

# Office/Flex Building for Sale | 28,784 SF

4201-4211 Forbes Blvd, Lanham, MD 20706

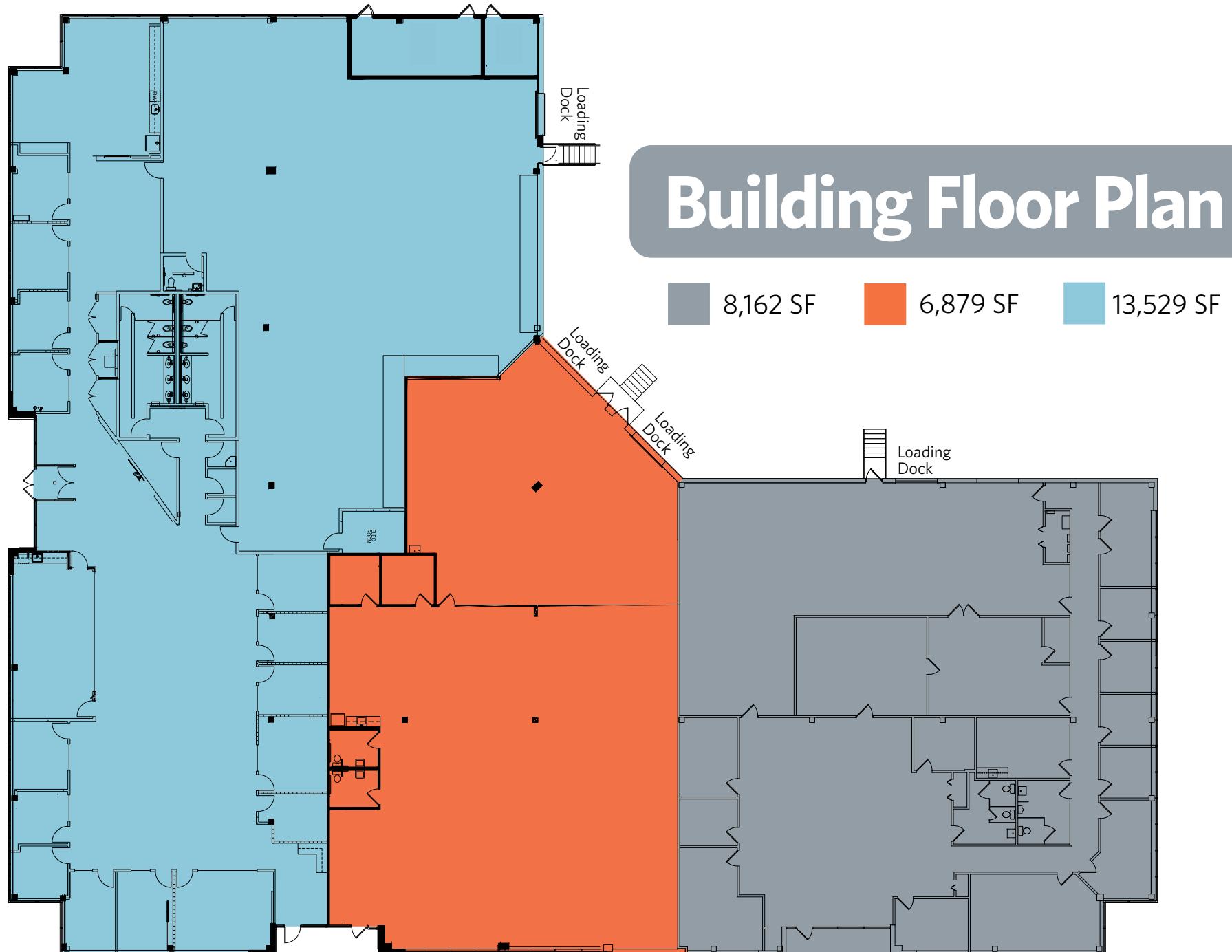


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Loading Docks

4

Sqaure Feet

28,784 SF

Property Type

Flex

Parking

Ratio 3.6/1000  
101 Standard Parking | 4 Handicap

Zoning

I2

Ceiling Height

16 Feet

Acres

2.108



## Executive Summary

4201-4211 Forbes Blvd is a 28,784 square foot office/flex asset offering an opportunity for owner-occupant or investor. Strategically located just minutes from major transportation routes and nearby amenities, the property provides convenient access for employees, clients, and distribution needs. The asset is well-suited for businesses seeking to own and occupy while maintaining flexibility for future growth or leasing opportunities.

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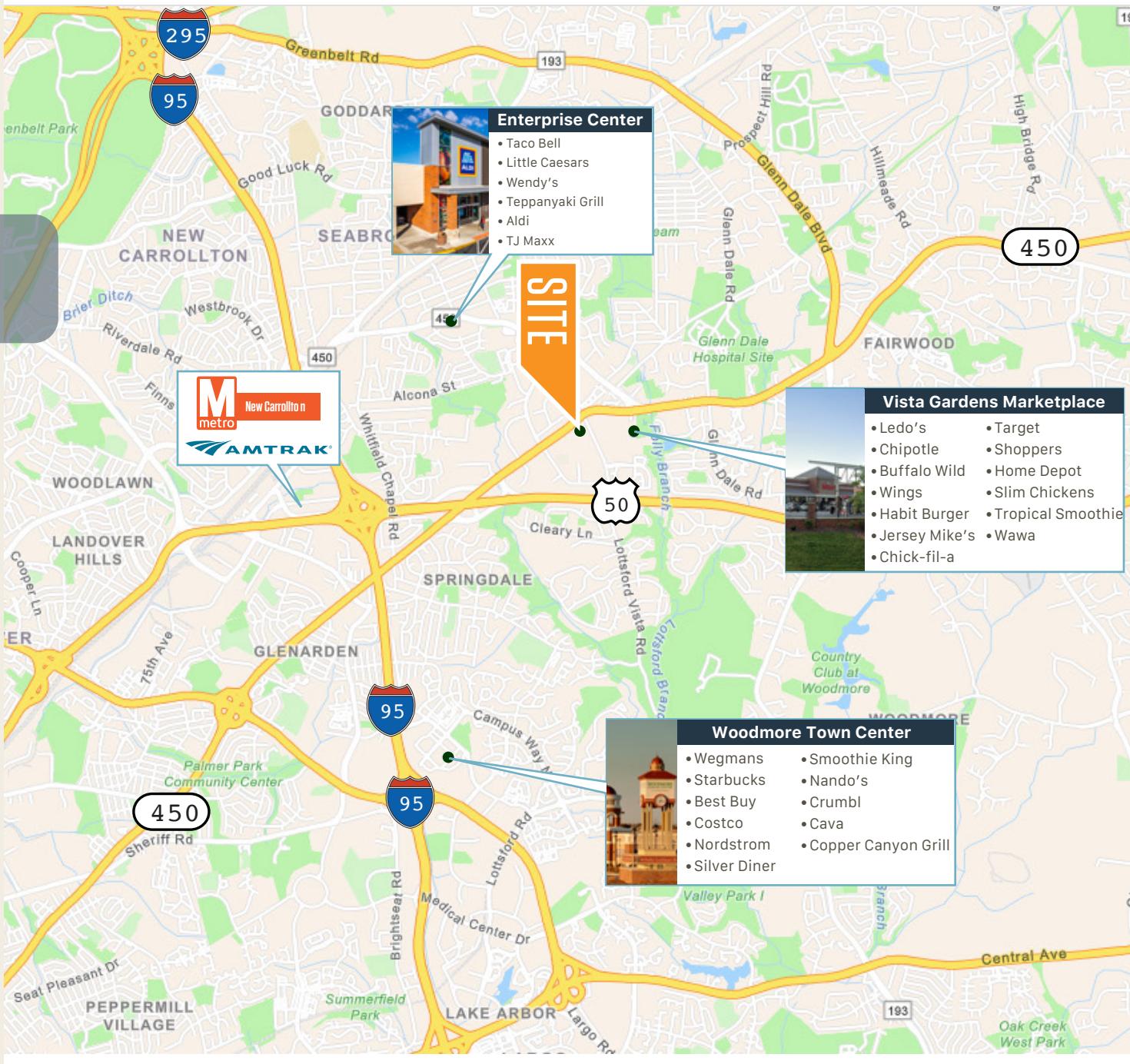
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# Accessibility

## Driving Distance

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



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