



# Forbes Center



## Multi Story Office Space For Lease

4601 Forbes Blvd, Lanham, MD 20706

4601 Presidents Blvd, 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



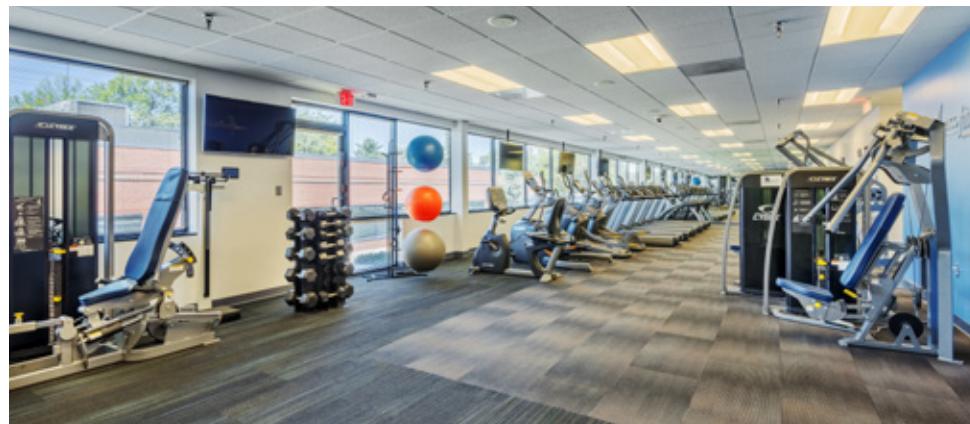
Lounge



Outdoor seating area



On-site building engineers and  
property management



# Local Amenities



## Vista Gardens Marketplace

LED's  
Chipotle  
Buffalo Wild  
Wings  
Habit Burger  
Jersey Mike's  
Chick-fil-a  
Target  
Shoppers  
Home Depot

Slim Chickens  
Tropical Smoothie  
Wawa  
Amazon  
Warehouse



## Woodmore Town Center

Wegmans  
Copper Canyon  
Grill  
Starbucks  
Best Buy  
Costco  
Nordstrom  
Silver Diner  
Smoothie King

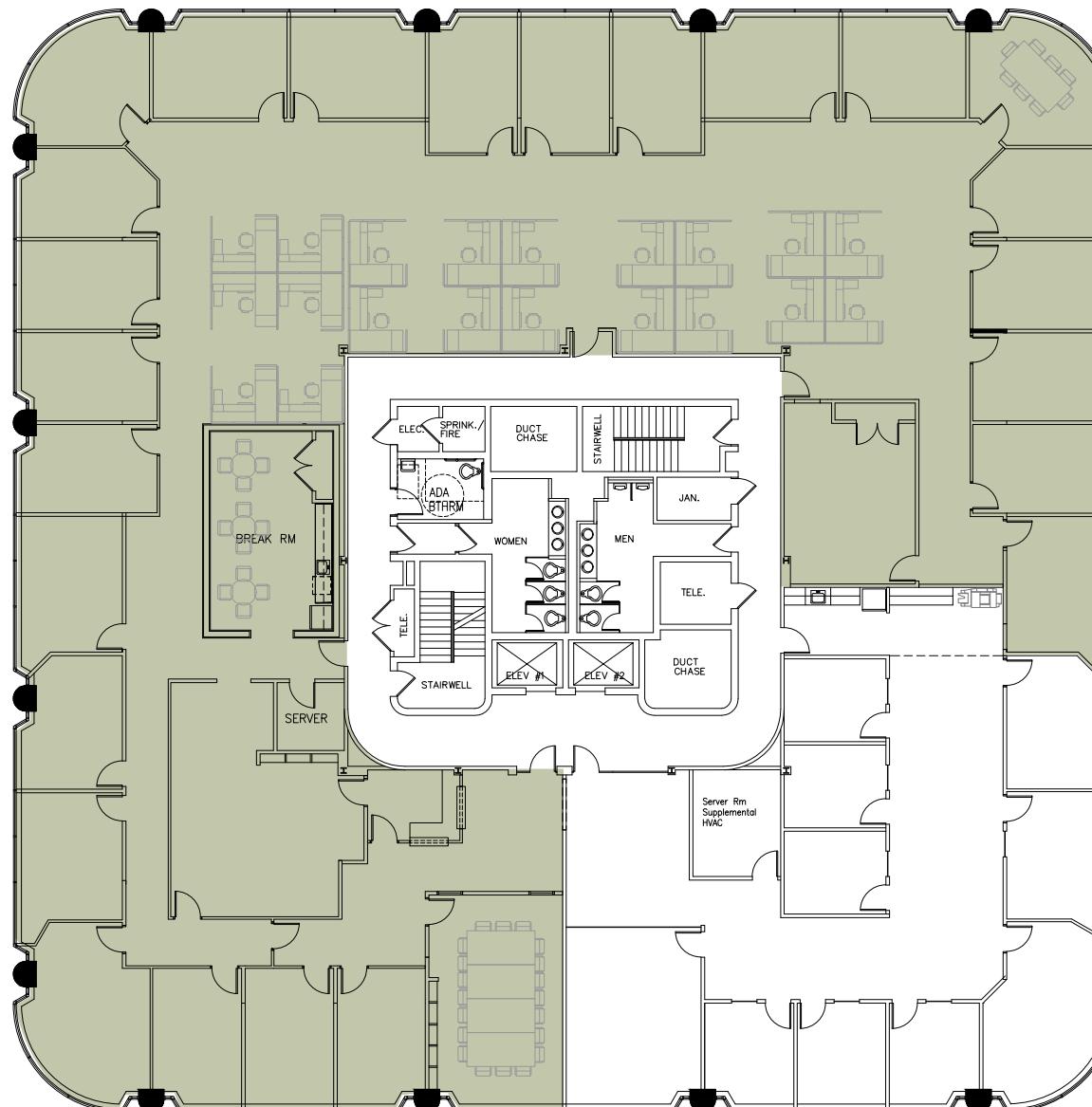
Nando's  
Crumbl  
Cava



## Enterprise Center

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

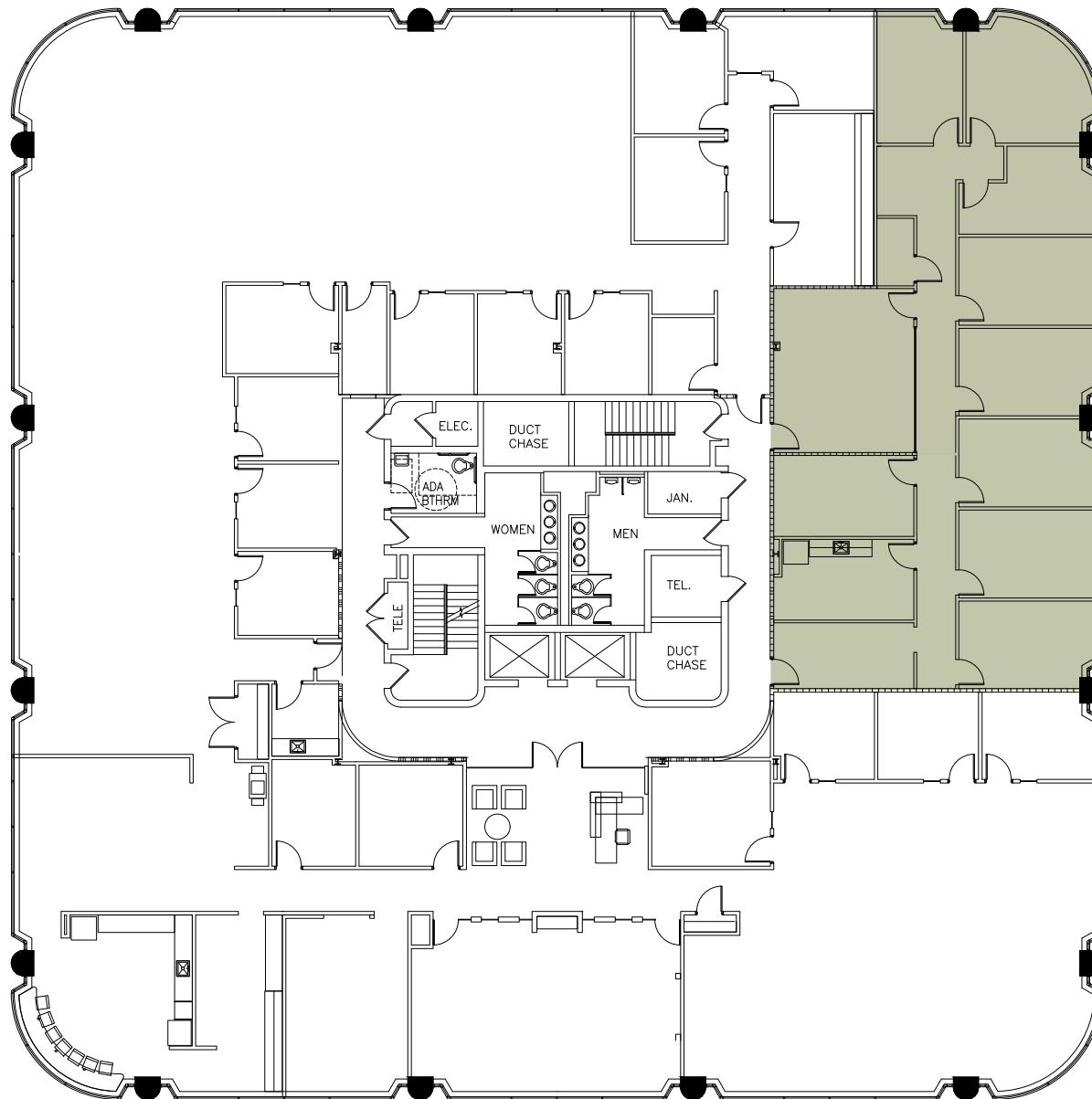
# 4601 Forbes Boulevard



200

**2nd Floor  
Suite 200**  
12,390 SF

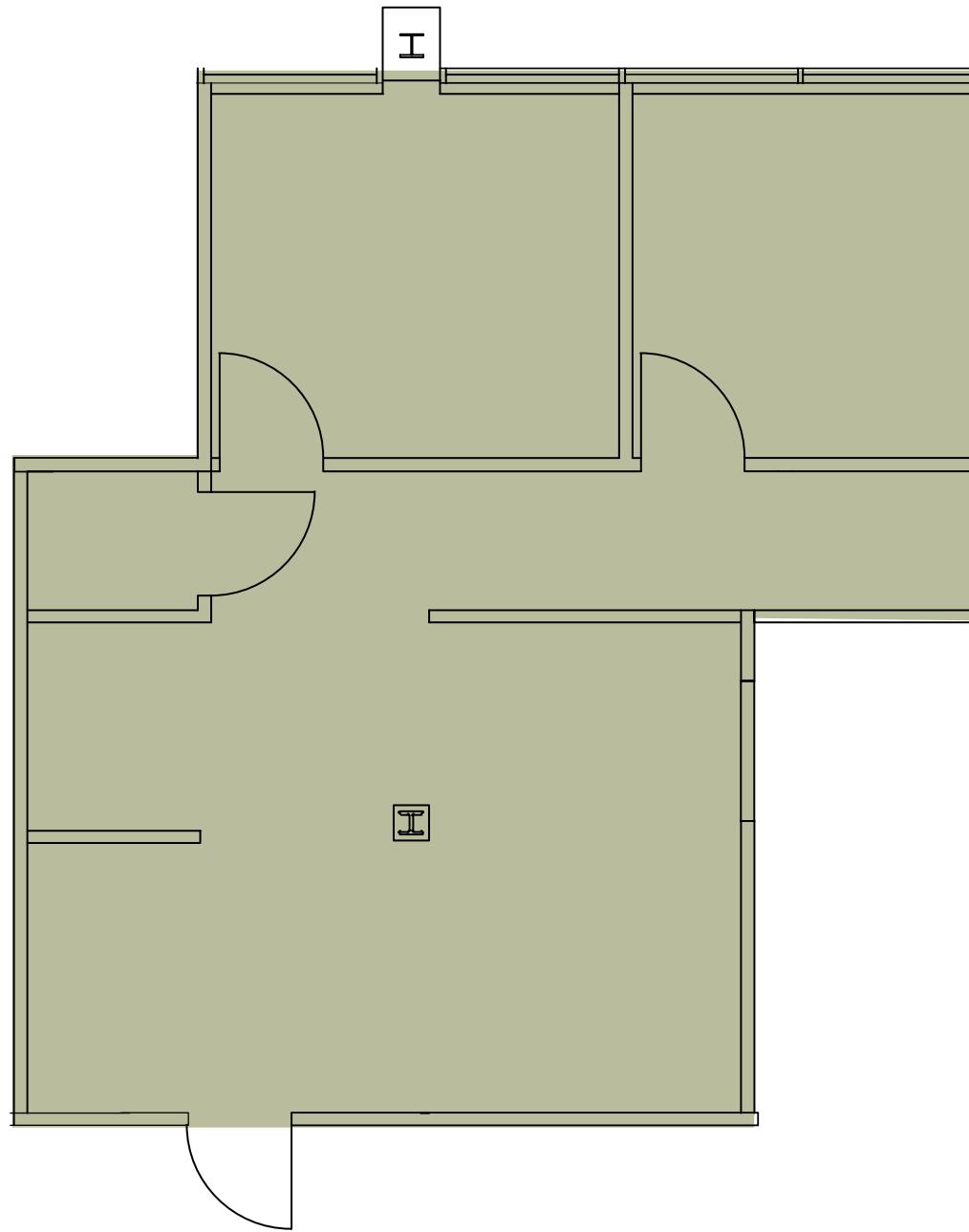
# 4601 Forbes Boulevard



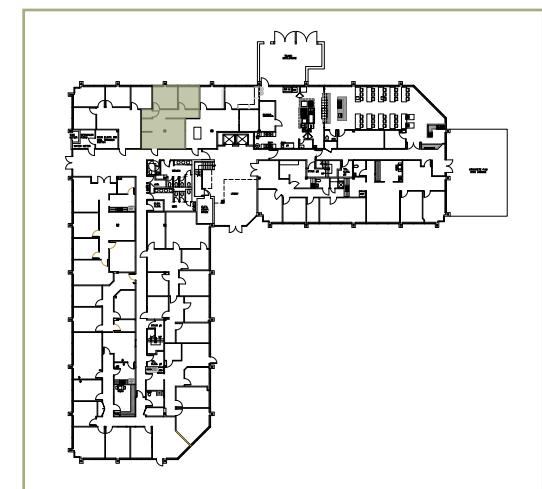
**3rd Floor  
Suite 301**

3,064 SF

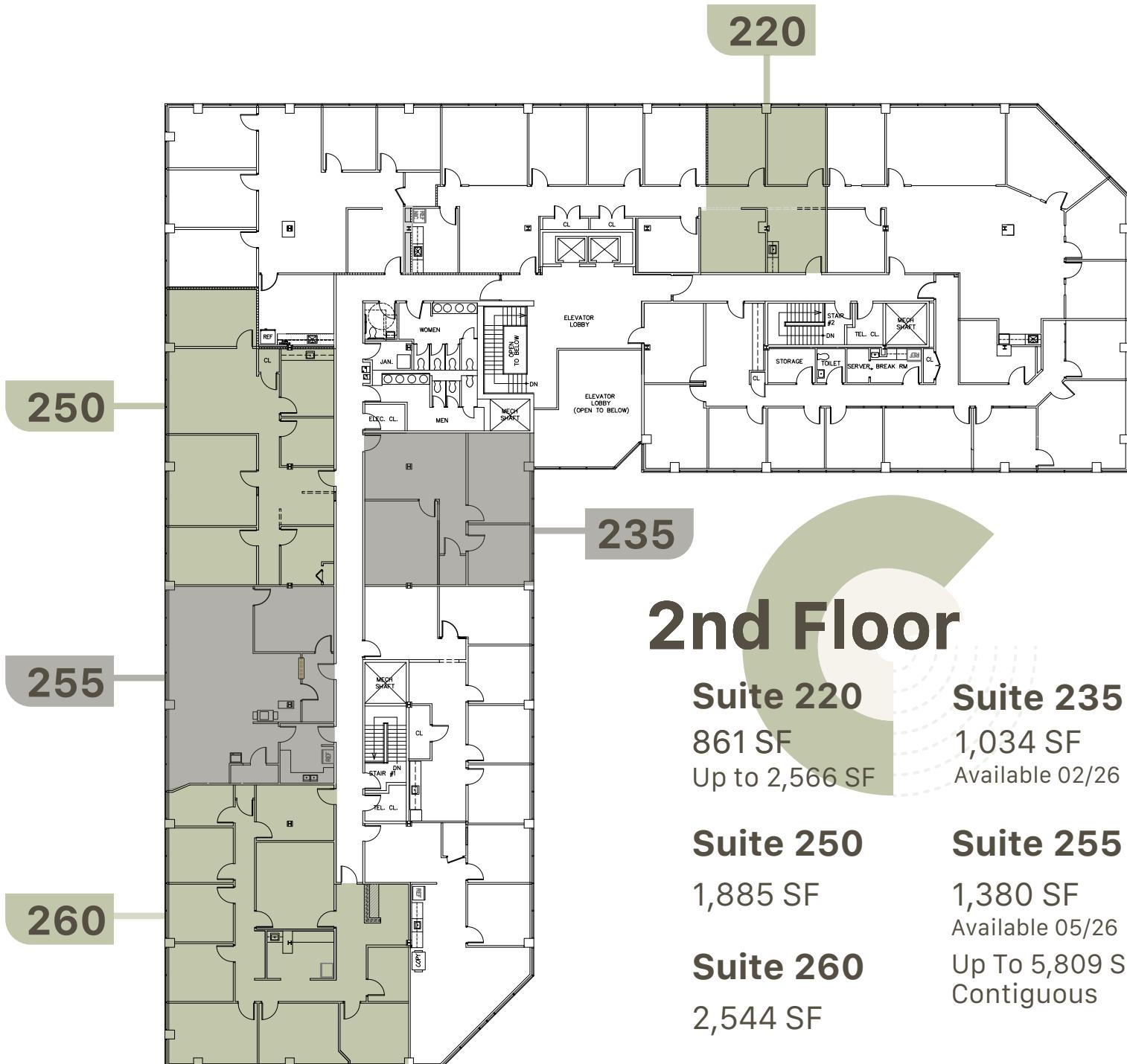
# 4601 Presidents Drive



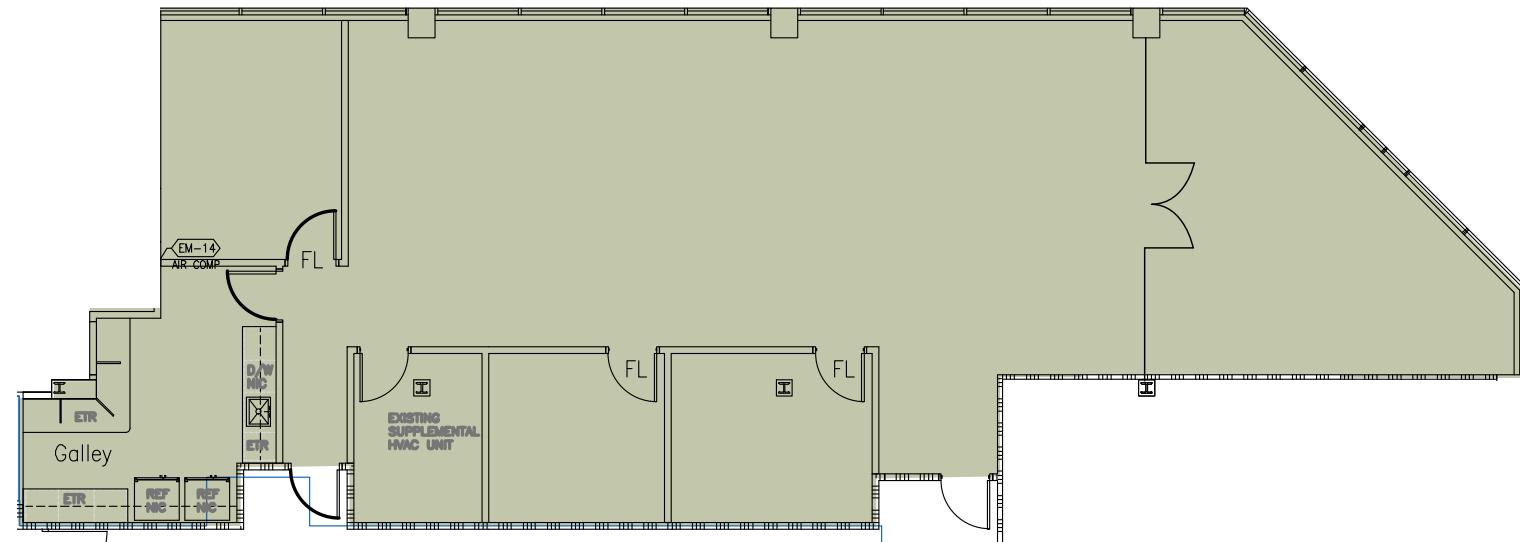
**1st Floor**  
**Suite 133**  
766 SF



# 4601 Presidents Drive

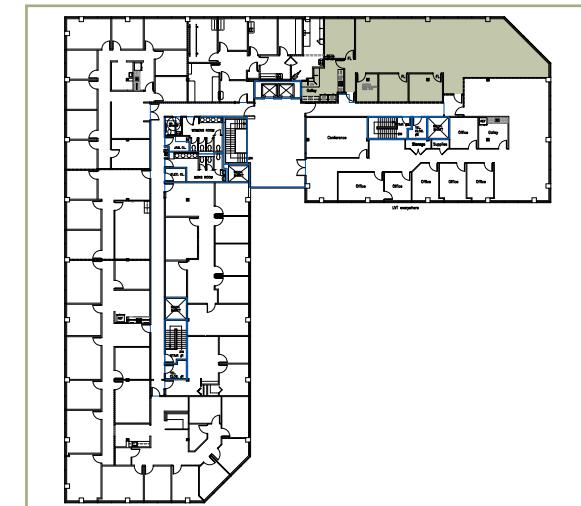


# 4601 Presidents Drive



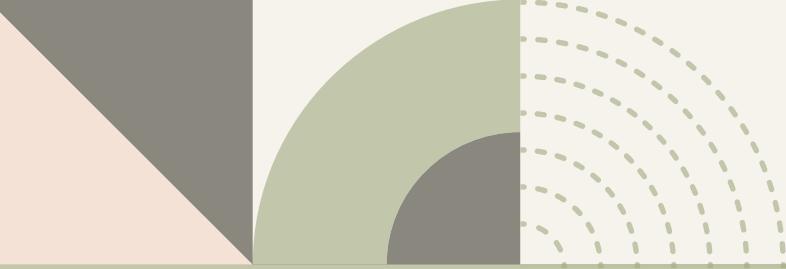
**3rd Floor**  
**Suite 310**

2,636 SF





# Forbes Center



**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](#) [@](#) [/klnbcrc](#)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.