



Forbes Center



Industrial/Flex Space for Lease

Lanham, MD 20706

Kenneth Fellows
kfellows@klnb.com
301.222.0210

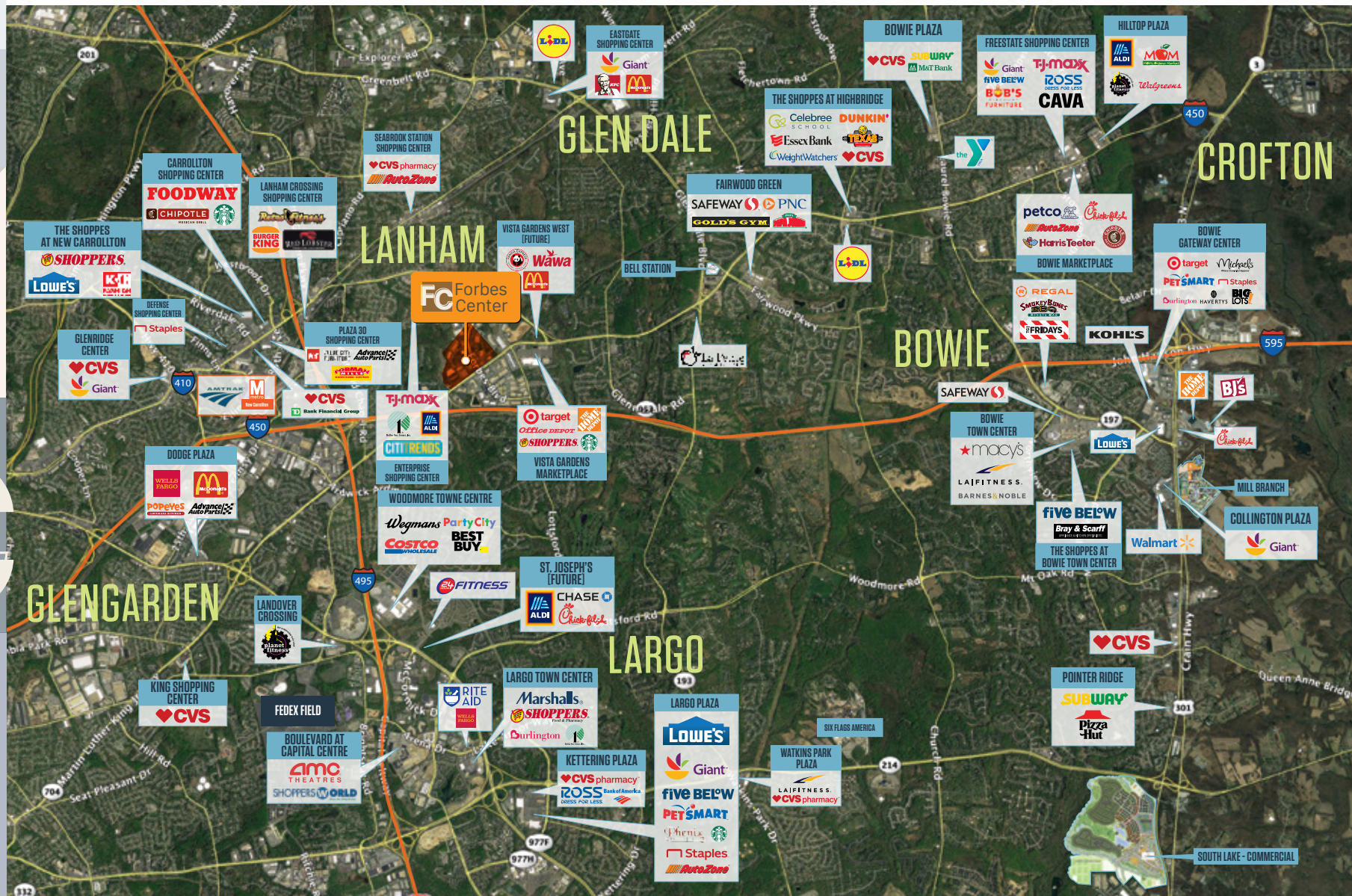
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Keiry Martinez
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Accessibility

- 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

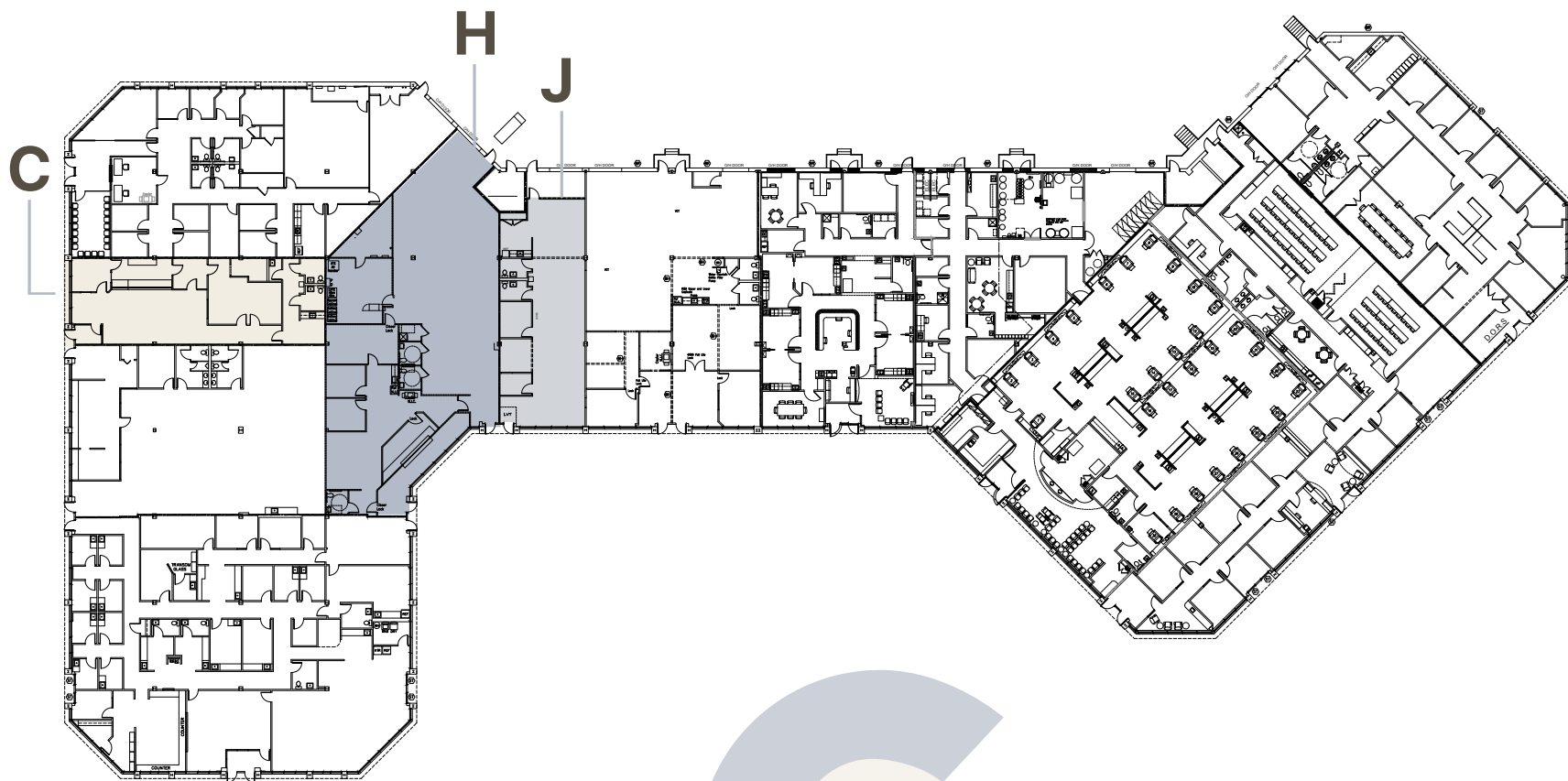
Wegmans	Nando's
Copper Canyon Grill	Crumbl
Starbucks	Cava
Best Buy	
Costco	
Nordstrom	
Silver Diner	
Smoothie King	



Enterprise Center

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

4451 Parliament Place



Suite C

2,100 SF

Suite H

4,871 SF

Suite J

1,815 SF

Contiguous up to 8,786 SF

4451

Parliament Place
Lanham, MD 20706

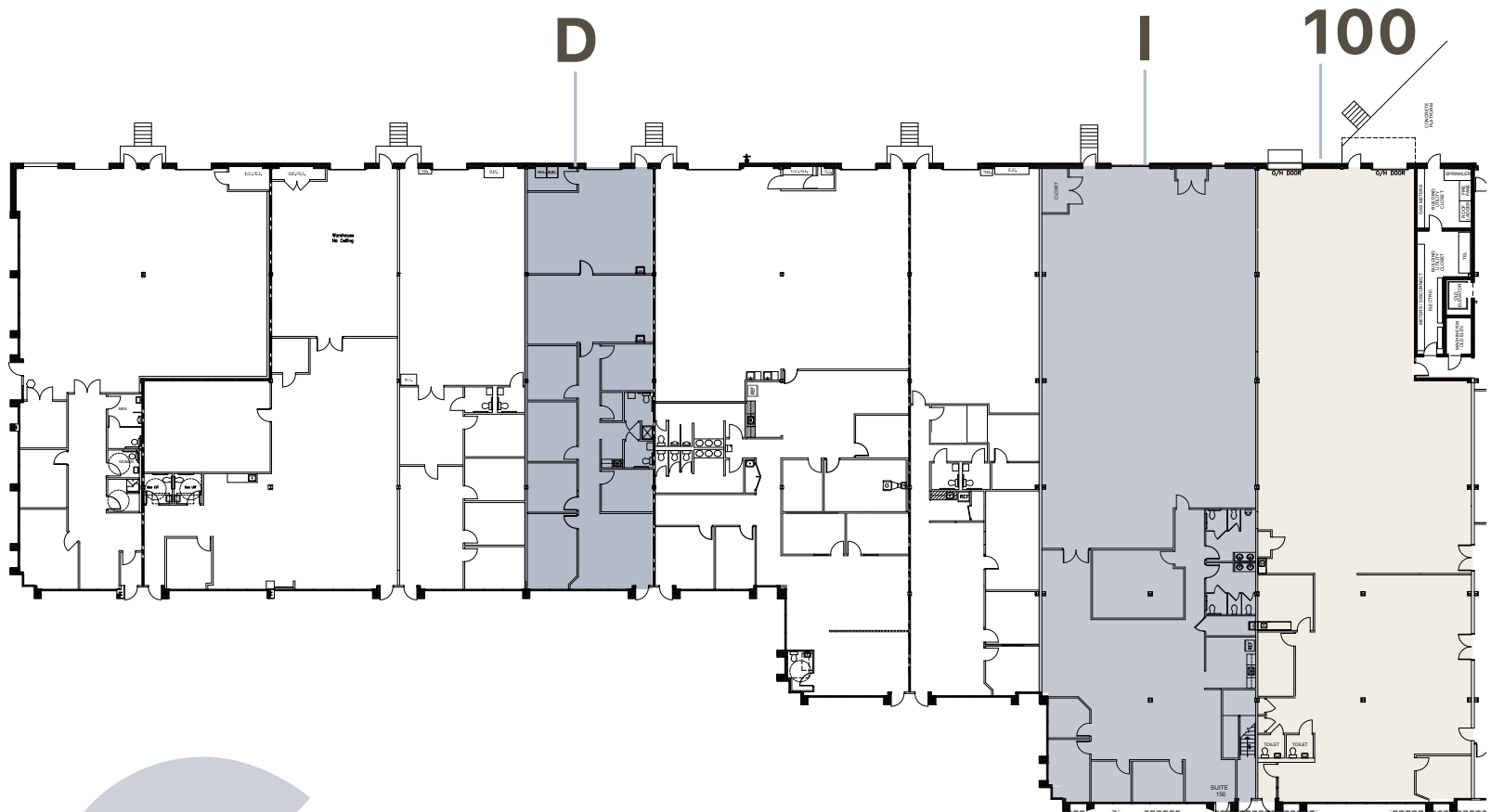
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4501 Forbes Blvd



Suite D
3,000 SF

Suite I
8,414 SF

Suite 100
7,810 SF

4501
Forbes Blvd
Lanham, MD 20706

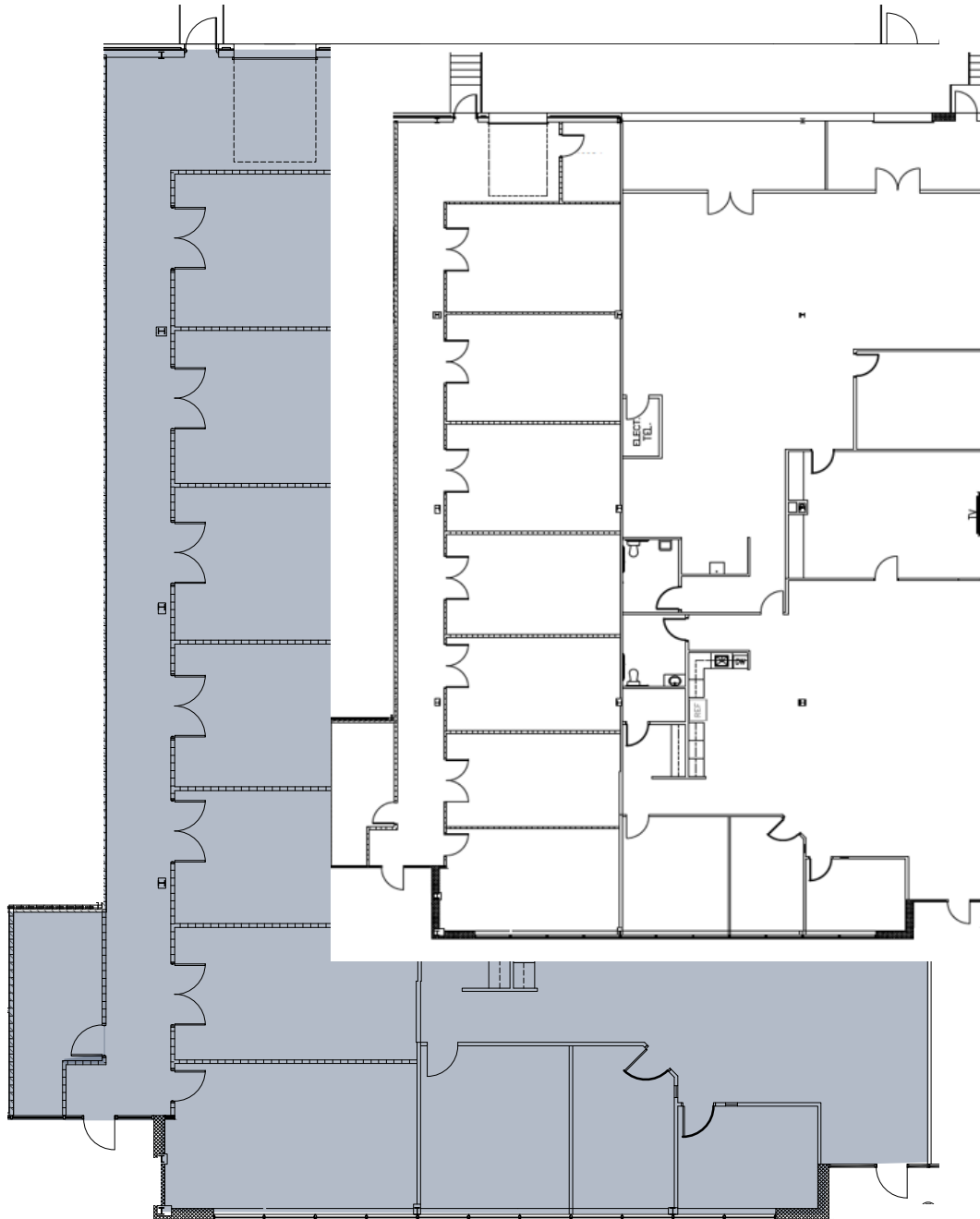
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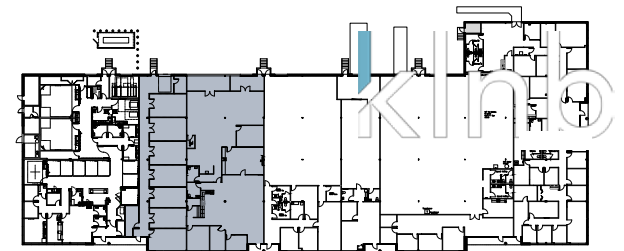
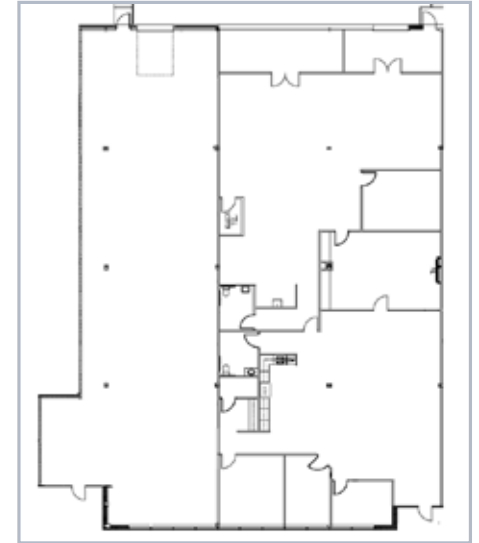
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4451-4485 Nicole Drive



Available 01/2026

Demo Plan



4451-
4485

Nicole Drive
Lanham, MD 20706

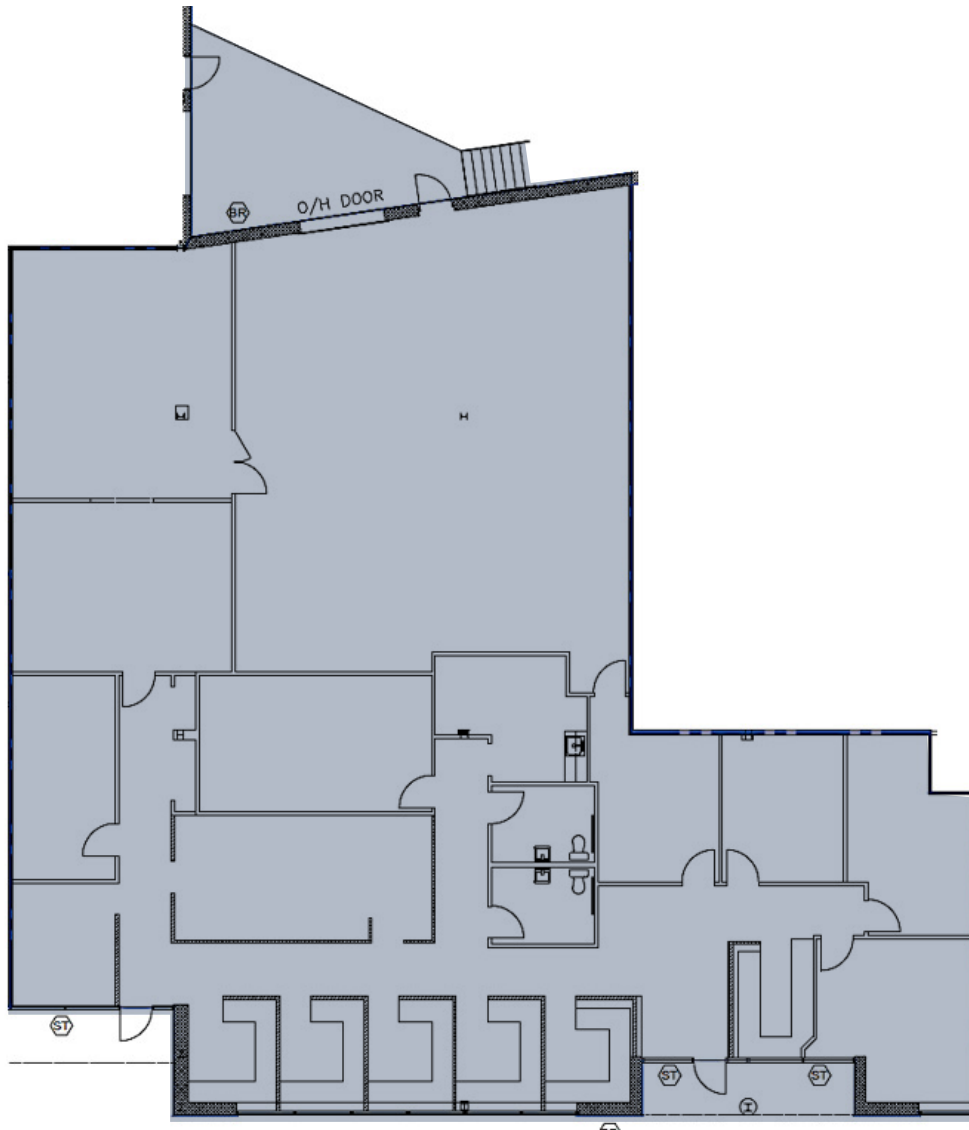
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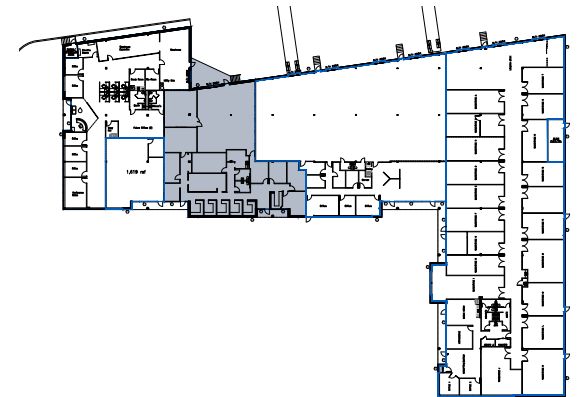
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4451-4485 Nicole Drive



Suite 4481

5,873 SF



**4451-
4485**

Nicole Drive
Lanham, MD 20706

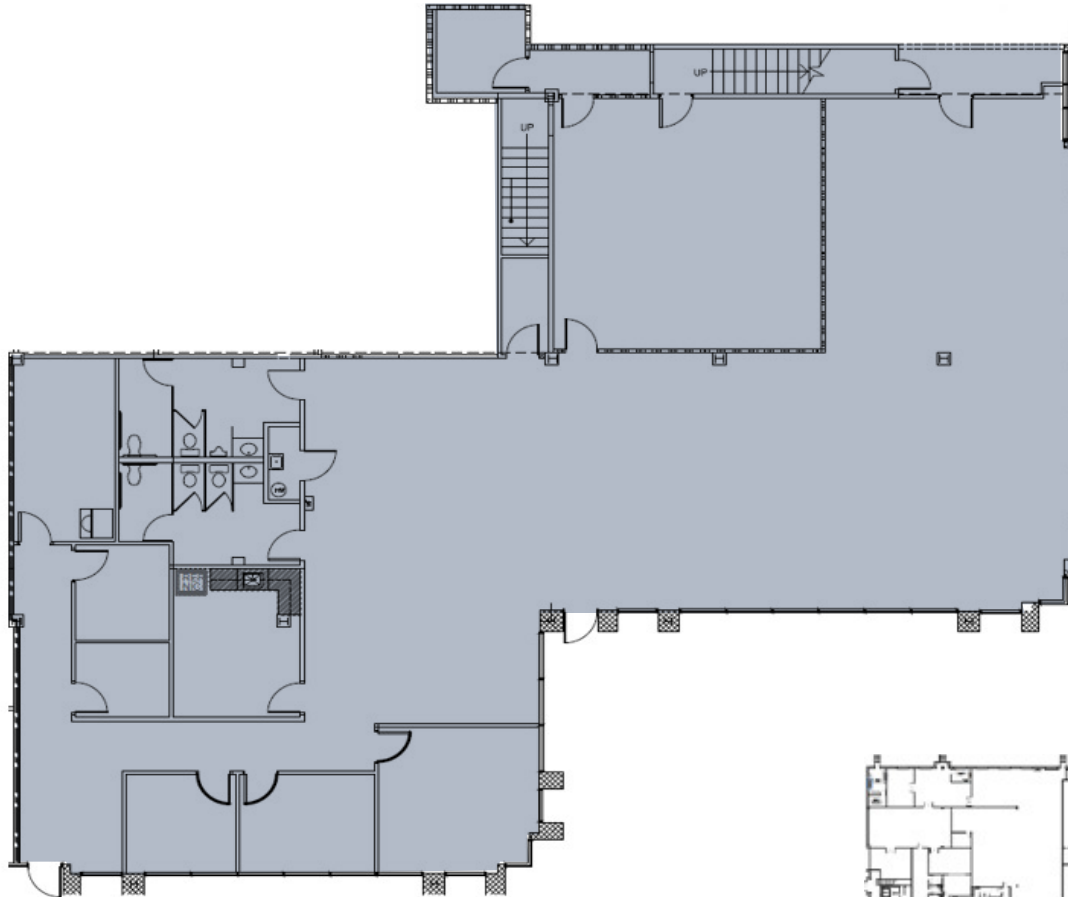
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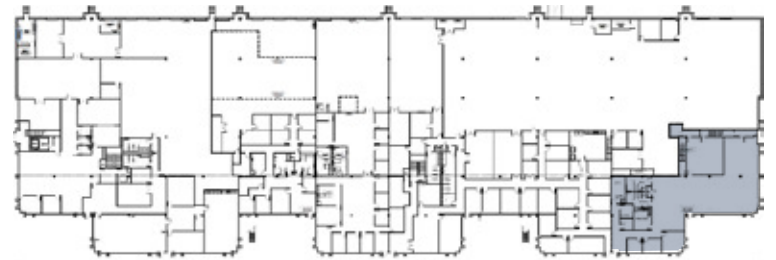
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10123 Senate Drive



Suite 10123
5,579 SF



10123

Senate Drive
Lanham, MD 20706

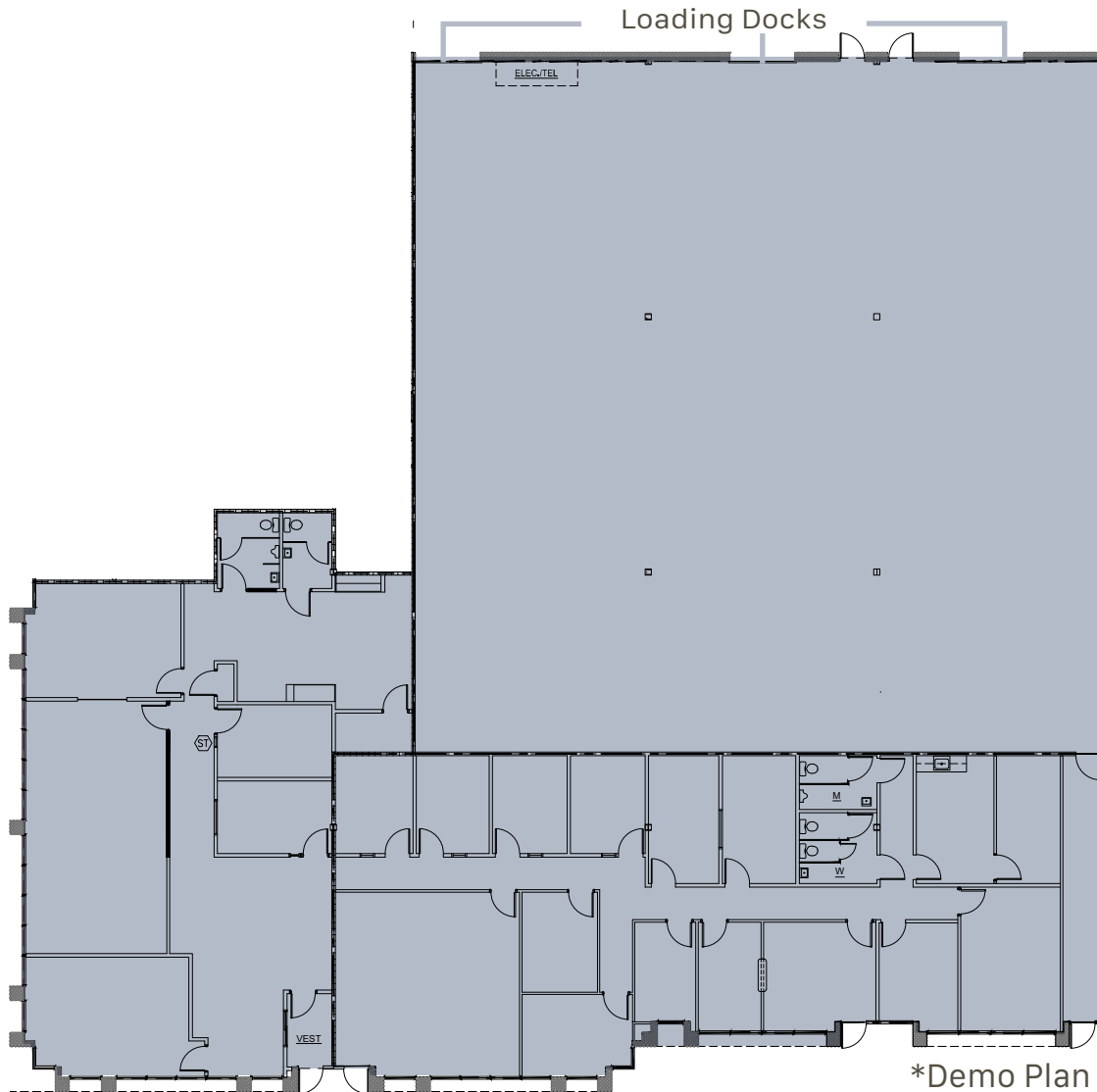
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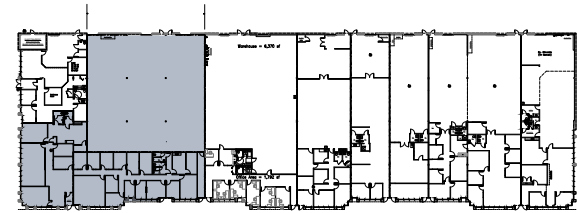
4611 Assembly Drive



Suite D

13,317 SF

Available 11/25



4611

Assembly Drive
Lanham, MD 20706

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