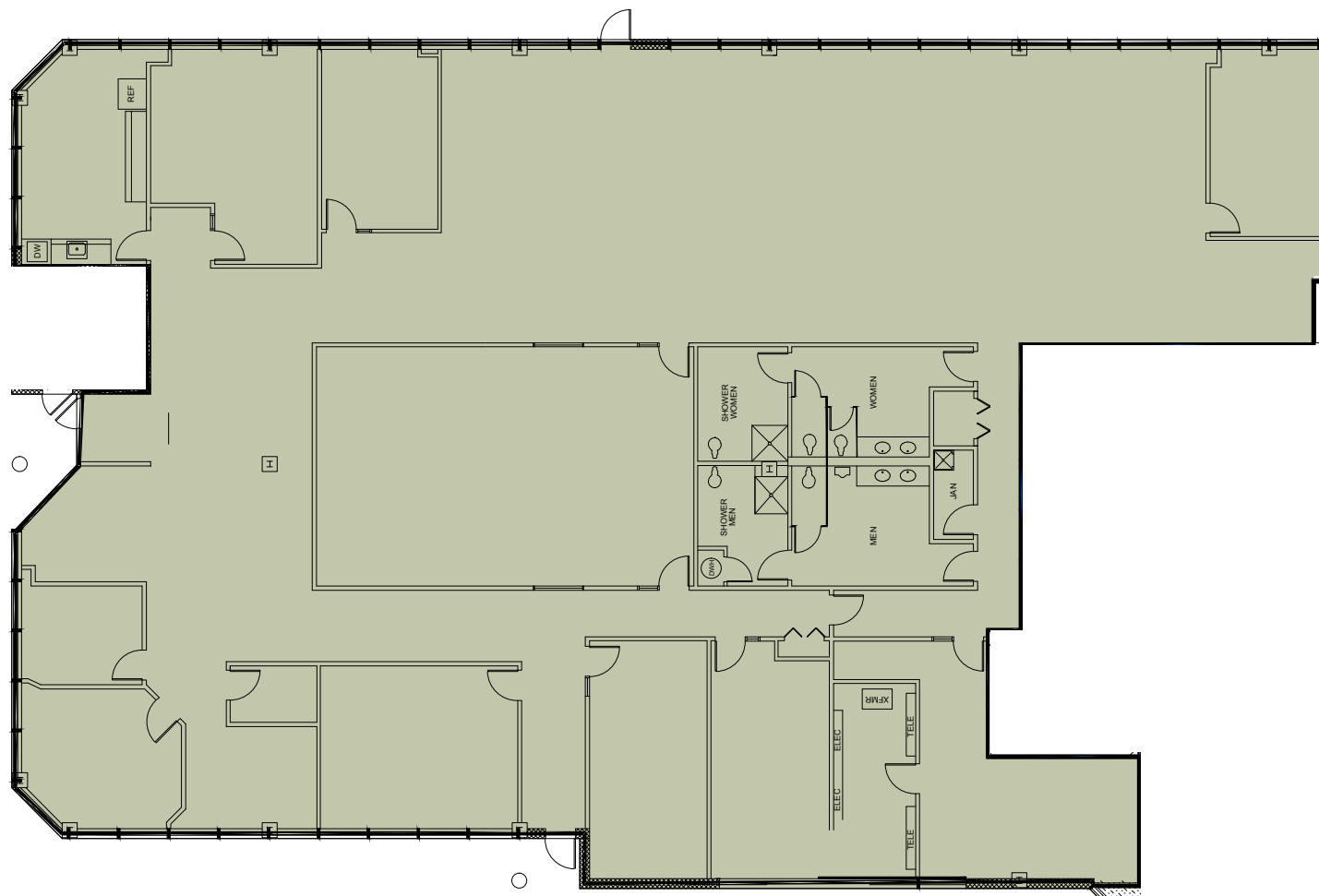


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**4473**  
Forbes Blvd  
Lanham, MD 20706

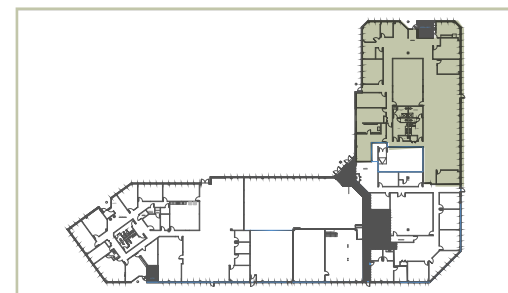
**klnb**

# 4401-4411 Forbes Blvd



**Suite 4411**

9,425 SF



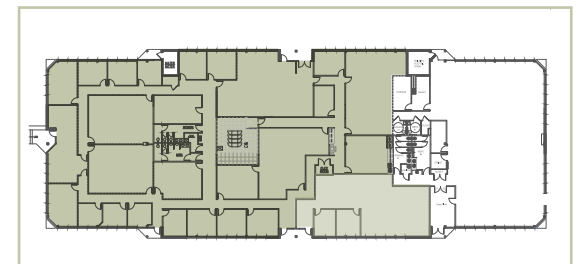
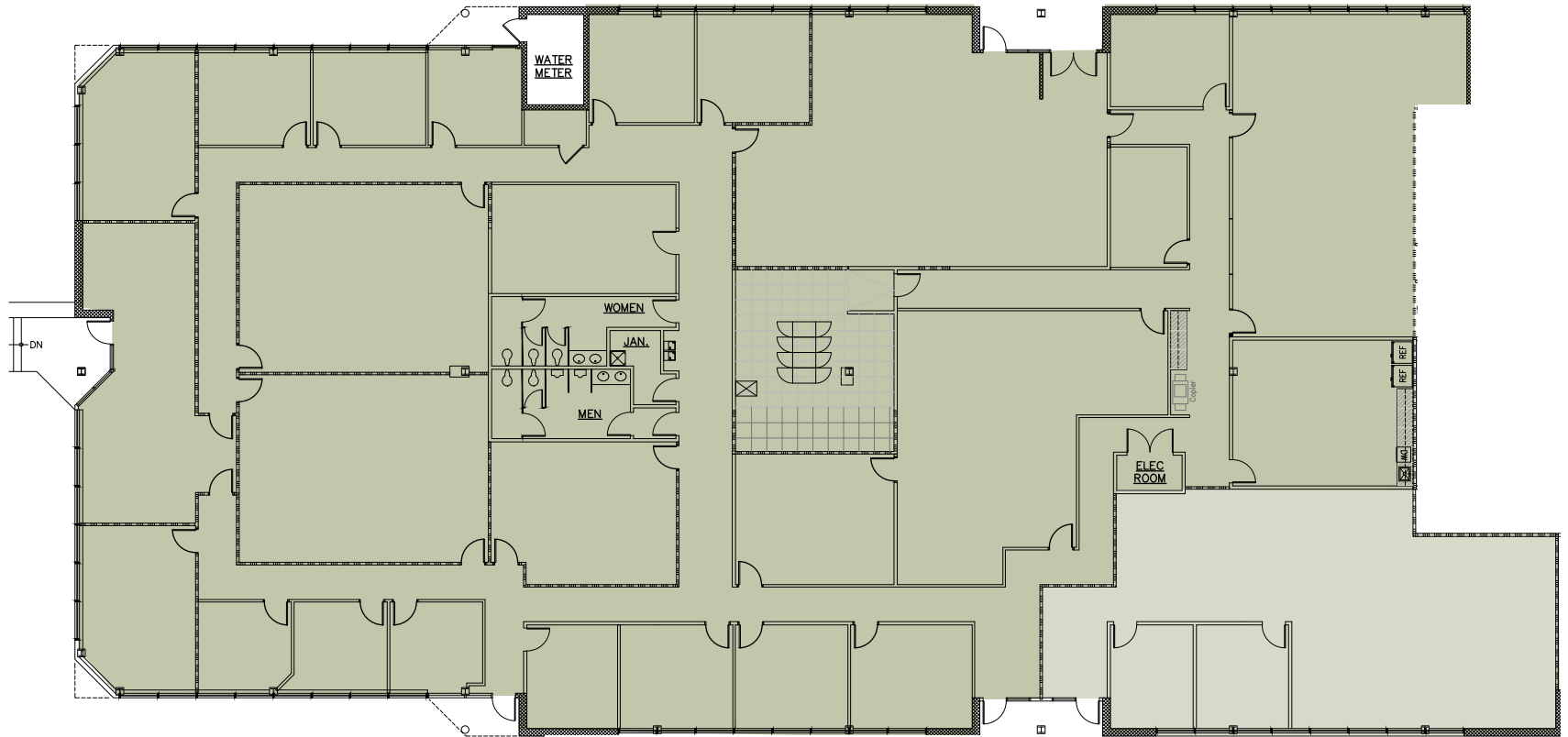
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4401-  
4411

Forbes Blvd  
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# 4459-4461 Forbes Blvd



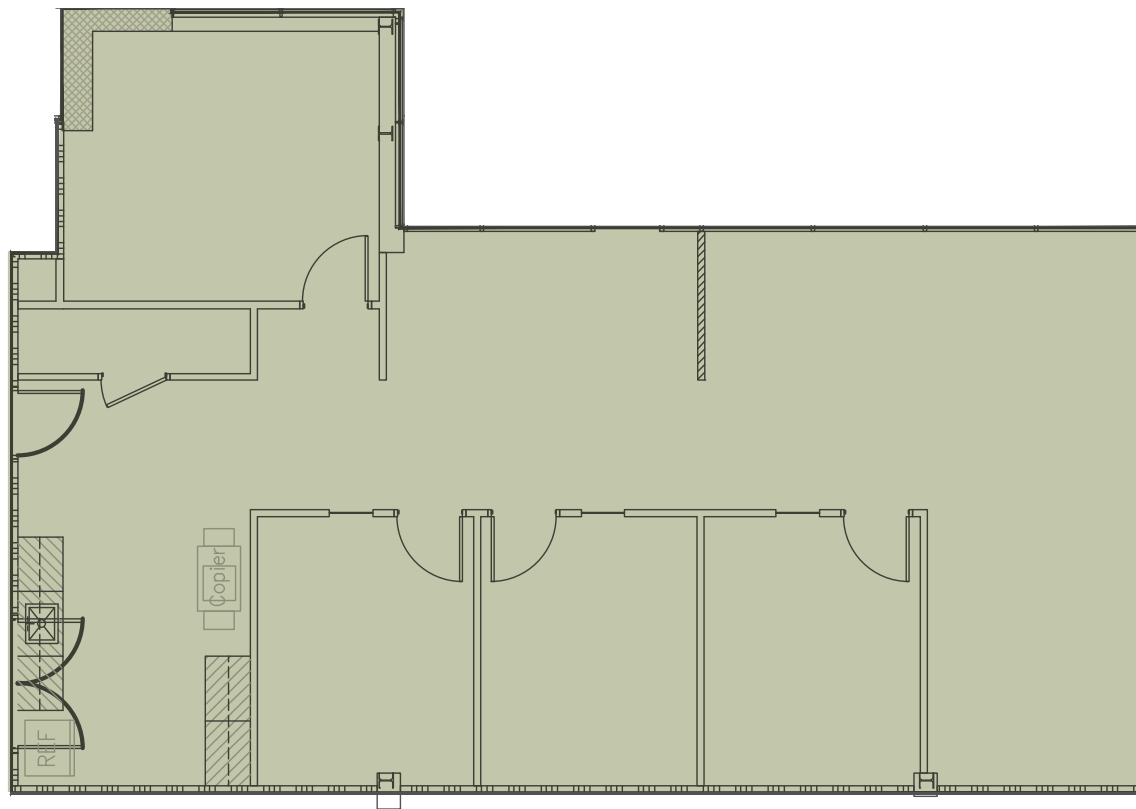
## Suite 4459

Up to 16,432 SF  
Available 06/01/2025

4459-  
4461

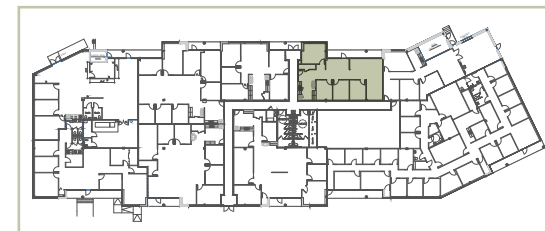
Forbes Blvd  
Lanham, MD 20706

# 4401-4445 Nicole Drive



**Suite 4415-C**

1,694 SF



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4401-  
4445

Nicole Dr  
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## Tour Today!

Visit [klnb.com](http://klnb.com) to view our property online.  
Virtual tours available upon request.

[kmartinez@klnb.com](mailto:kmartinez@klnb.com) 703.334.5629



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