



Forbes Center



Office Space For Lease

Lanham, MD 20706

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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

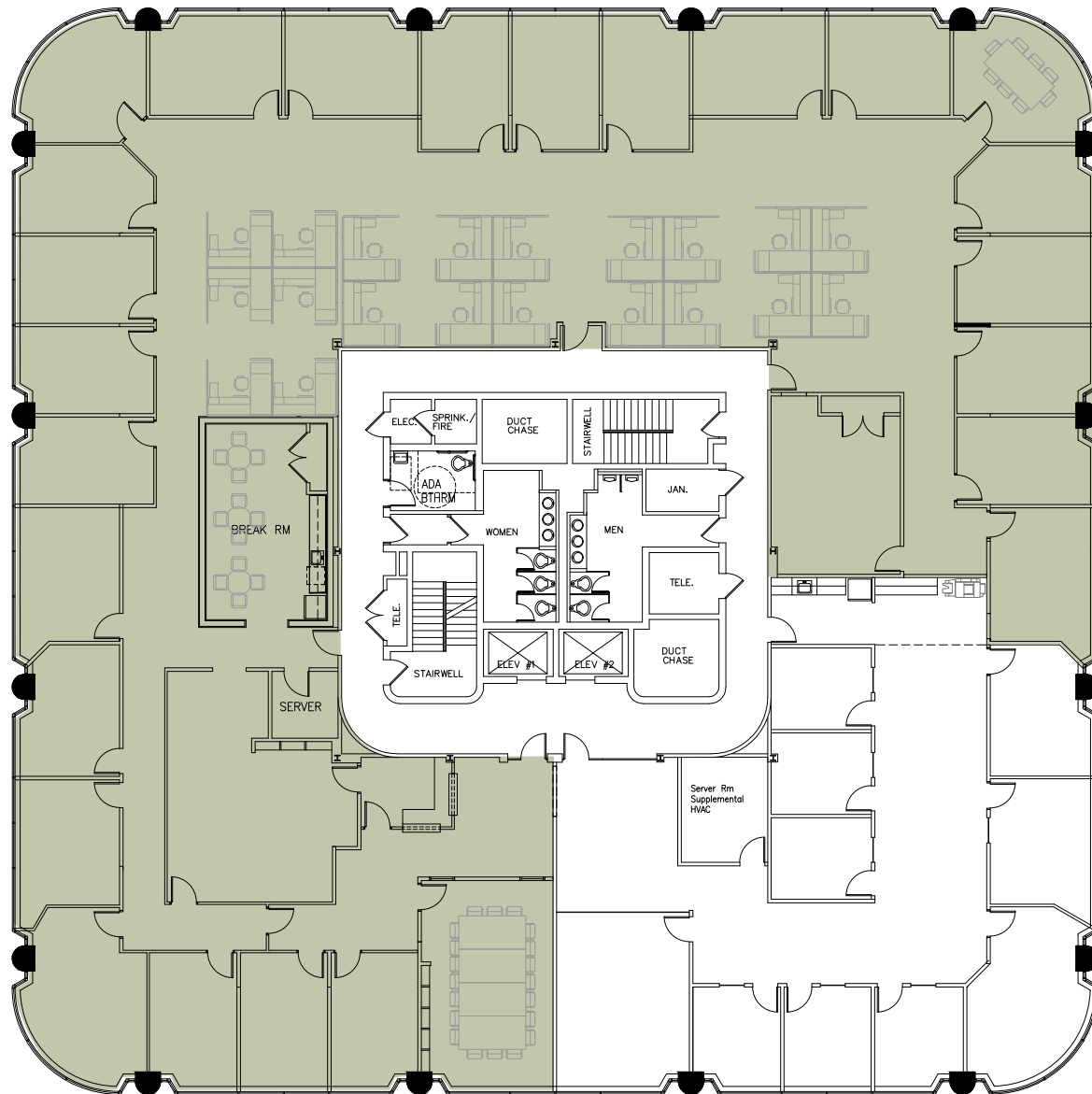
Wegmans	Nando's
Copper Canyon Grill	Crumbl
Starbucks	Cava
Best Buy	
Costco	
Nordstrom	
Silver Diner	
Smoothie King	



Enterprise Center

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

4601 Forbes Boulevard



200

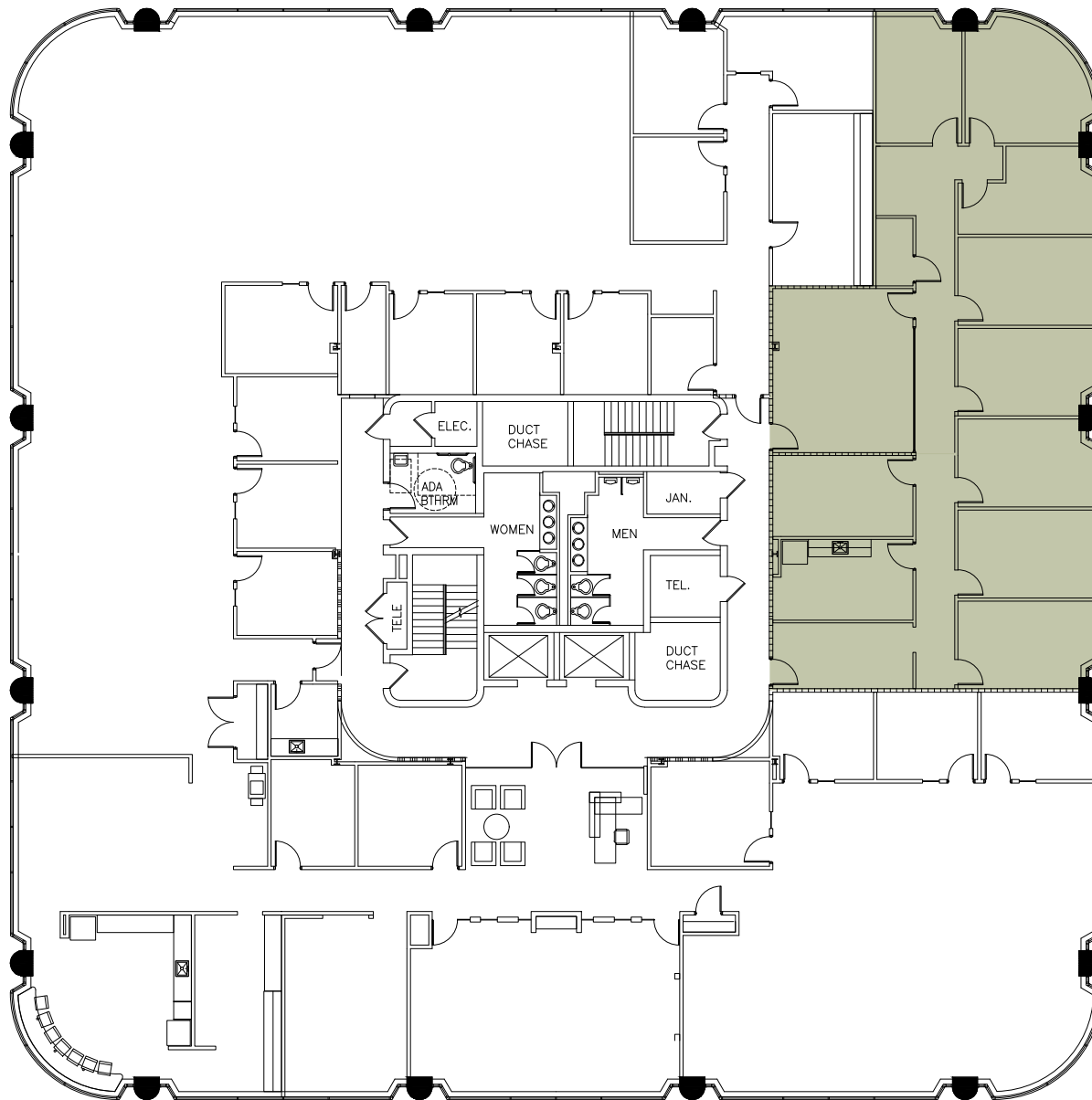
2nd Floor Suite 200

12,390 SF
Available 9/2025

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4601
Forbes Blvd
Lanham, MD 20706

4601 Forbes Boulevard



301

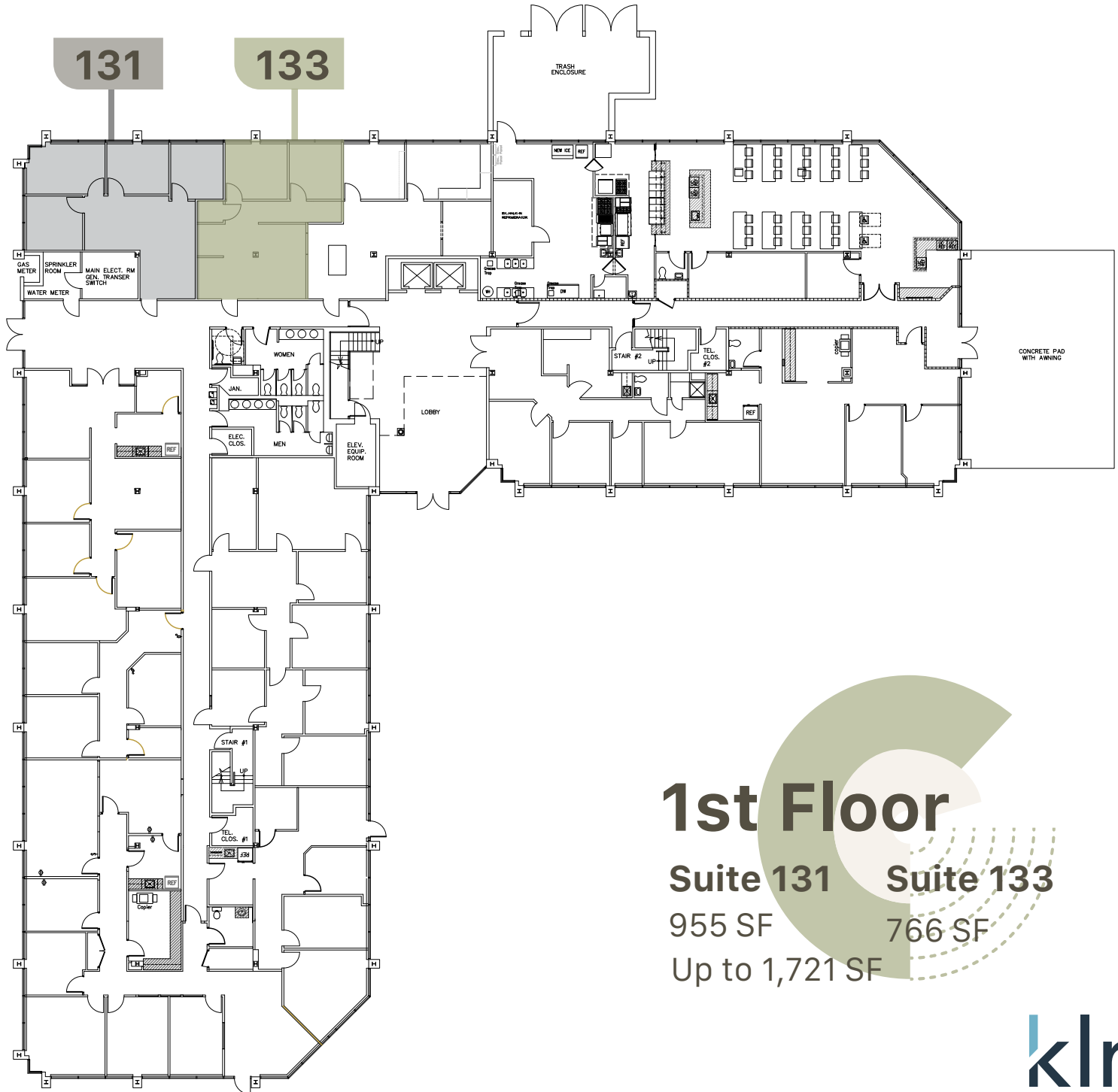
3rd Floor
Suite 301

3,064 SF

4601
Forbes Blvd
Lanham, MD 20706

klmb

4601 Presidents Drive



1st Floor

Suite 131

955 SF

Suite 133

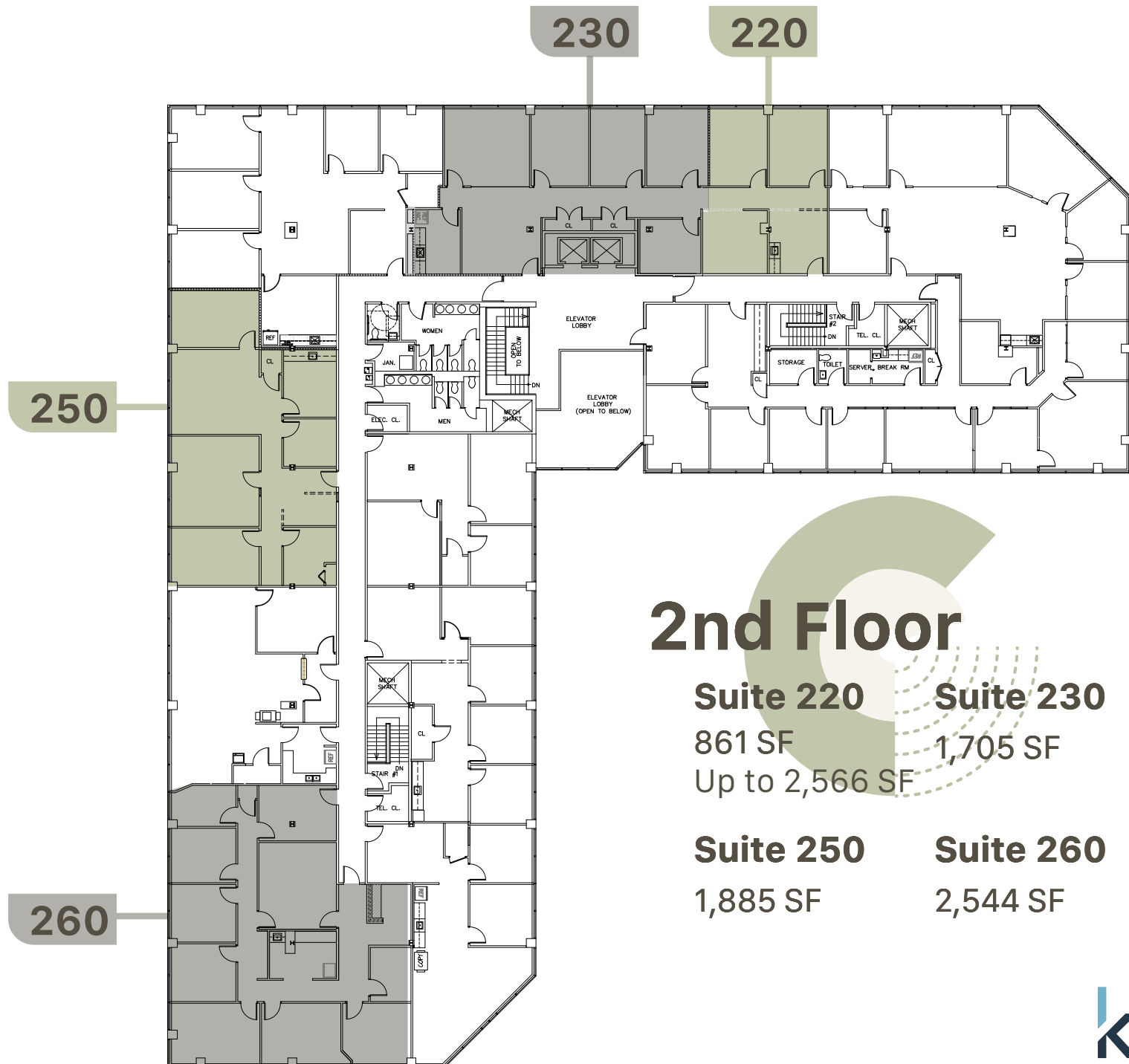
766 SF

Up to 1,721 SF

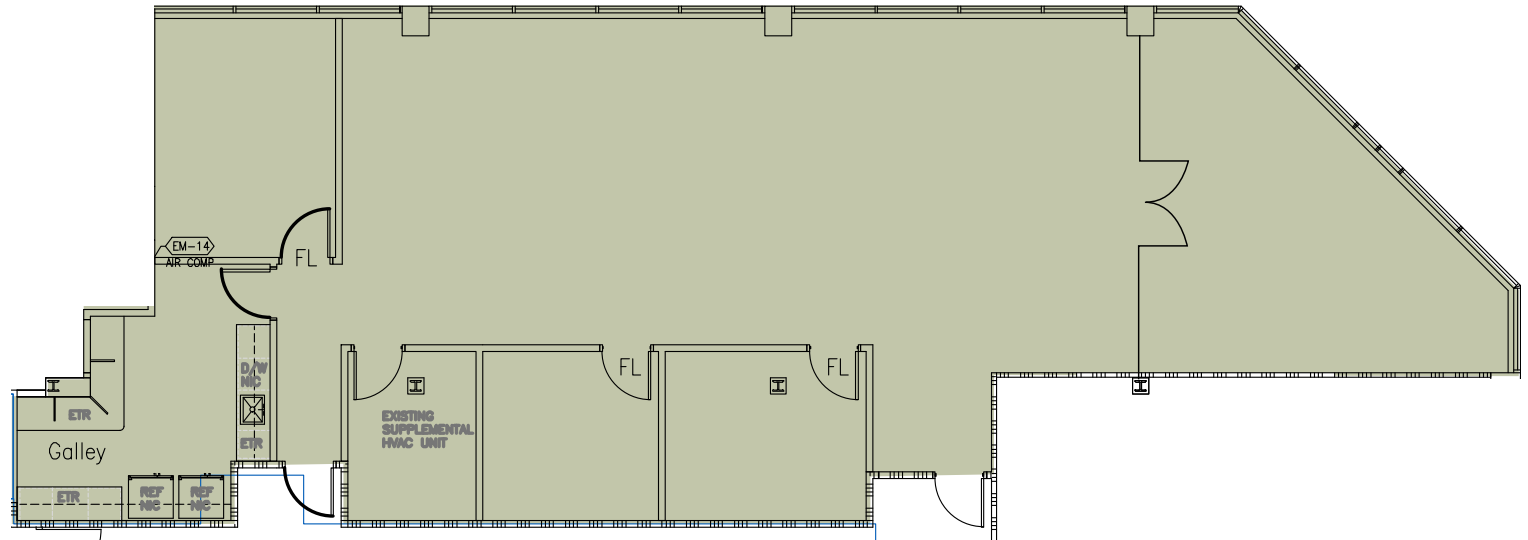
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4601
Presidents Dr
Lanham, MD 20706

4601 Presidents Drive



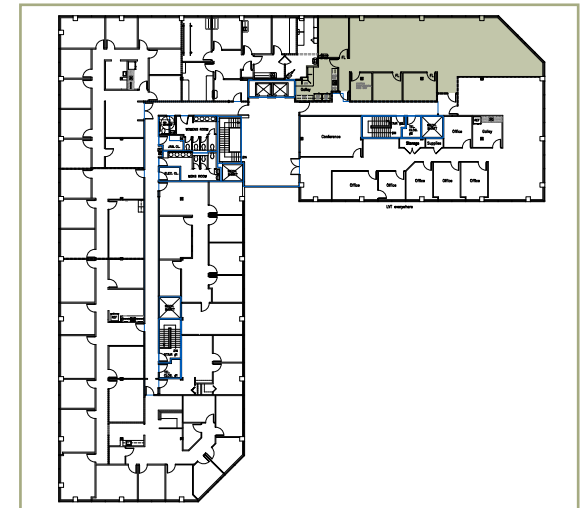
4601 Presidents Drive



3rd Floor Suite 310

2,636 SF

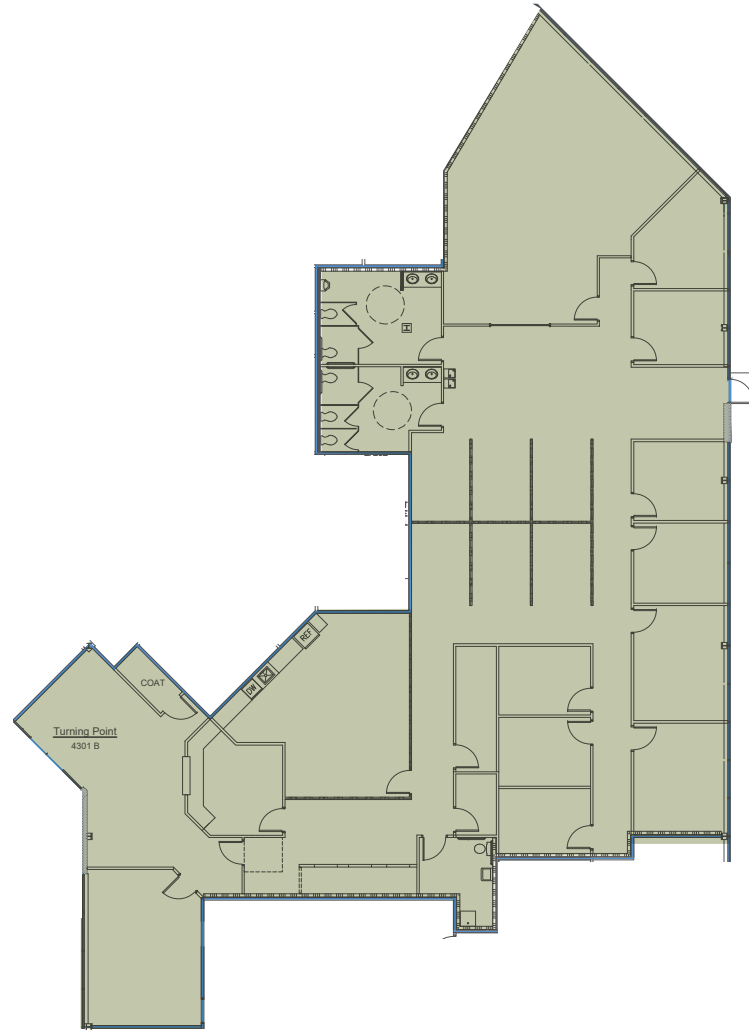
Available 08/01/2025



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4601
Presidents Dr
Lanham, MD 20706

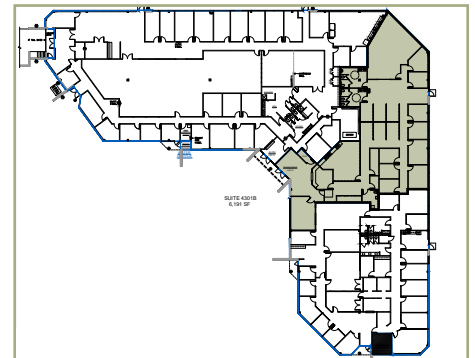
4301-4303 Forbes Blvd



Suite 4301B

6,191 SF

Available 08/2025

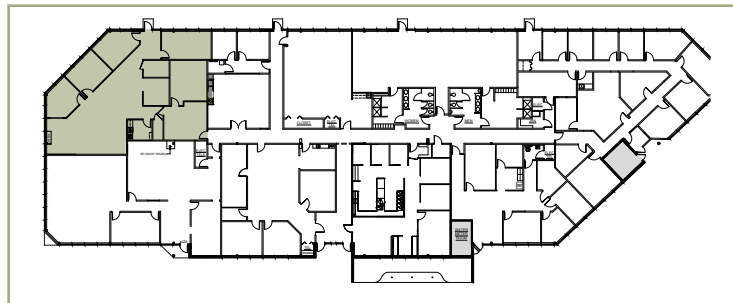
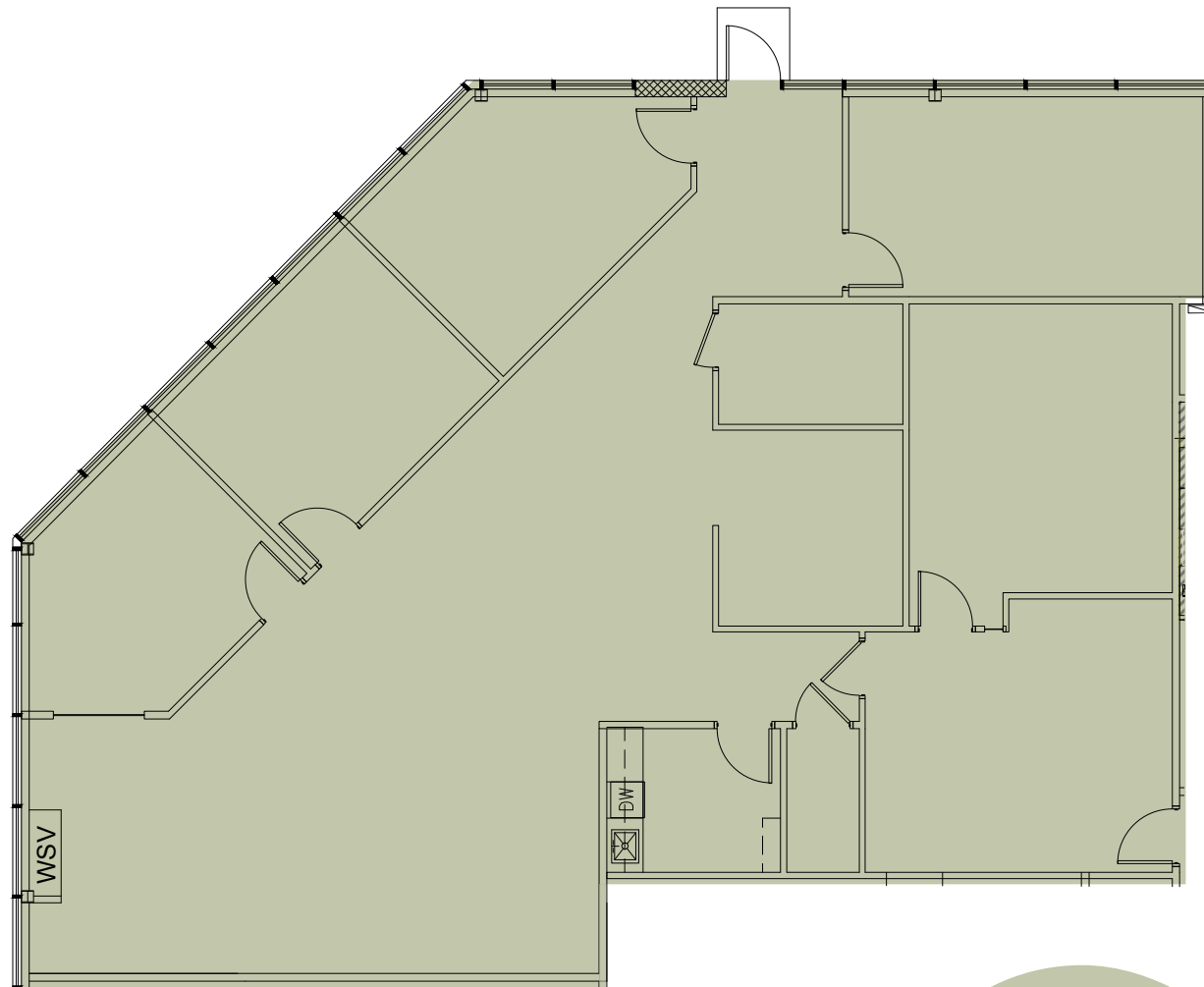


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4301-
4303

Forbes Blvd
Lanham, MD 20706

4425 Forbes Blvd

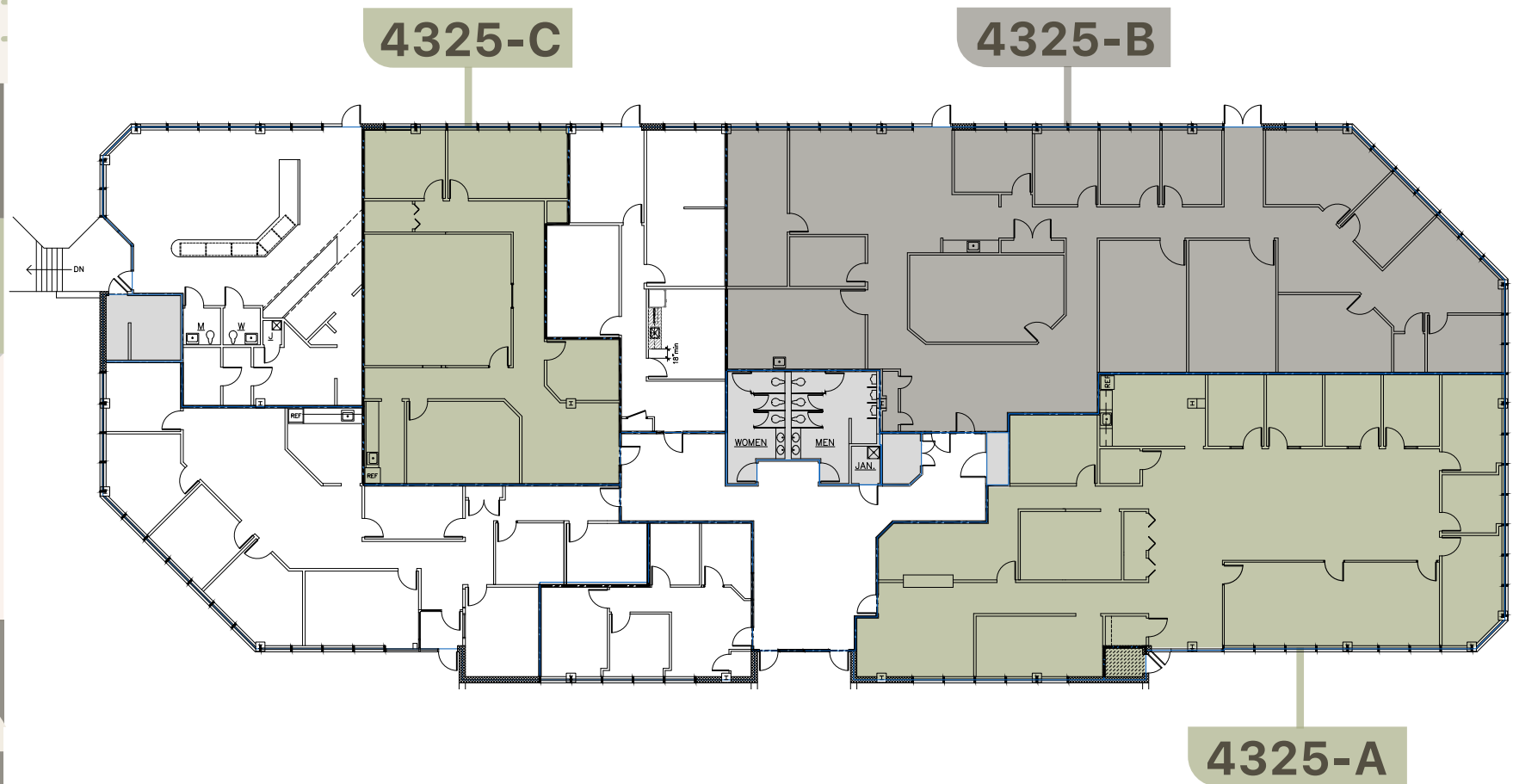


3rd Floor
SPEC Suite 4425 C
3,015 SF

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4425
Forbes Blvd
Lanham, MD 20706

4325 Forbes Blvd



1st Floor

Suite 4325-C

2,310 SF

Suite 4325-A

4,552 SF

Up to 10,040 SF

Suite 4325-B

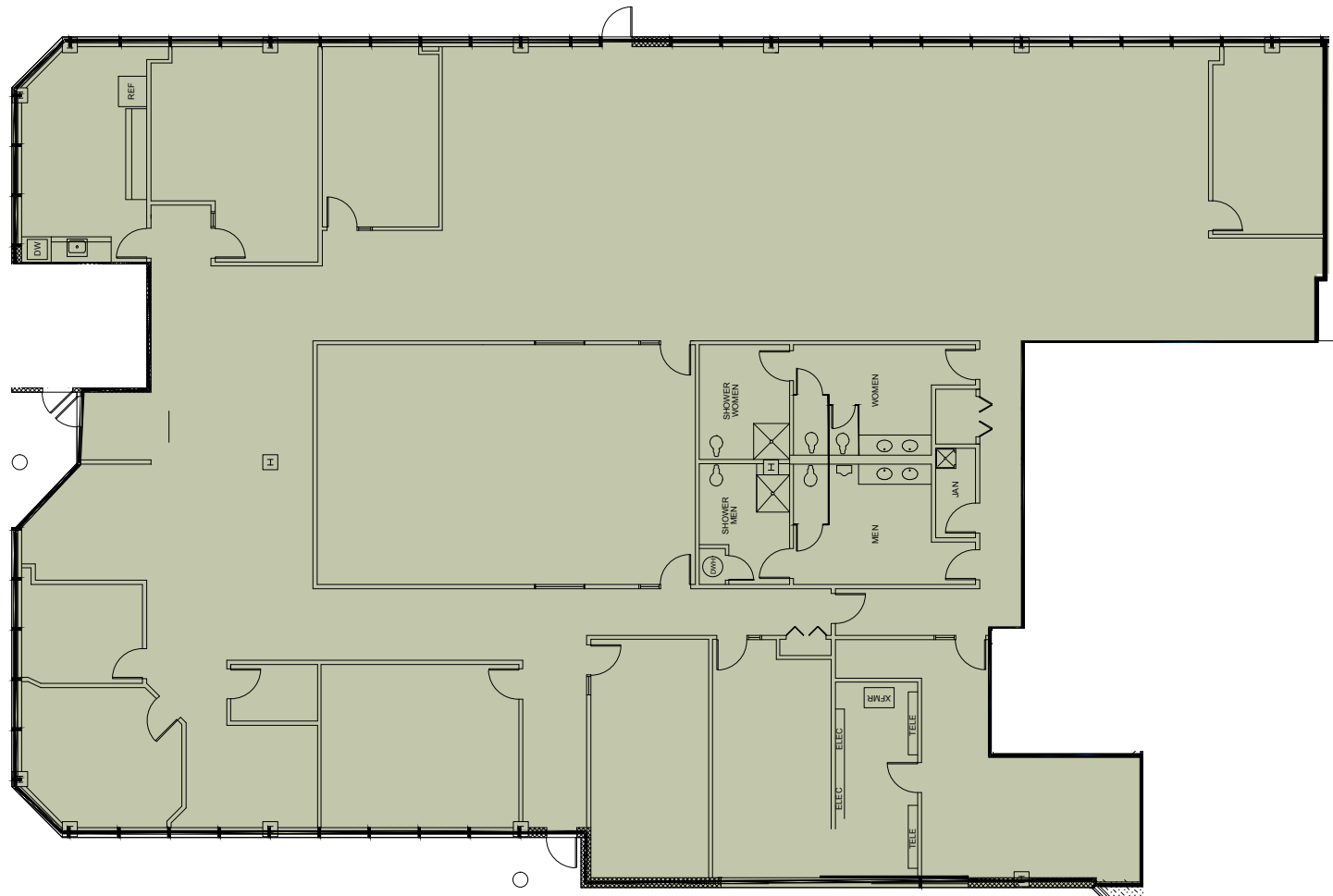
5,488 SF

4325

Forbes Blvd
Lanham, MD 20706

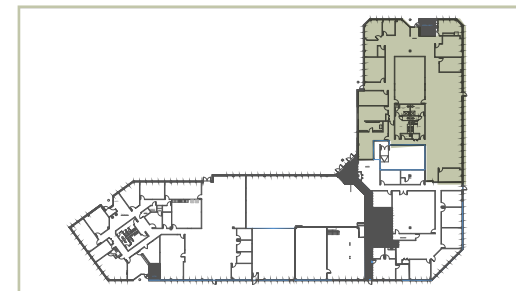
klnb

4401-4411 Forbes Blvd



Suite 4411

9,425 SF

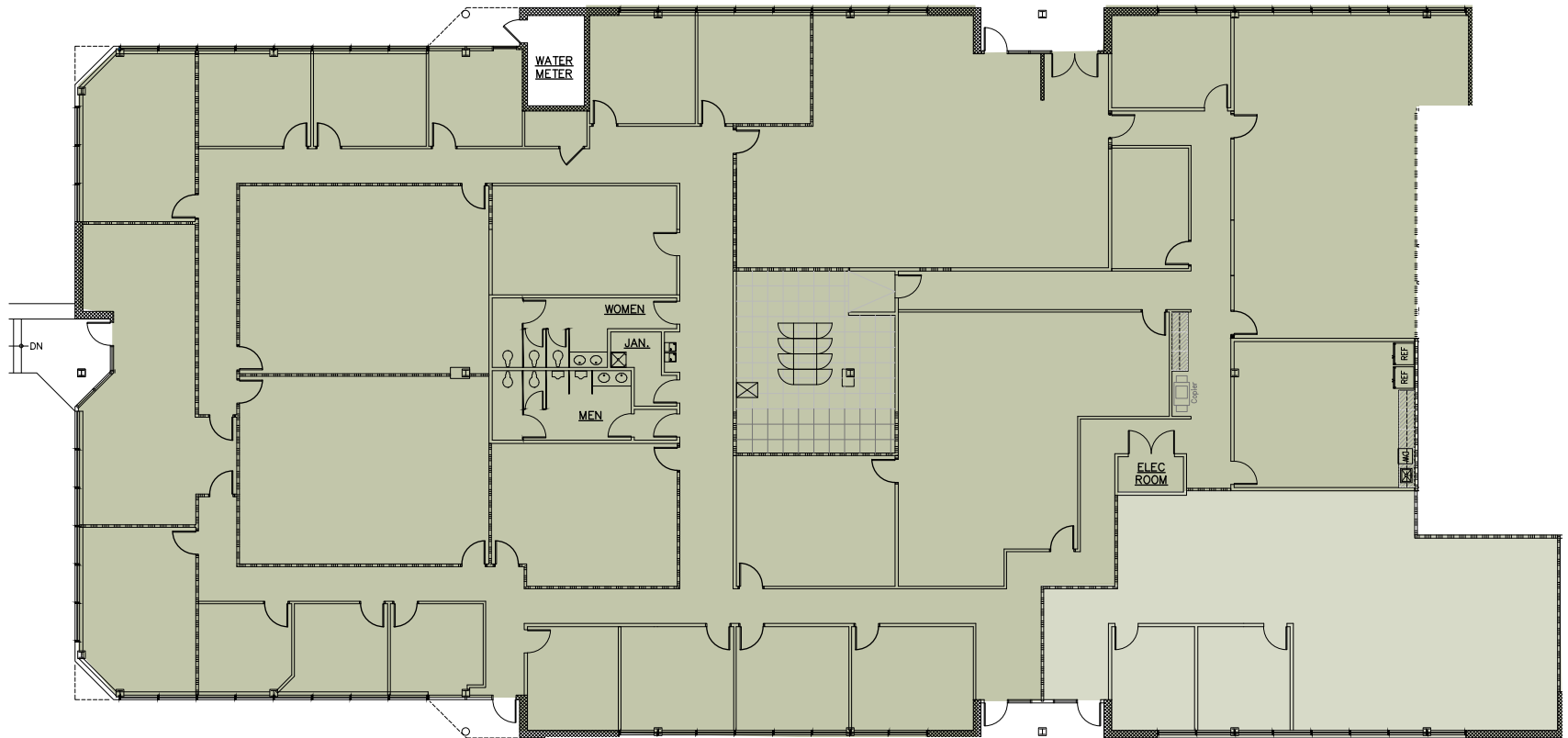


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**4401-
4411**

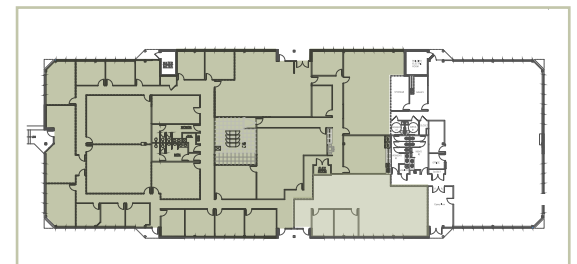
Forbes Blvd
Lanham, MD 20706

4459-4461 Forbes Blvd

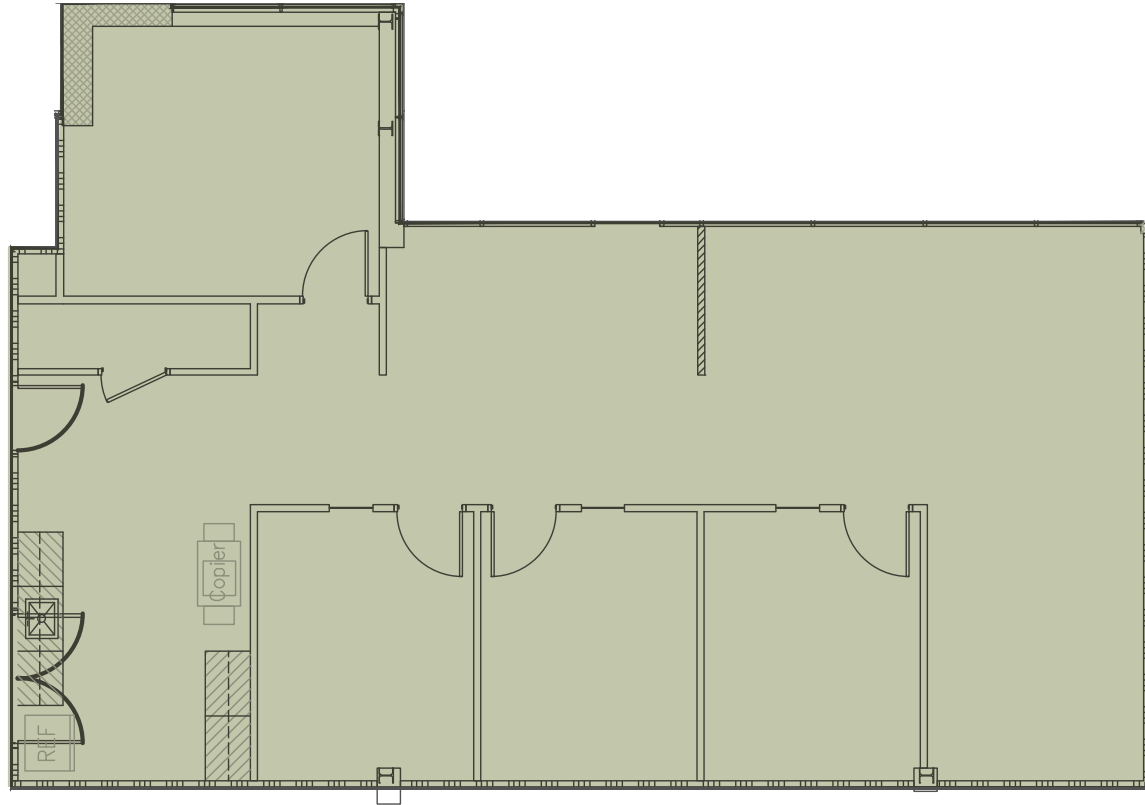


Suite 4459

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

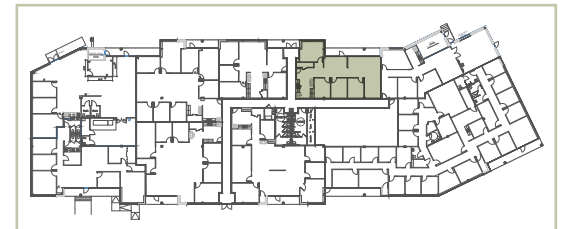


4401-4445 Nicole Drive



Suite 4415-C

1,694 SF



**4401-
4445**

Nicole Dr
Lanham, MD 20706



Forbes Center

4315-4325
FORBES BOULEVARD

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