



Forbes Center

Space for Lease
4501 Forbes Blvd
Lanham, MD 20706

**Up to
36,100 SF
Contiguous**



NEW Flex/ Industrial | Approximately 20,000 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

Building Stats

Suite A 7,896 SF

Suite B 4,956 SF

Suite C 7,824 SF

Suite A & B 12,052 SF

Suite B & C 12,780 SF

Total: 19,876 SF

- 8' Wide Service/ Loading Corridor
- 3 Phase 800 Amps
- 22' Ceiling Height Bottom of Joist
- 24' Ceiling Height Slab to Slab

- Approx 100' Deep x 200' Wide
- 25' x 25' Column Spacing
- Extensive Glassline 2 Stories
- Building Signage Opportunity



4501
Forbes Blvd
Lanham, MD 20706

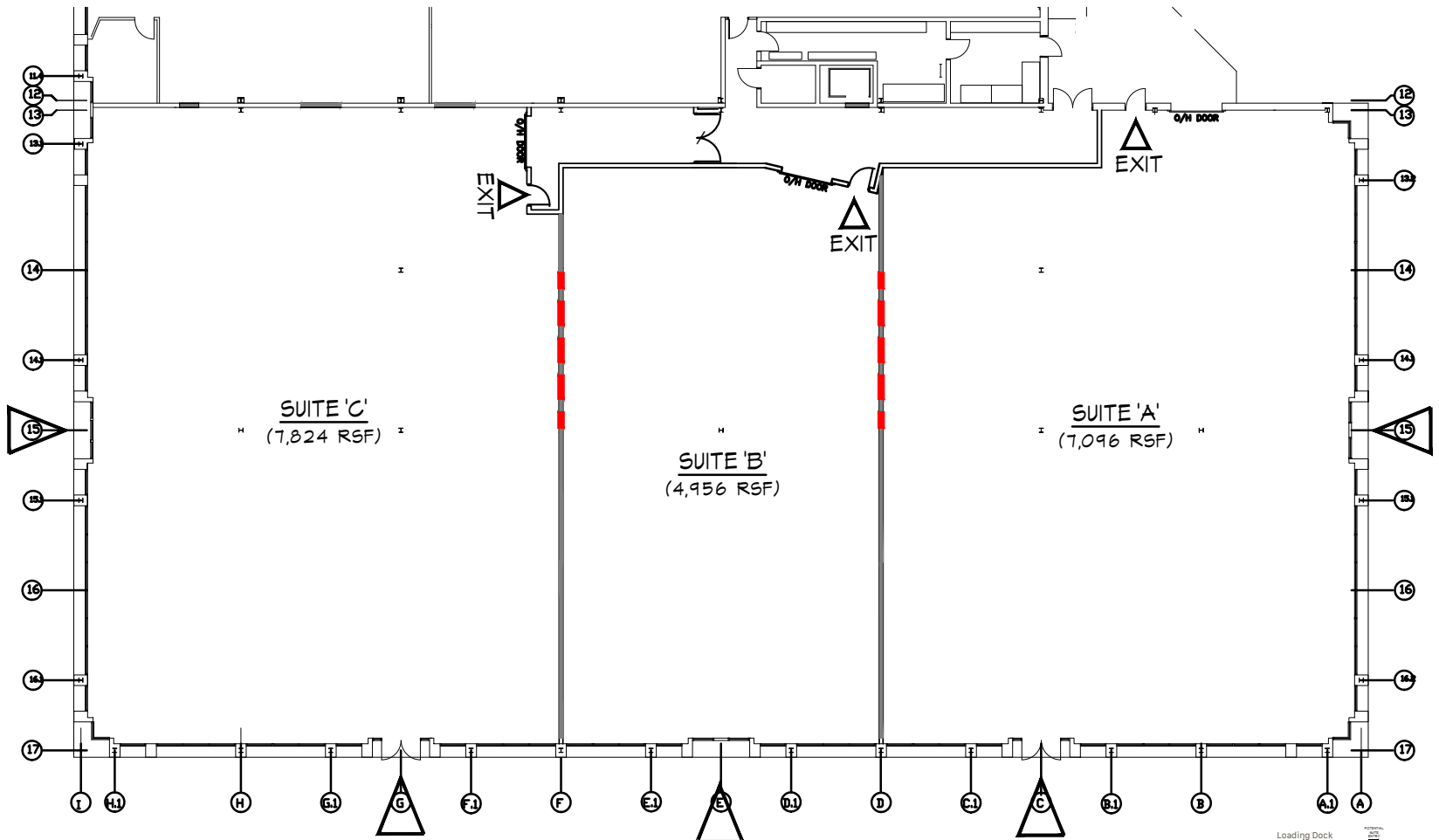
Kenneth Fellows
kfellows@klnb.com
301-222-0210

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

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

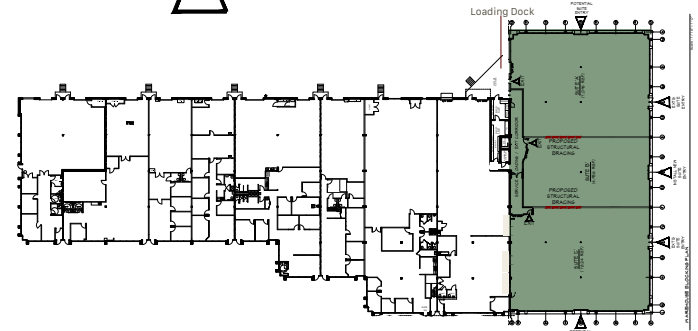
klnb

4501 Forbes Blvd



19,876 SF

*Hypothetical Demising Plan



4501
Forbes Blvd
Lanham, MD 20706

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

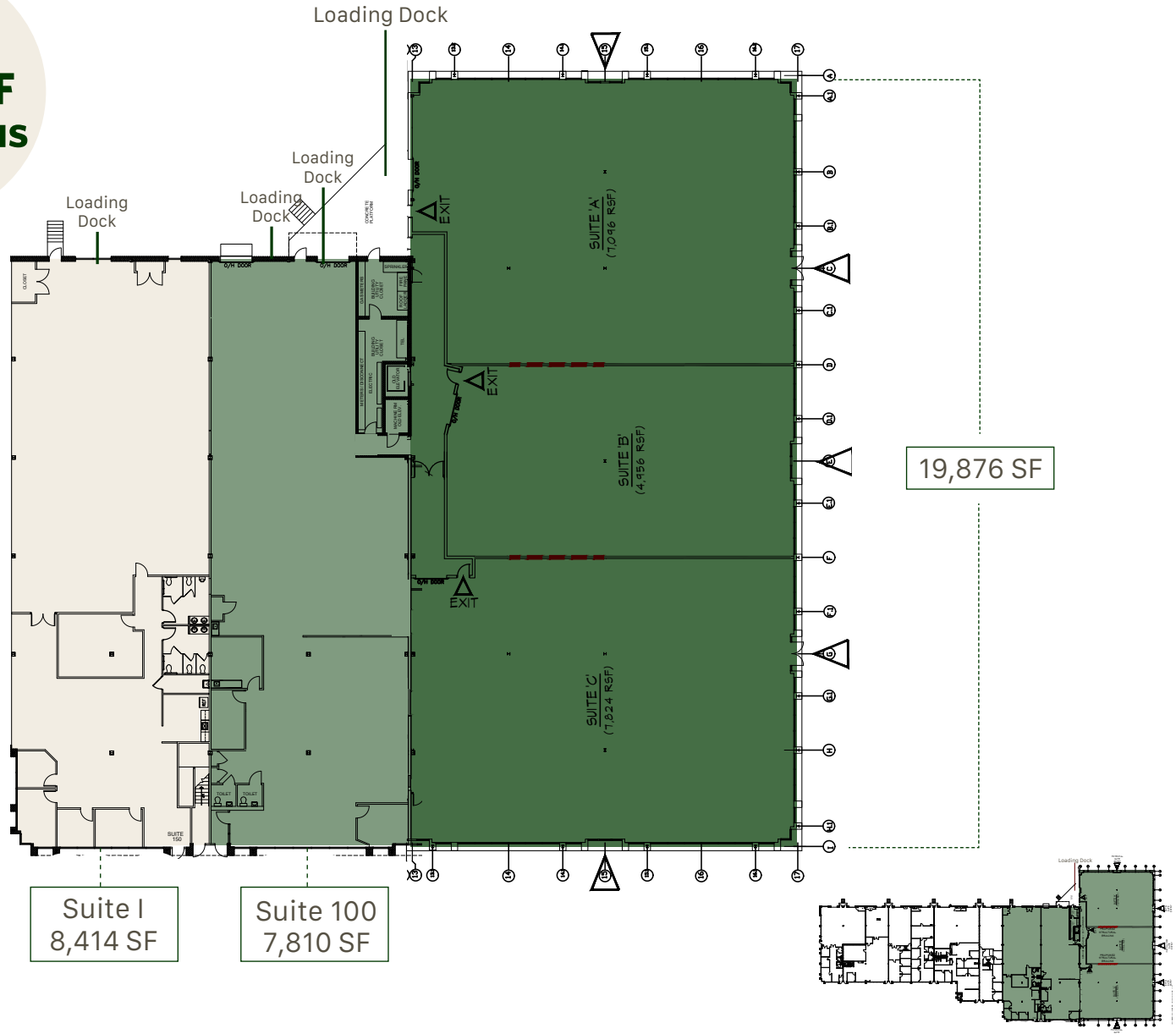
Robert Pugh
rpugh@klnb.com
301-222-0211

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



4501 Forbes Blvd

Up to
36,100 SF
Contiguous



FC

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

Building Amenities

(Located at 4425 Forbes Blvd)



Fitness facility



Conference center



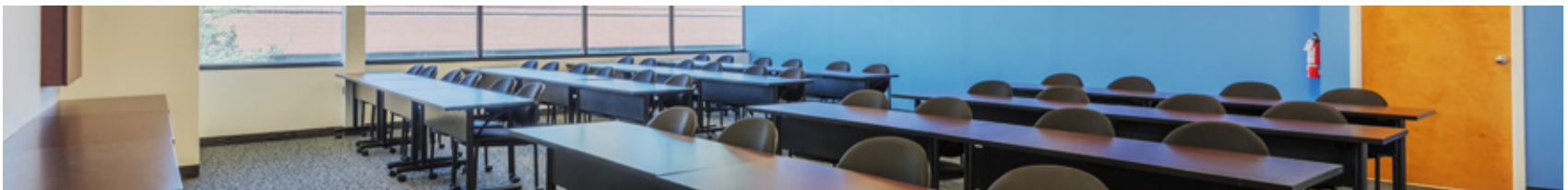
Lounge



Outdoor seating area



On-site building engineers and property management



4501
Forbes Blvd
Lanham, MD 20706

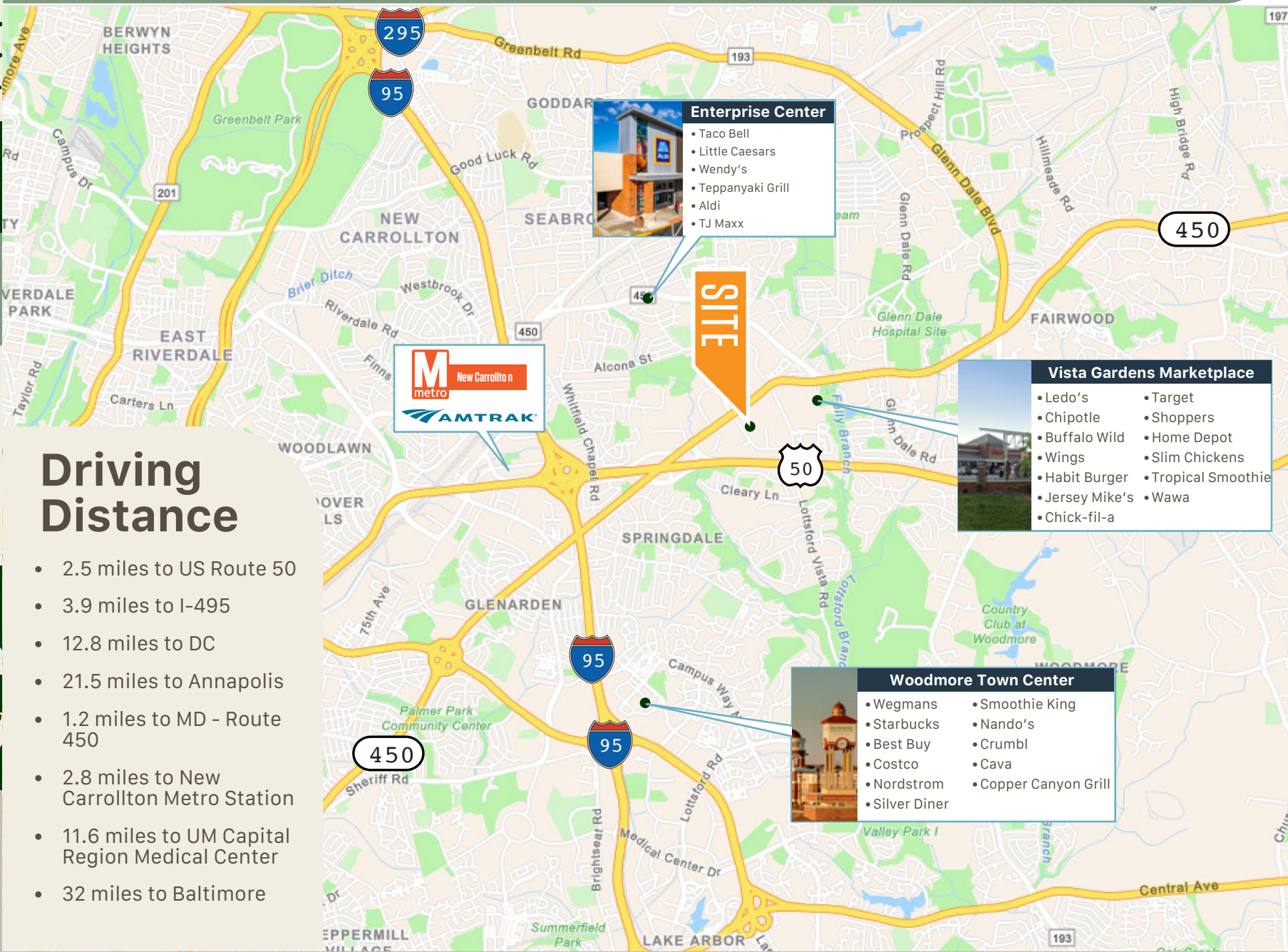
Kenneth Fellows
kfellows@klnb.com
301-222-0210

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

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



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

4501

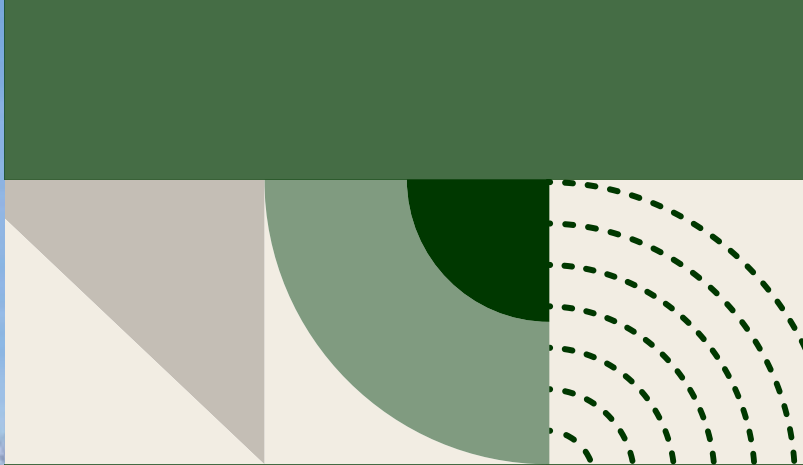
Forbes Blvd
Lanham, MD 20706

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



Kenneth Fellows
kfellows@klnb.com
301.222.0210

Robert Pugh
rpugh@klnb.com
301.222.0211

Keiry Martinez
kmartinez@klnb.com
703.334.5629

FC Forbes
Center

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.