



Forbes Center



Industrial/Flex Space for Lease

Lanham, MD 20706

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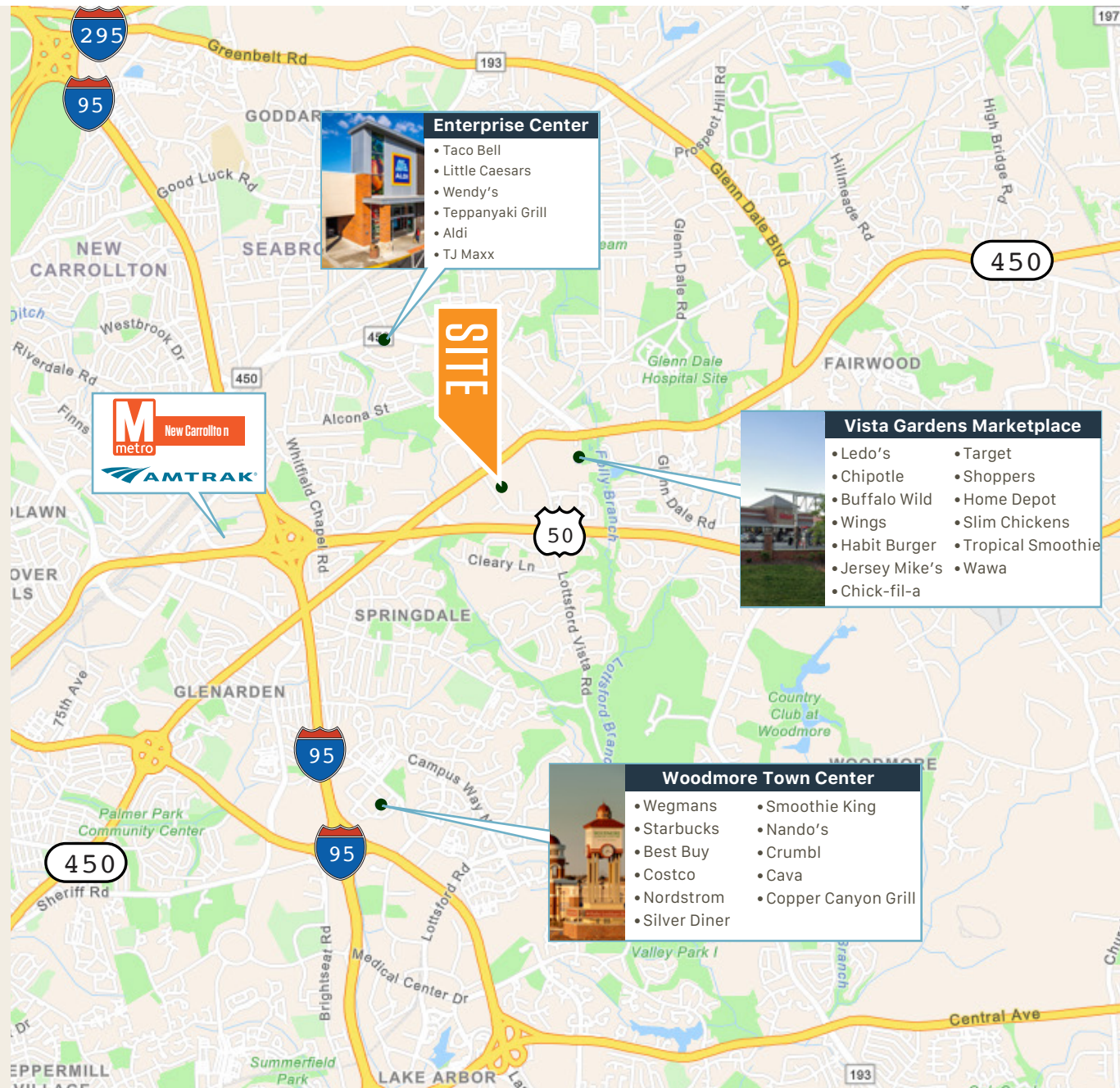
Keiry Martinez
kmartinez@klnb.com
703.334.5629

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Accessibility

Driving Distance

- 2.5 miles to US Route 50
- 3.9 miles to I-495
- 12.8 miles to DC
- 21.5 miles to Annapolis
- 1.2 miles to MD - Route 450
- 2.8 miles to New Carrollton Metro Station
- 11.6 miles to UM Capital Region Medical Center
- 32 miles to Baltimore



4601

Presidents Dr
Lanham, MD 20706

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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

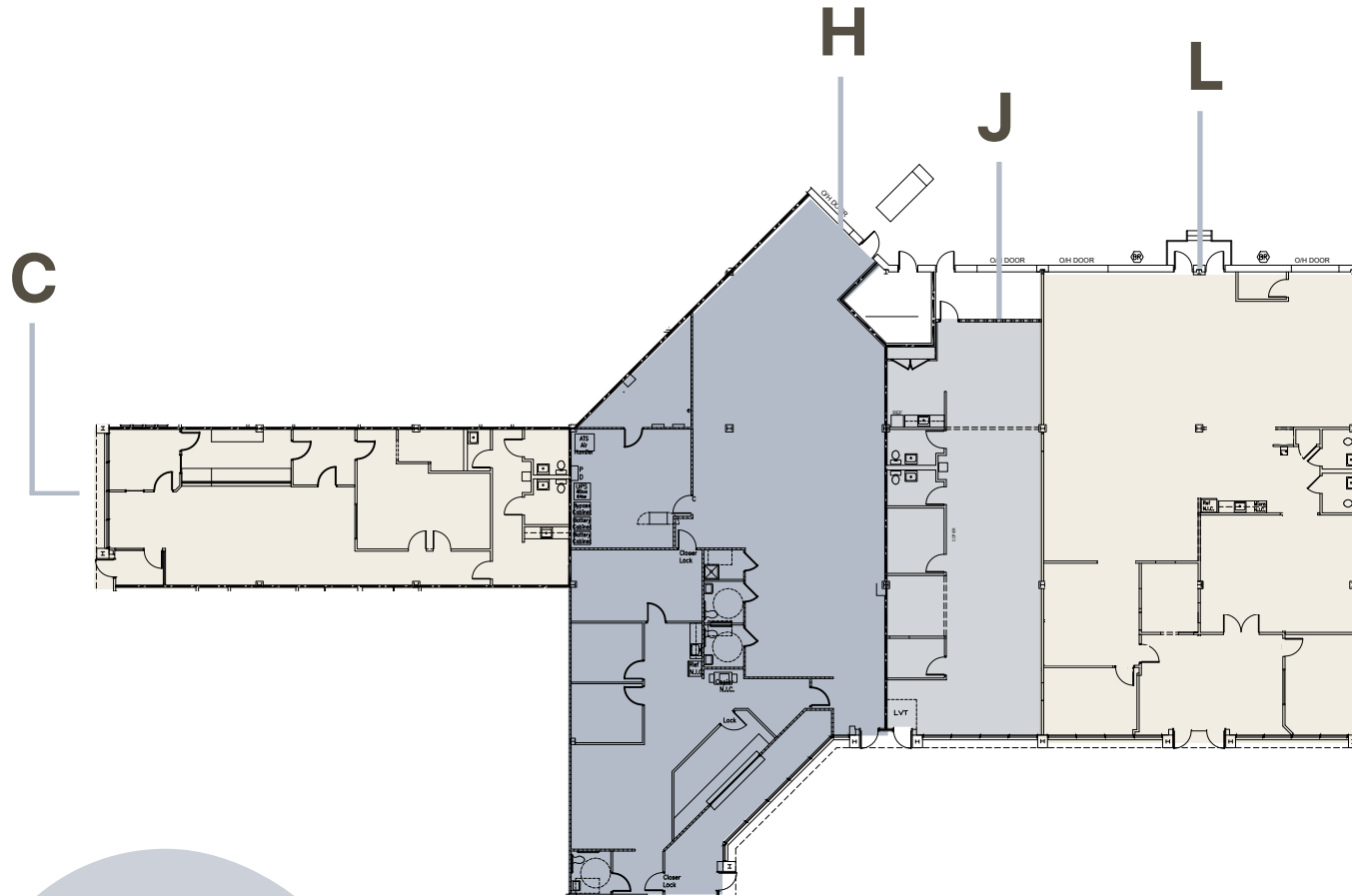
Wegmans	Nando's
Copper Canyon Grill	Crumbl
Starbucks	Cava
Best Buy	
Costco	
Nordstrom	
Silver Diner	
Smoothie King	



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

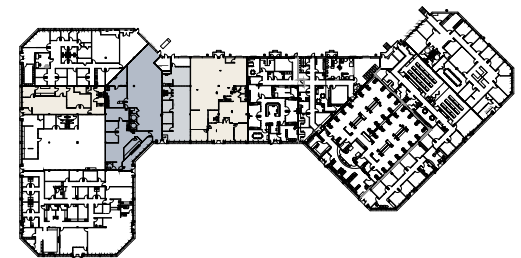
Suite J

1,815 SF

Suite L

4,205 SF

Contiguous up to 12,991 SF



4451

Parliament Place
Lanham, MD 20706

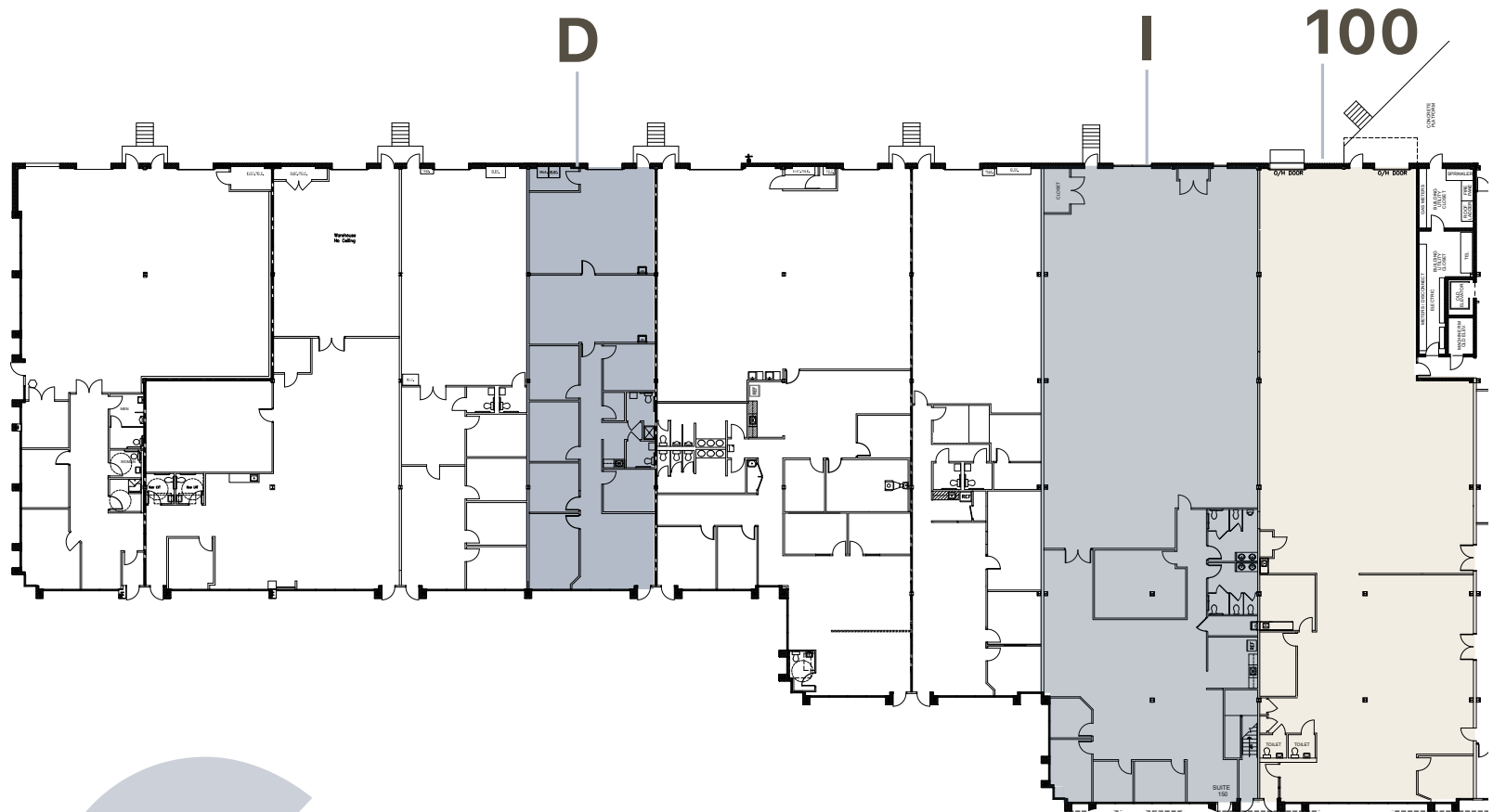
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4501 Forbes Blvd



Suite D
3,000 SF

Suite I
8,414 SF

Suite 100
7,810 SF

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Forbes Blvd
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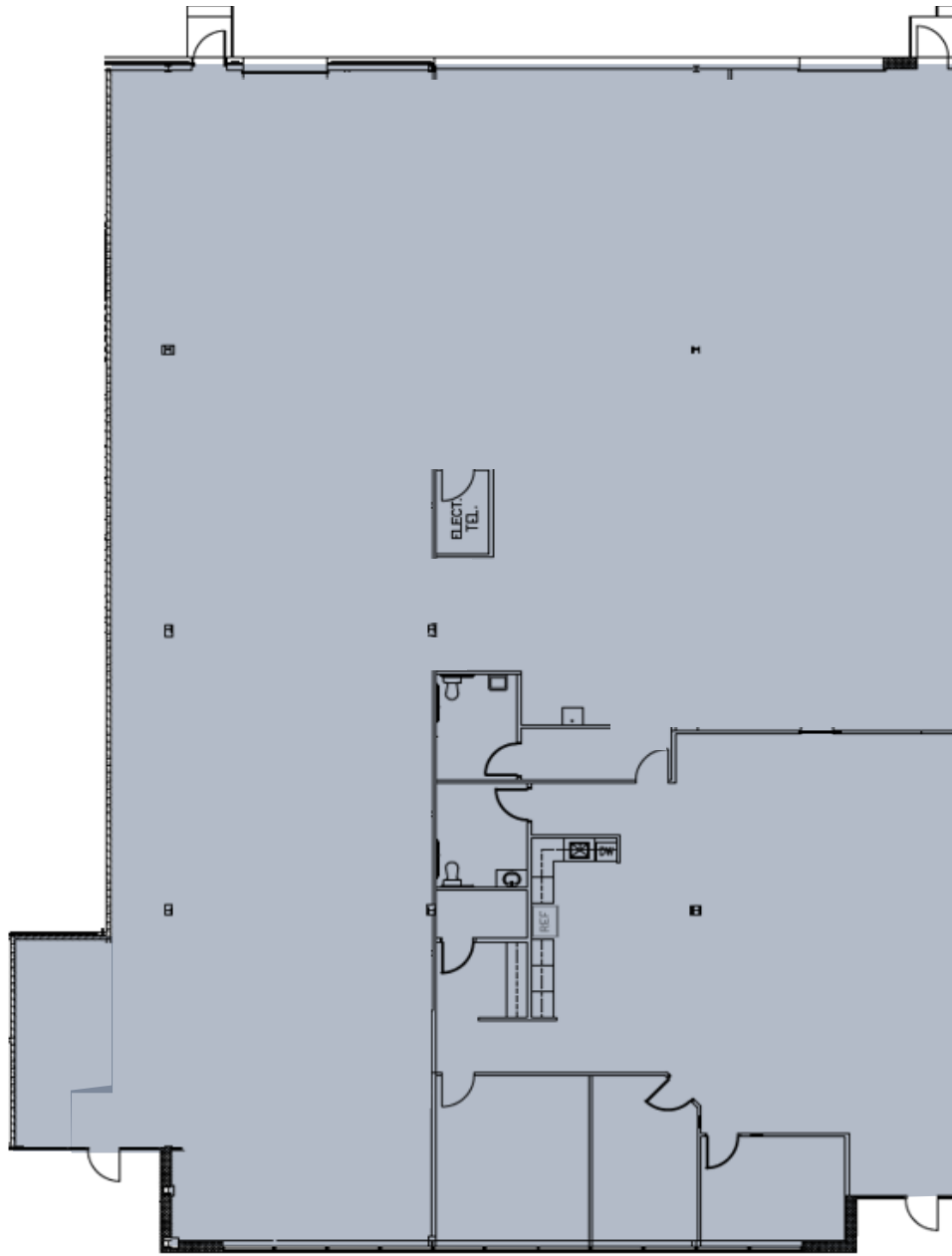
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4451-4485 Nicole Drive

Suite 4385

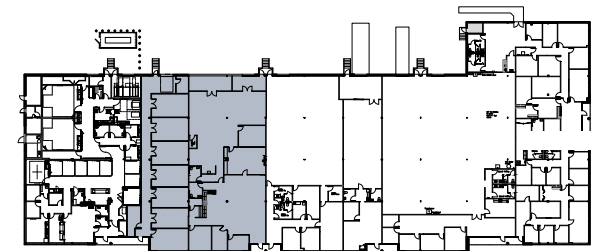
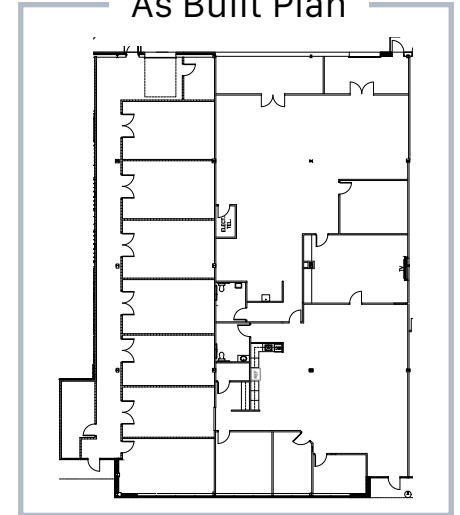
9,383 SF

Available 01/2026



Demo Plan

As Built Plan



451-
485

Nicole Drive
Lanham, MD 20706

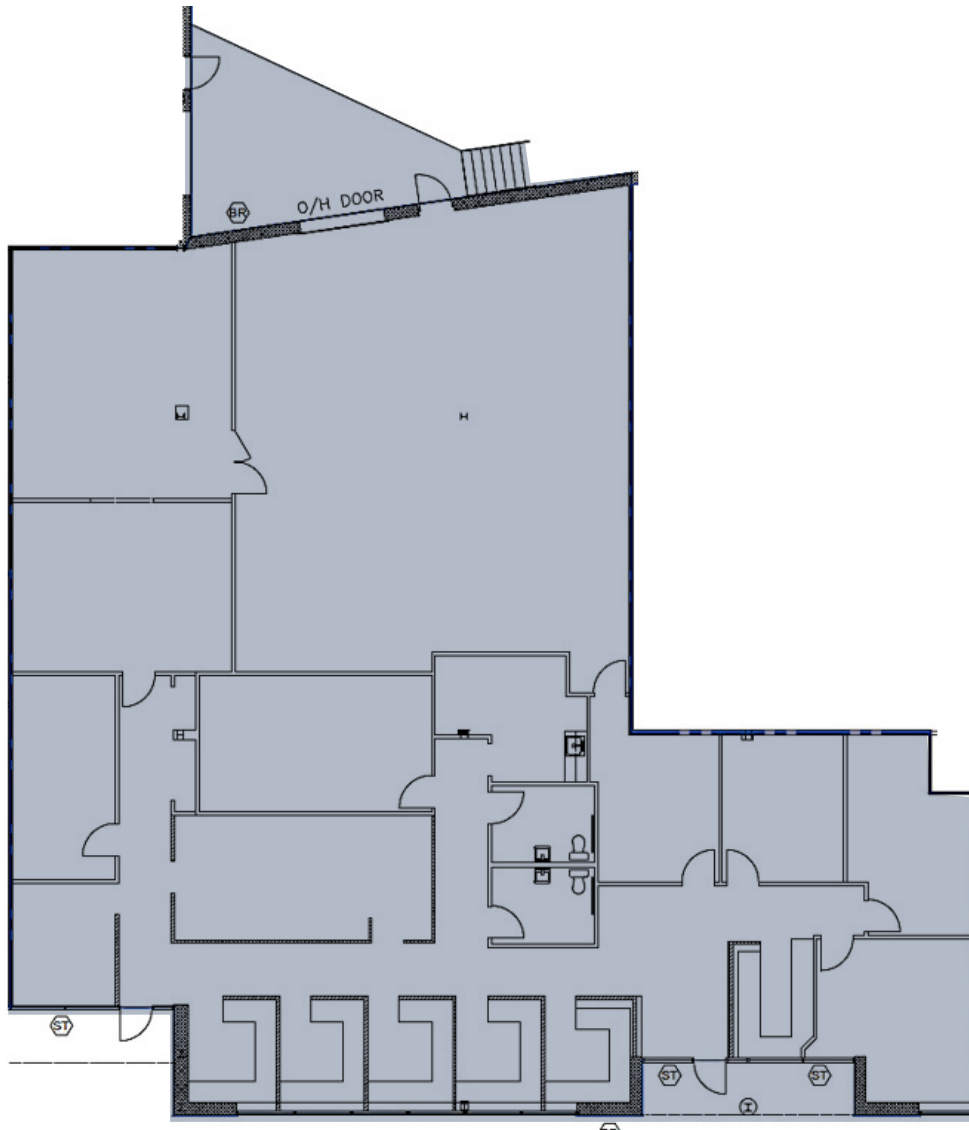
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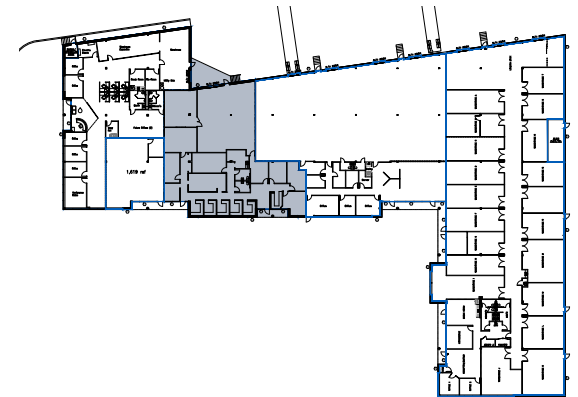
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4451-4485 Nicole Drive



Suite 4481

5,873 SF



**4451-
4485**

Nicole Drive
Lanham, MD 20706

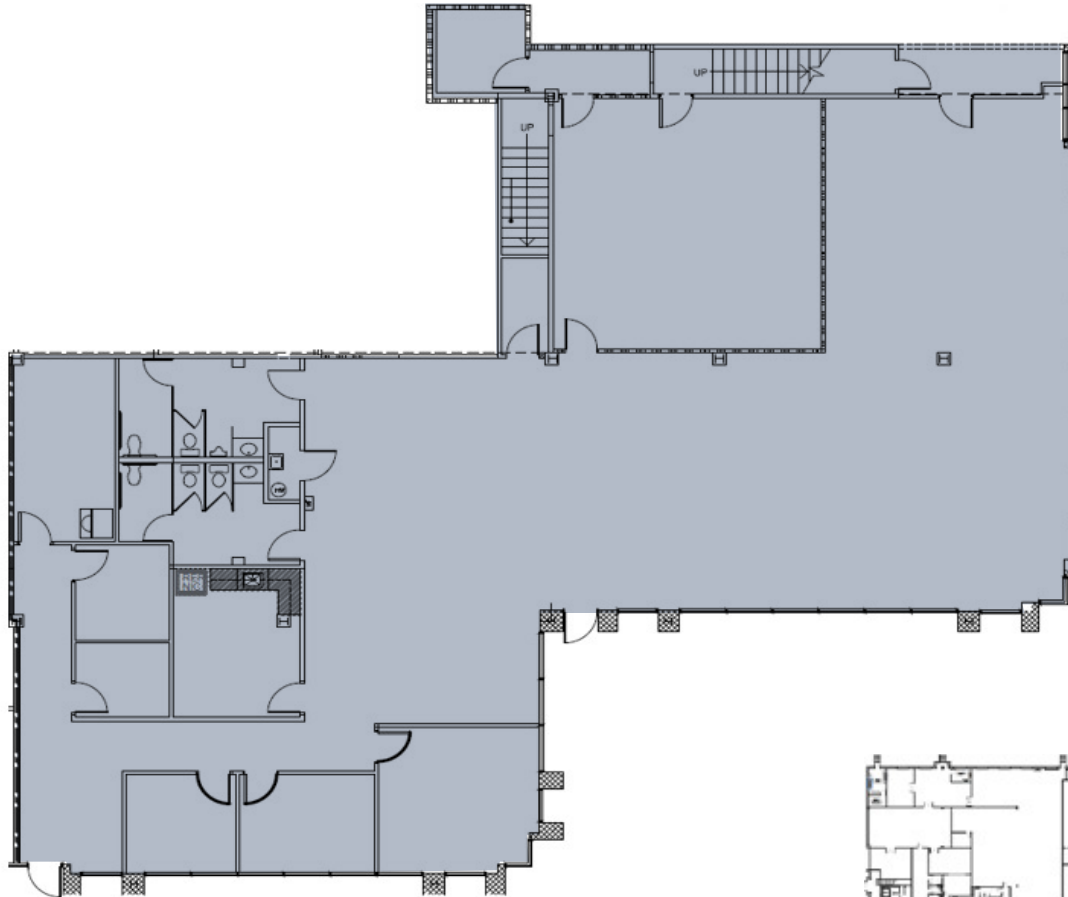
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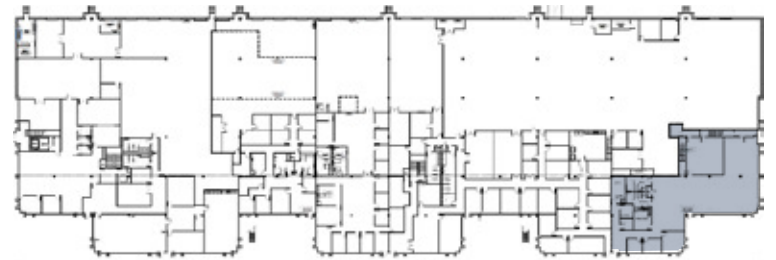
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10123 Senate Drive



Suite 10123
5,579 SF



10123

Senate Drive
Lanham, MD 20706

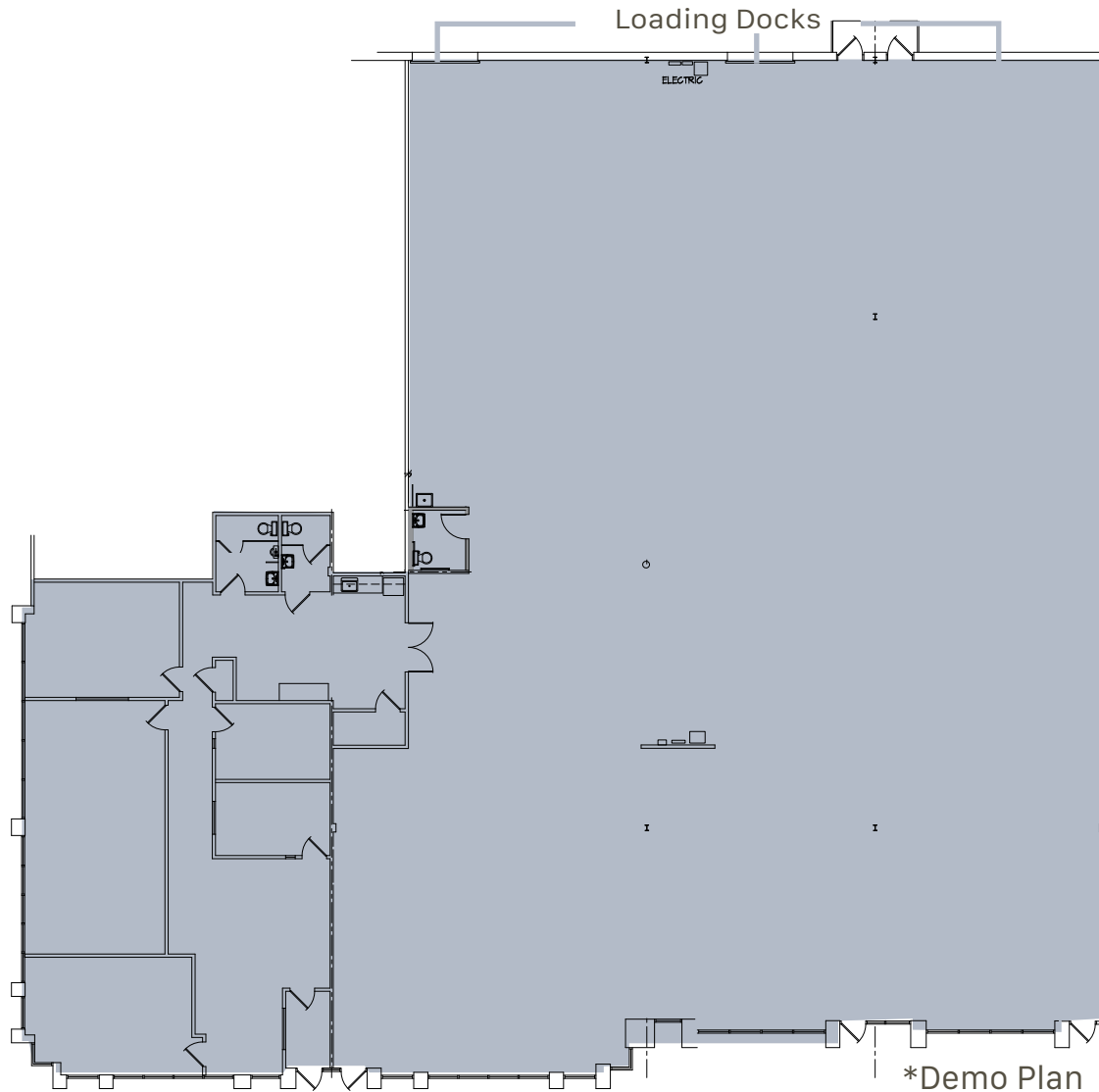
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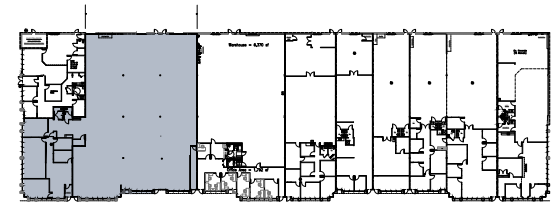
4611 Assembly Drive



Suite D

13,317 SF

Available 01/2026



4611

Assembly Drive
Lanham, MD 20706

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