



# Forbes Center



## Industrial/Flex Space for Lease

Lanham, MD 20706

**Kenneth Fellows**  
kfellows@klnb.com  
301.222.0210

**Robert Pugh**  
rpugh@klnb.com  
301.222.0211

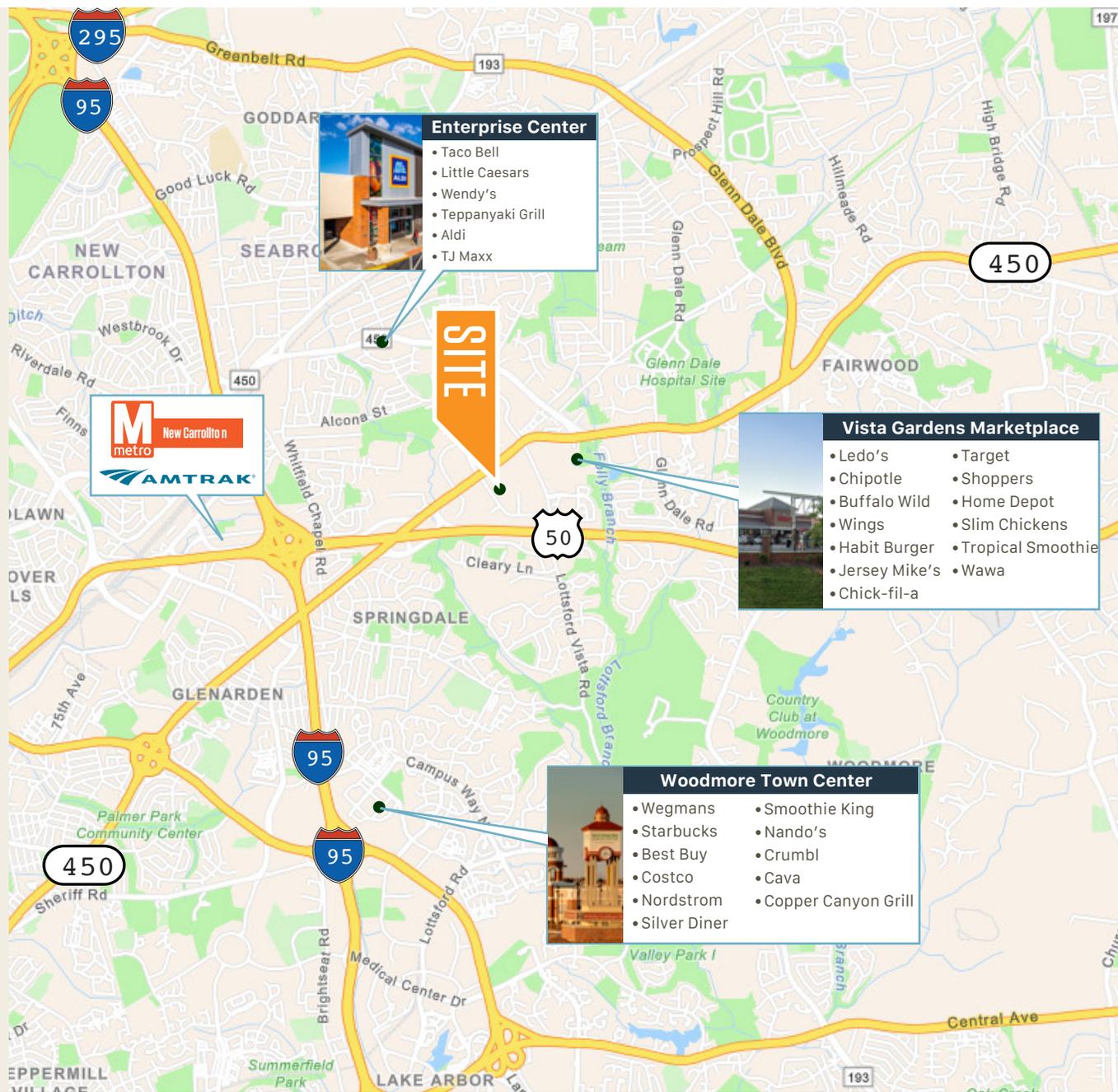
**Keiry Martinez**  
kmartinez@klnb.com  
703.334.5629

**klnb**

# Accessibility

## 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

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

# 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

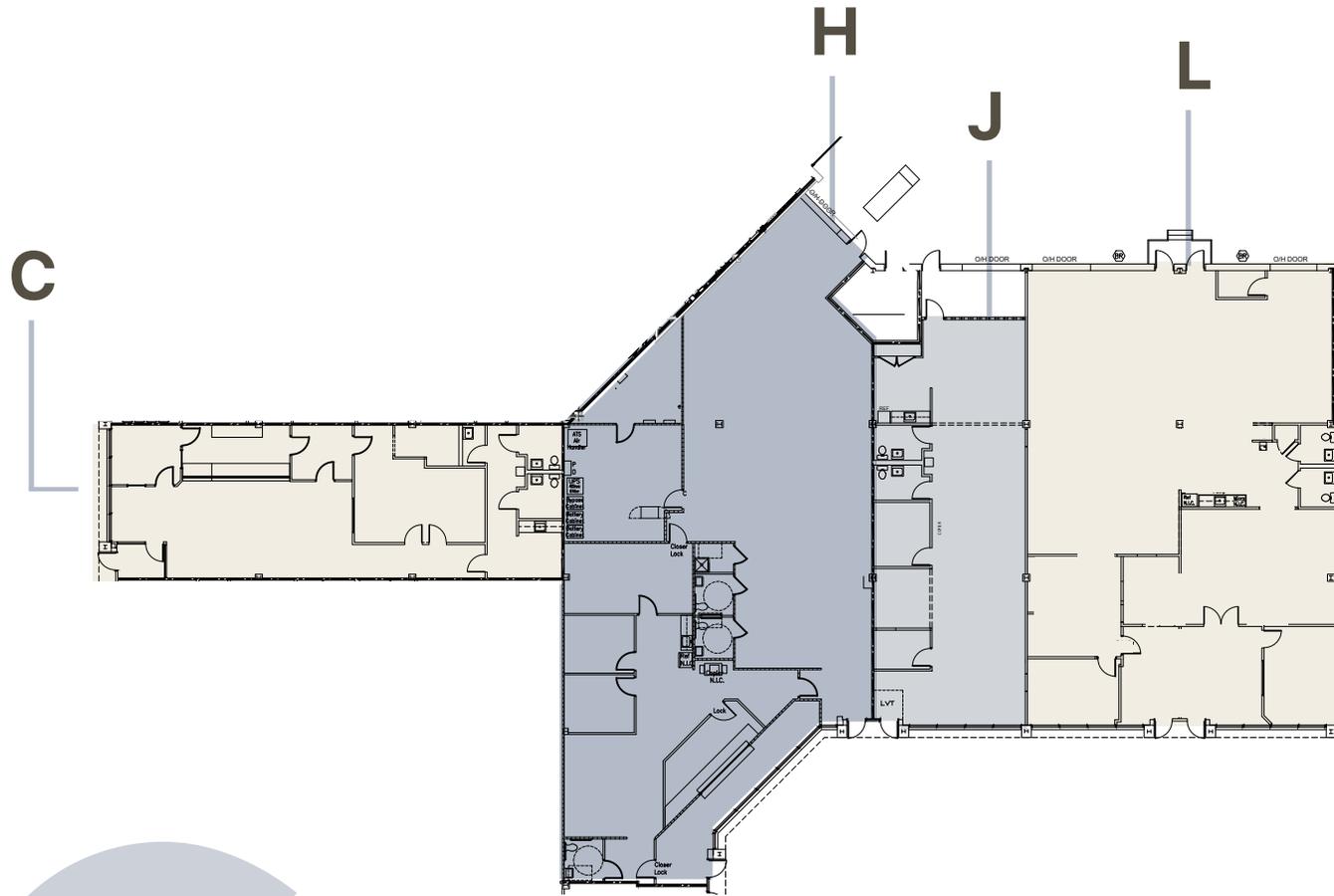
- |                     |         |
|---------------------|---------|
| Wegmans             | Nando's |
| Copper Canyon Grill | Crumbl  |
| Starbucks           | Cava    |
| Best Buy            |         |
| Costco              |         |
| Nordstrom           |         |
| Silver Diner        |   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



## Enterprise Center

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

# 4451 Parliament Place



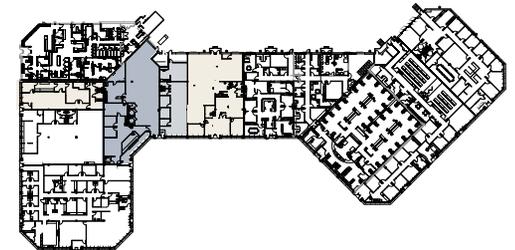
**Suite C**  
2,100 SF

**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

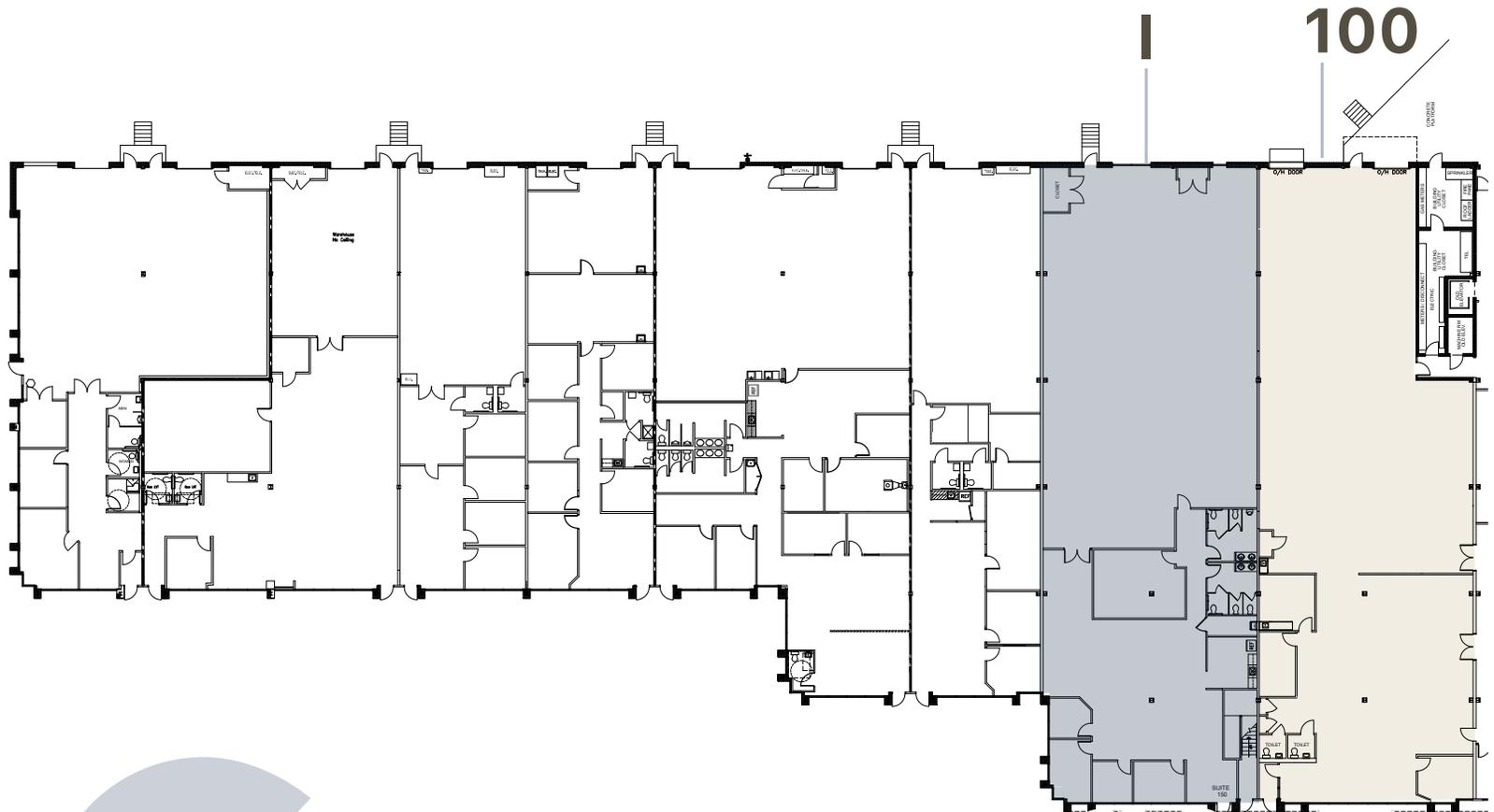
**Kenneth Fellows**  
kfellows@klnb.com  
301-222-0210

**Robert Pugh**  
rpugh@klnb.com  
301-222-0211

**Keiry Martinez**  
kmartinez@klnb.com  
703-334-5629

**klnb**

# 4501 Forbes Blvd



**Suite I**     **Suite 100**  
8,414 SF     7,810 SF

**4501**  
Forbes Blvd  
Lanham, MD 20706

**Kenneth Fellows**  
kfellows@klnb.com  
301-222-0210

**Robert Pugh**  
rpugh@klnb.com  
301-222-0211

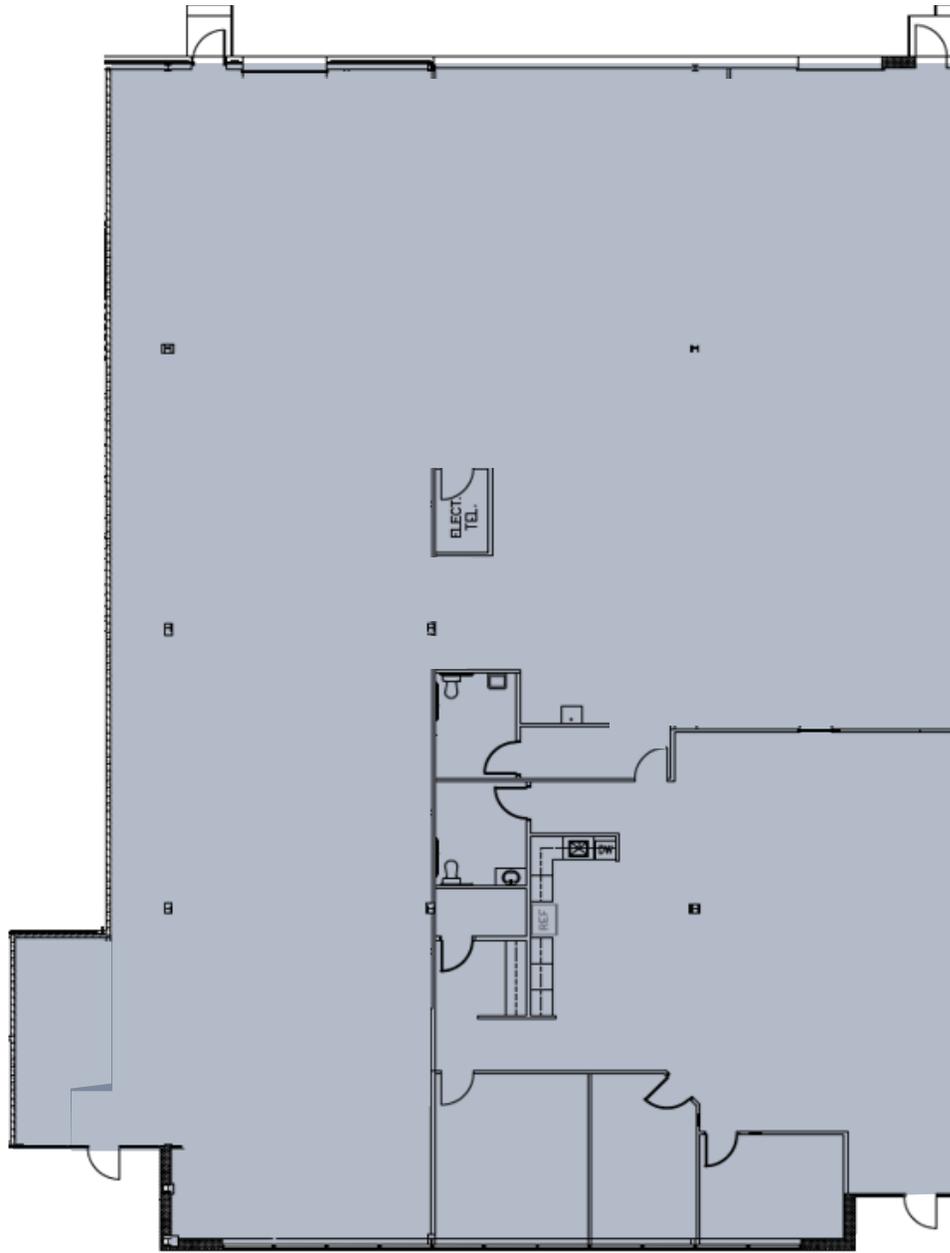
**Keiry Martinez**  
kmartinez@klnb.com  
703-334-5629

**klnb**

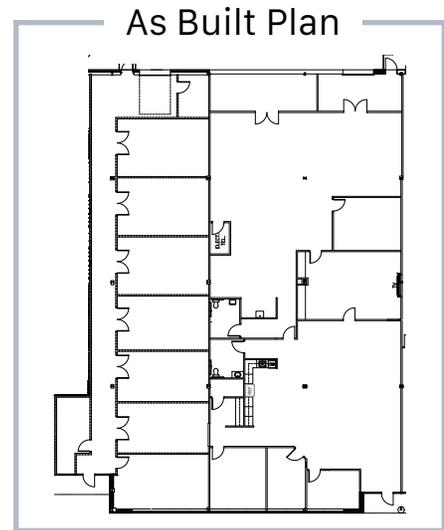
# 4451-4485 Nicole Drive

**Suite 4385**

9,383 SF



**Demo Plan**



**As Built Plan**



4451-  
4485

Nicole Drive  
Lanham, MD 20706

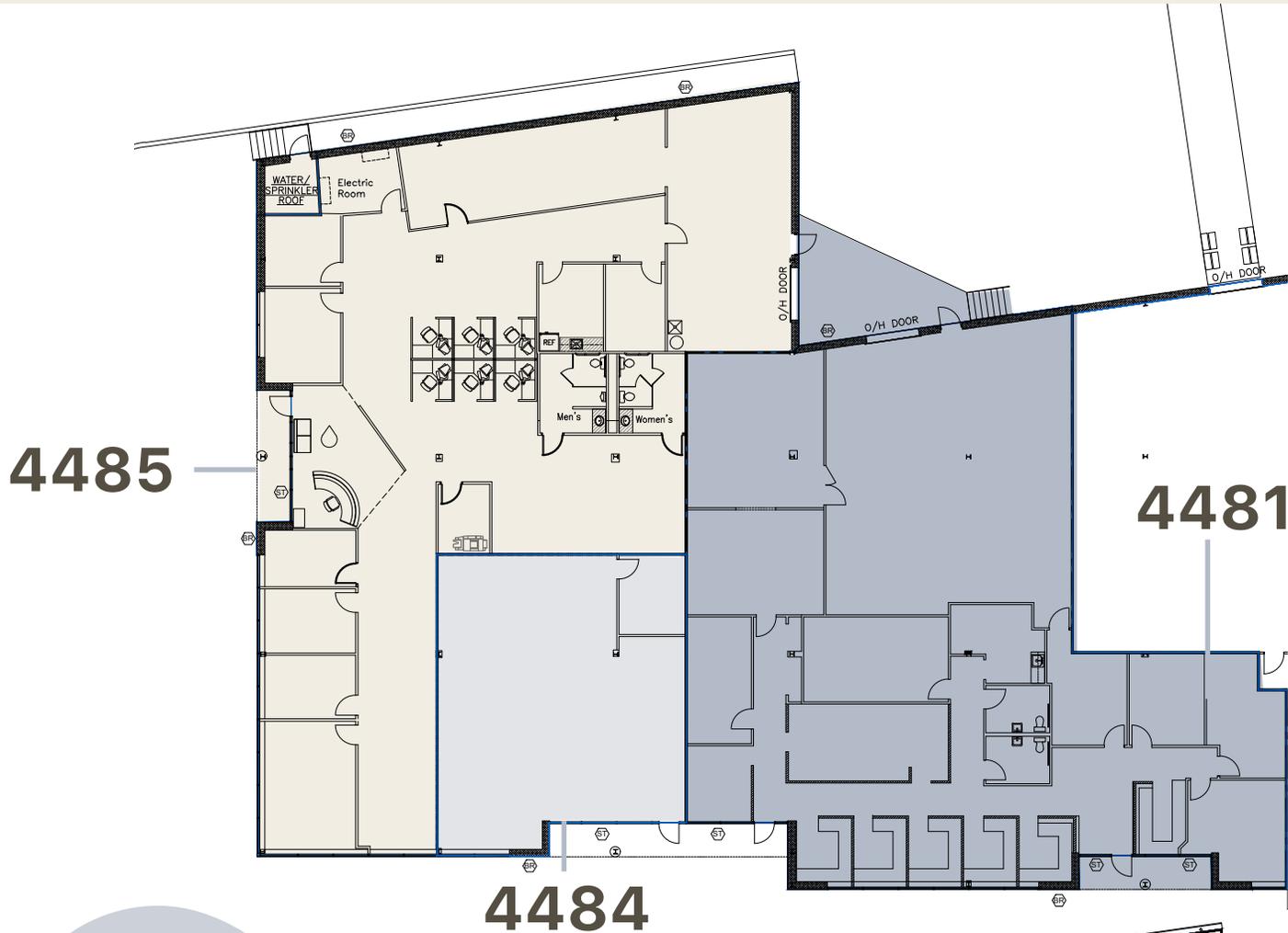
**Kenneth Fellows**  
kfellows@klnb.com  
301-222-0210

**Robert Pugh**  
rpugh@klnb.com  
301-222-0211

**Keiry Martinez**  
kmartinez@klnb.com  
703-334-5629

**klnb**

# 4451-4485 Nicole Drive



**Suite 4481** **Suite 4484** **Suite 4485**

5,873 SF

1,619 SF

5,804 SF

**Contiguous up to 13,296 SF**



**4451-  
4485**

Nicole Drive  
Lanham, MD 20706

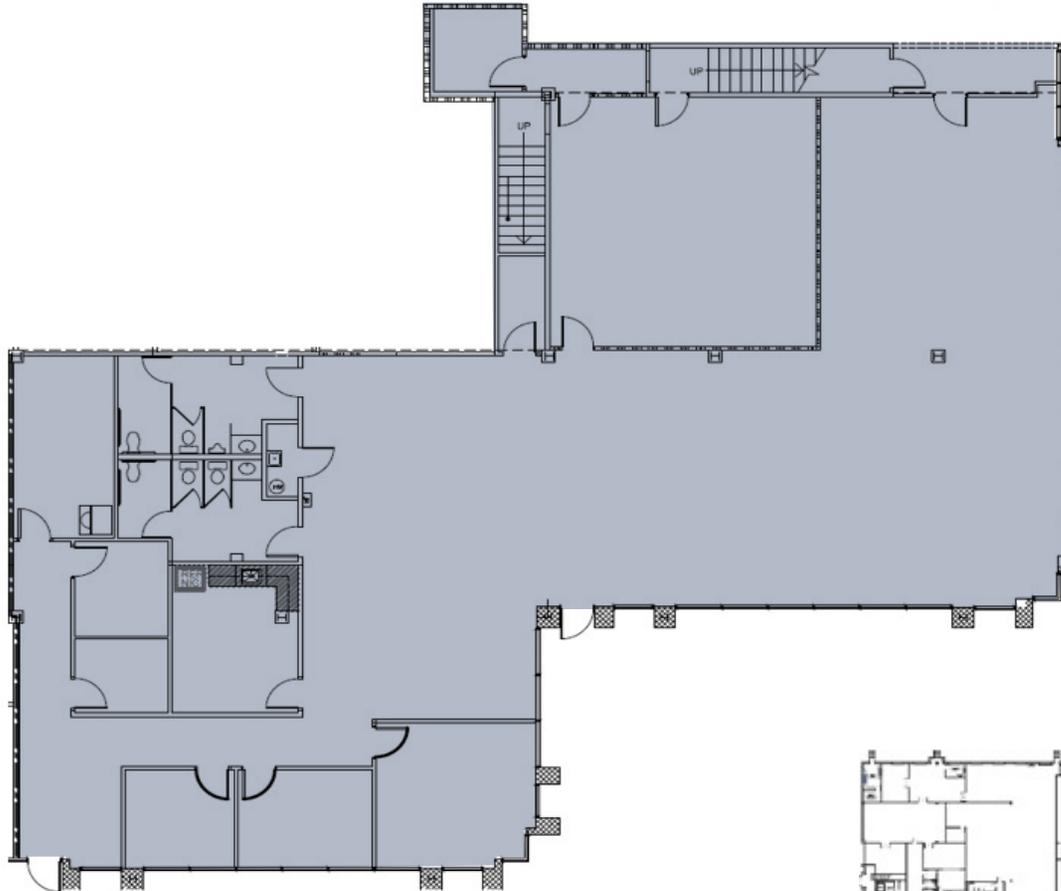
**Kenneth Fellows**  
kfellows@klnb.com  
301-222-0210

**Robert Pugh**  
rpugh@klnb.com  
301-222-0211

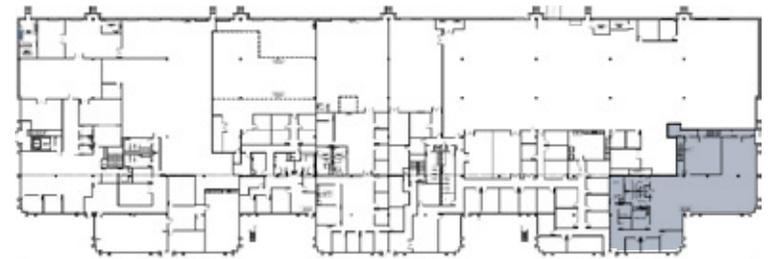
**Keiry Martinez**  
kmartinez@klnb.com  
703-334-5629

**klnb**

# 10123 Senate Drive



**Suite 10123**  
5,579 SF



FC

**10123**

Senate Drive  
Lanham, MD 20706

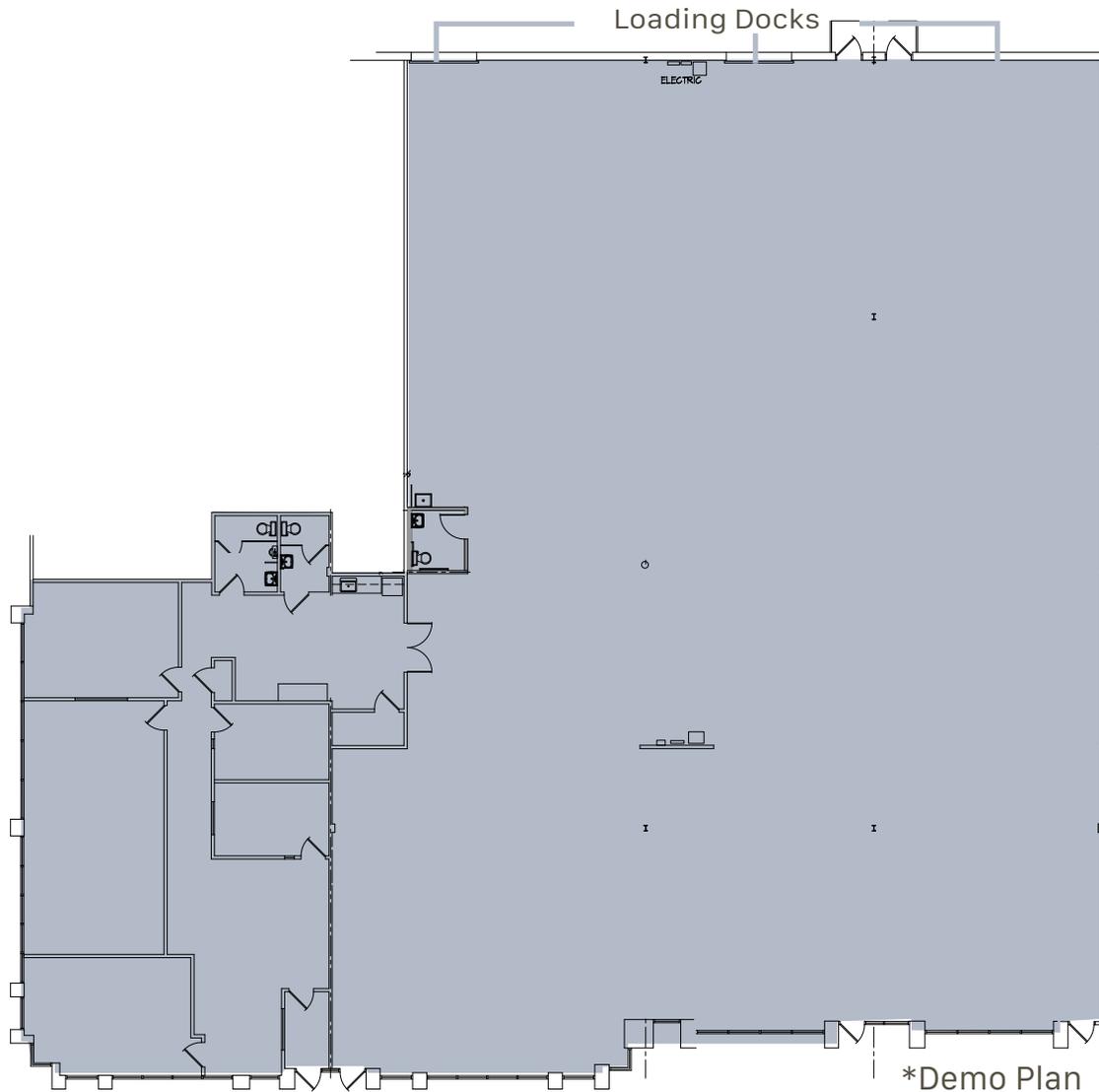
**Kenneth Fellows**  
kfellows@klnb.com  
301-222-0210

**Robert Pugh**  
rpugh@klnb.com  
301-222-0211

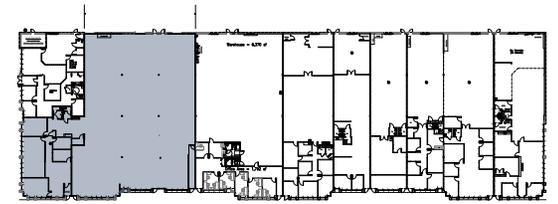
**Keiry Martinez**  
kmartinez@klnb.com  
703-334-5629

**klnb**

# 4611 Assembly Drive



**Suite D**  
13,317 SF



**4611**

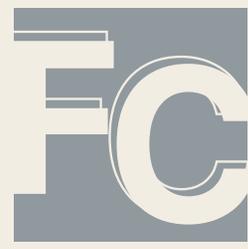
Assembly Drive  
Lanham, MD 20706

**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**



# 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](#) [@](#) /klnbcre

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.