



Forbes Center



Single Story 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

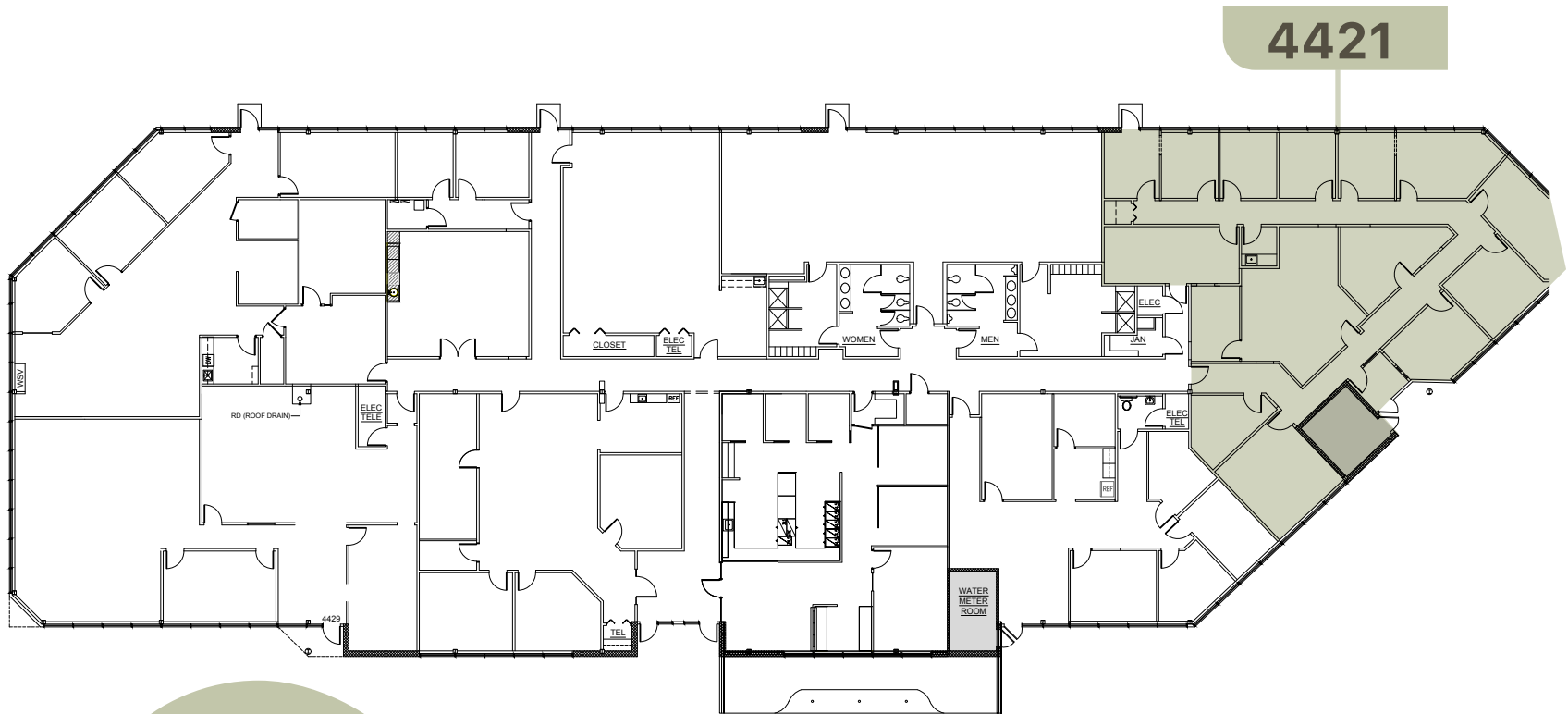
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4425 Forbes Blvd



Suite 4421

4,269 SF
Available 12/2025

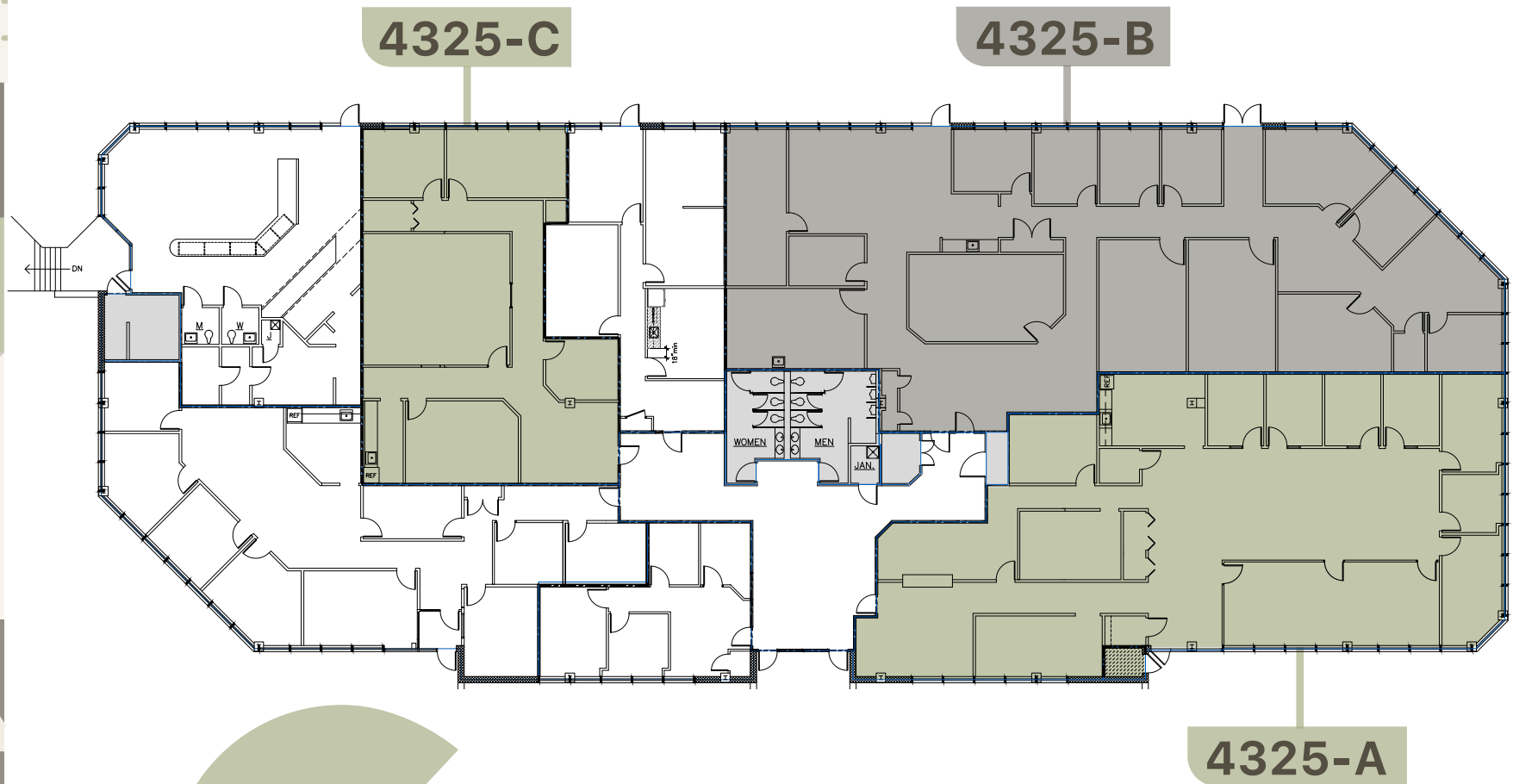
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4325 Forbes Blvd



1st Floor

Suite 4325-A

4,552 SF

Up to 10,040 SF

Suite 4325-B

5,488 SF

Suite 4325-C

2,310 SF

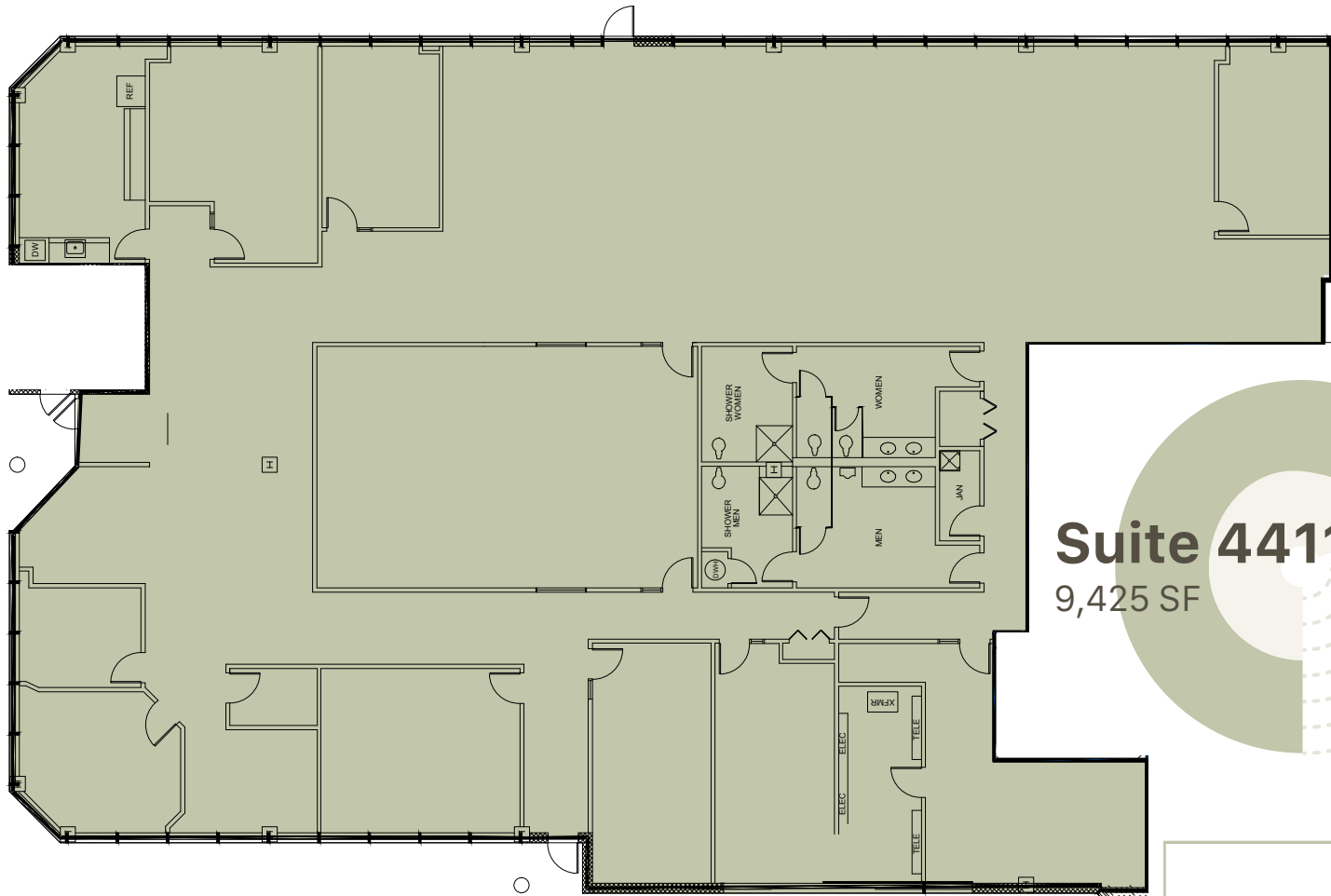
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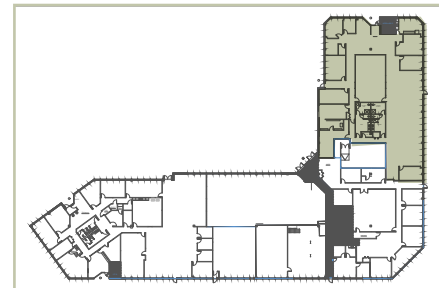
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4401-4411 Forbes Blvd



Suite 4411
9,425 SF



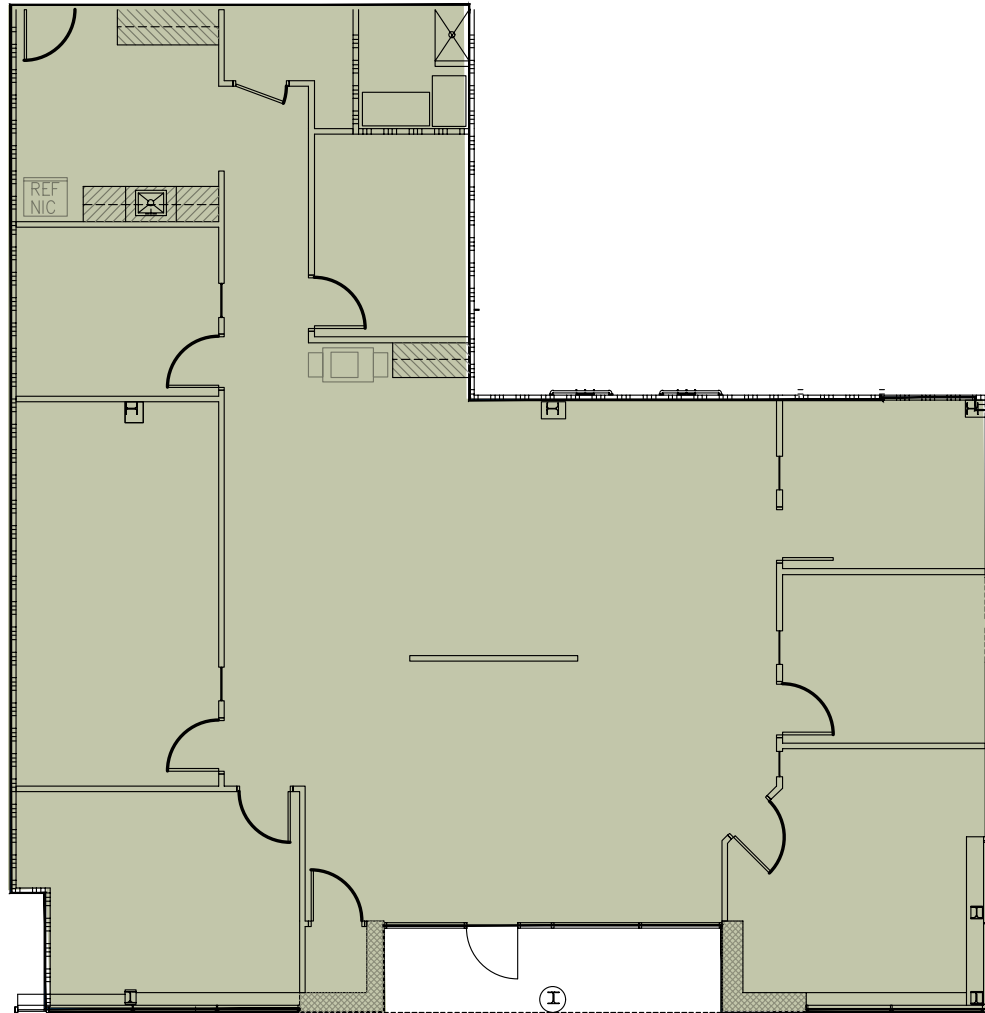
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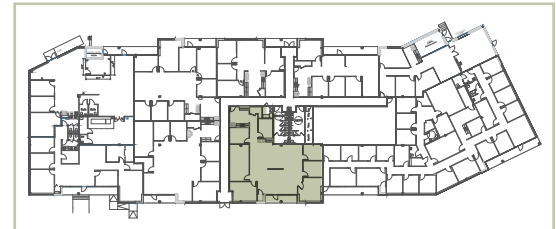
4401-4445 Nicole Drive



Suite 4415-F

2,889 SF

Available 03/2026



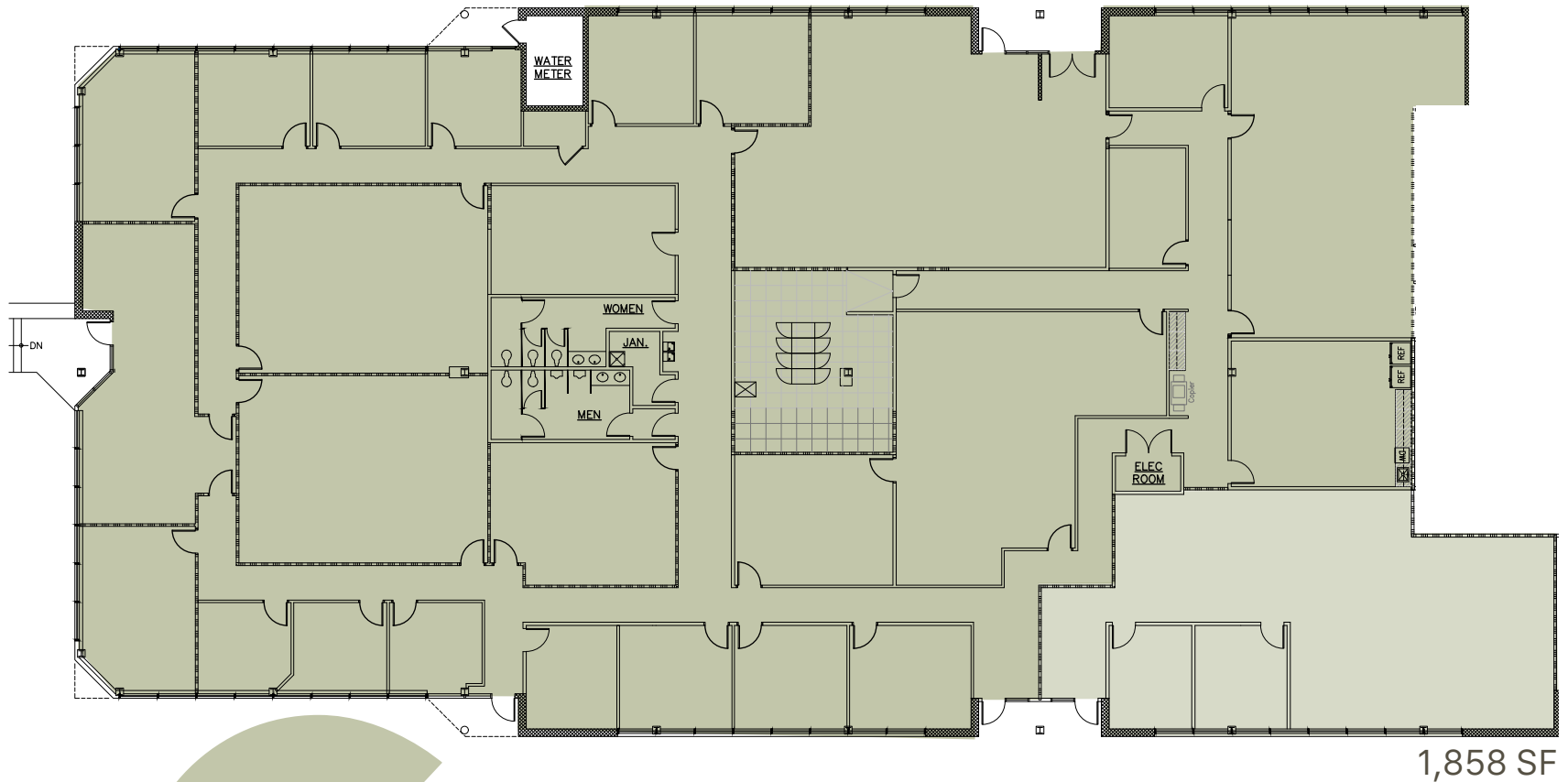
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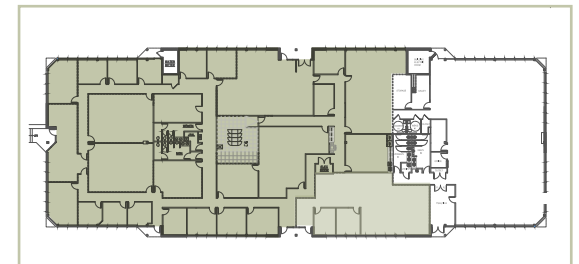
klnb

4459-4461 Forbes Blvd



Suite 4459

Up to 16,432 SF



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



4315-4325
FORBES BOULEVARD

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

12435 Park Potomac Ave
Suite 250, Rockville MD
20854

301-222-0200
klnb.com

f in @ /klnbcre

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