



# Forbes Center

## Multi Story Office Space For Lease

4601 Presidents Blvd, Lanham, MD 20706

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

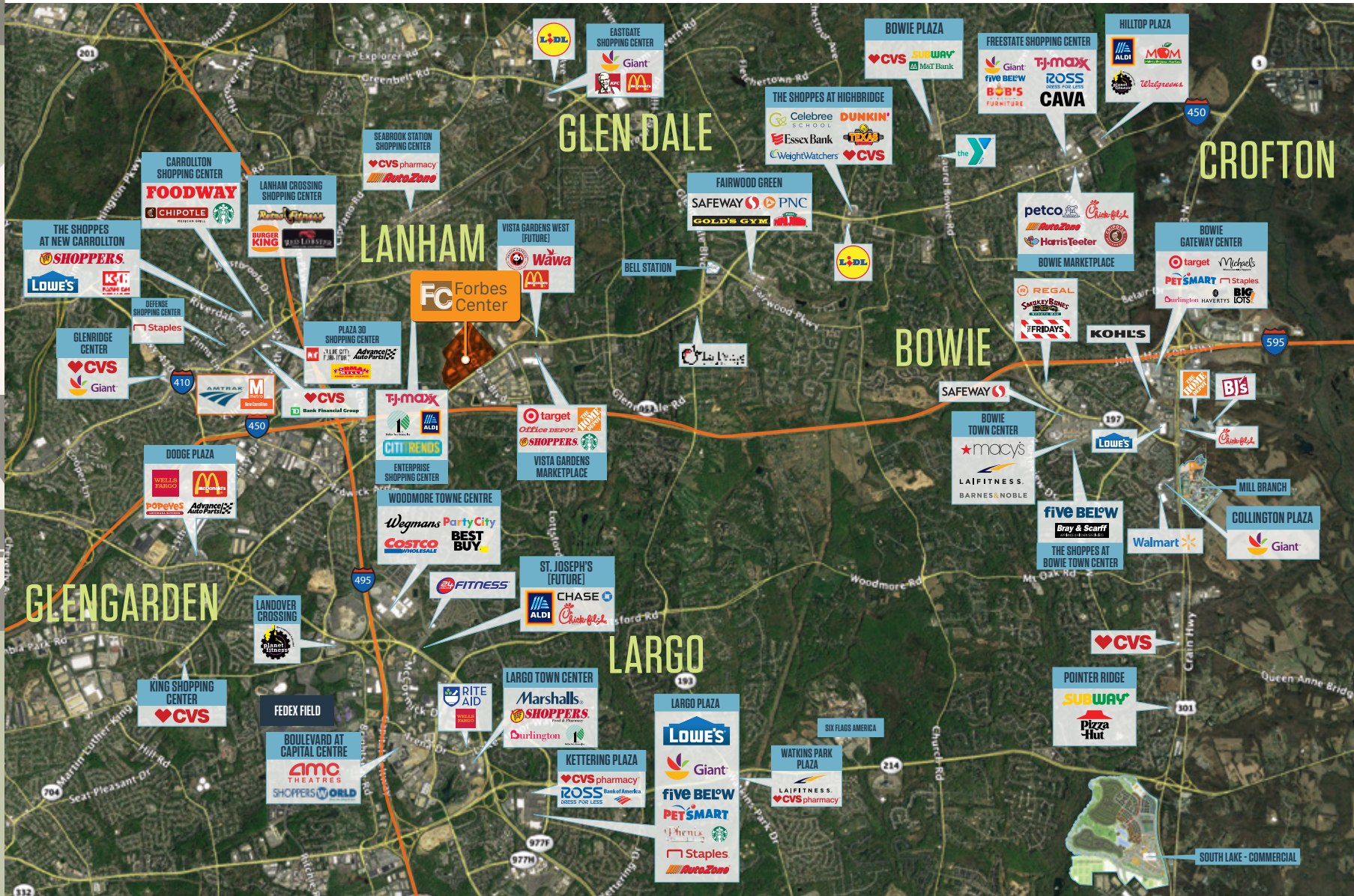
**Robert Pugh**  
rpugh@klnb.com  
301.222.0211

**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

- |                    |                   |
|--------------------|-------------------|
| 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

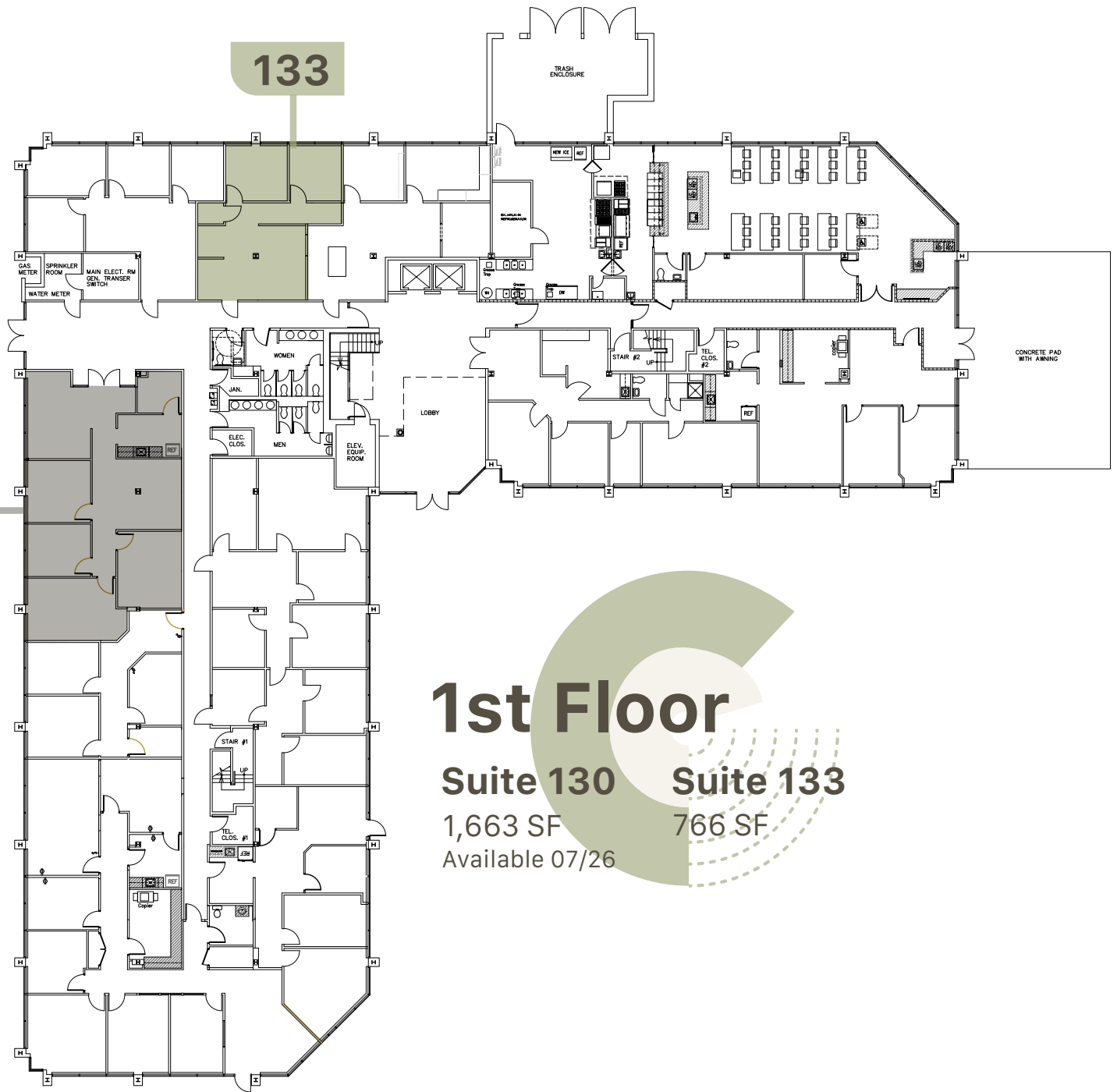
- |                     |         |
|---------------------|---------|
| Wegmans             | Nando's |
| Copper Canyon Grill | Crumbl  |
| Starbucks           | Cava    |
| Best Buy            |         |
| Costco              |         |
| Nordstrom           |         |
| Silver Diner        |   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



## Enterprise Center

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

# 4601 Presidents Drive



130

133

## 1st Floor

Suite 130

1,663 SF

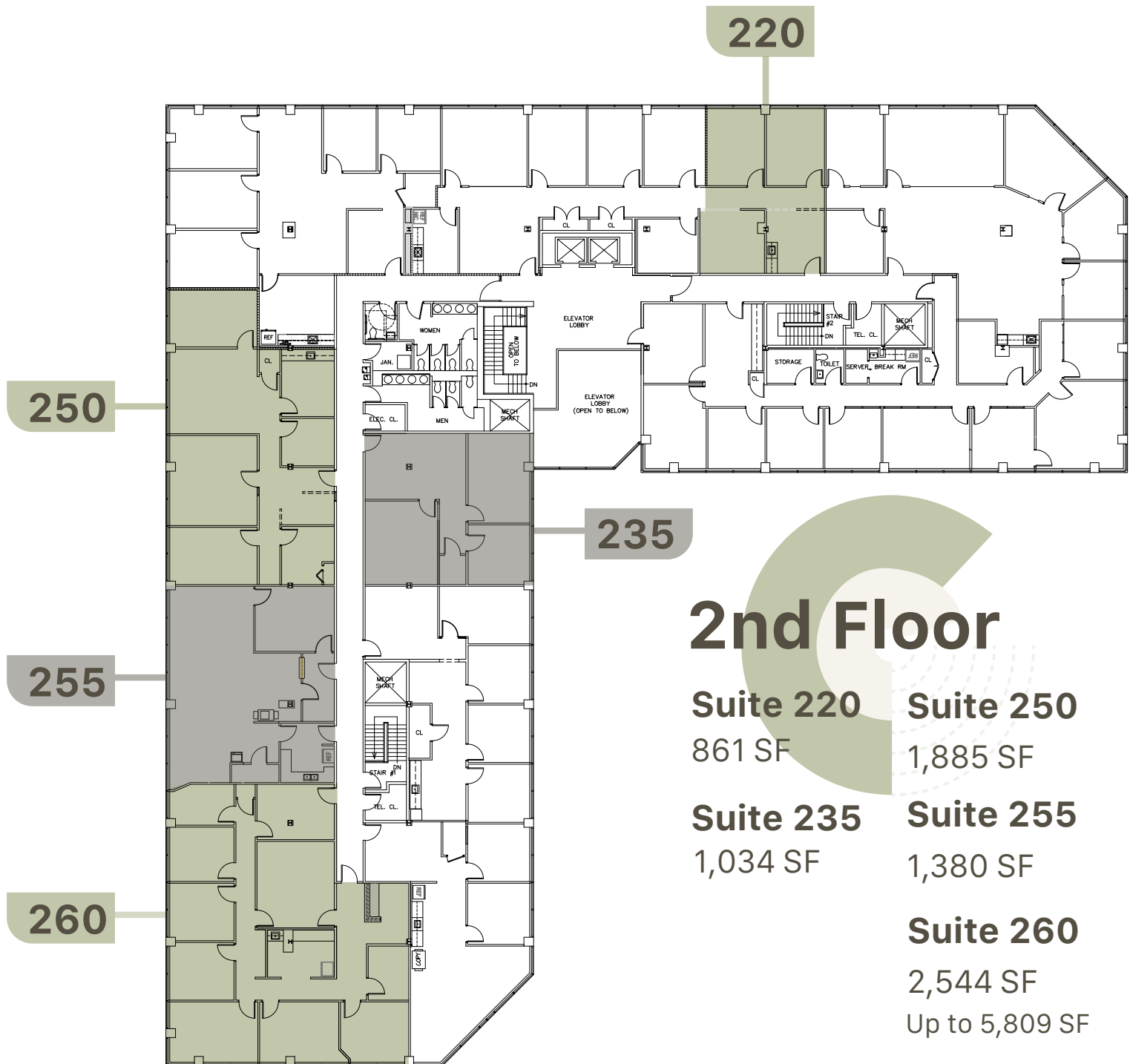
Available 07/26

Suite 133

766 SF



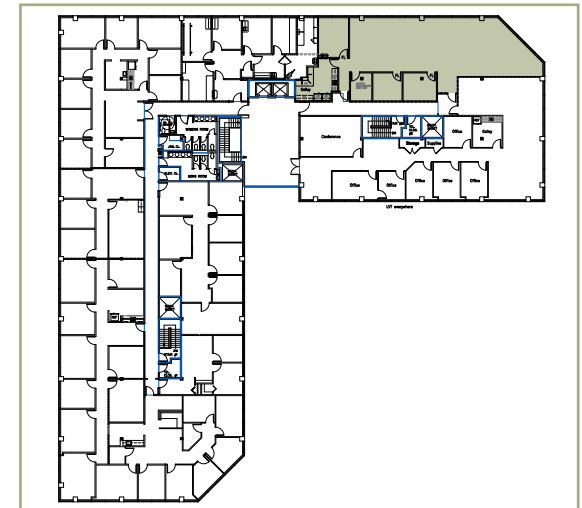
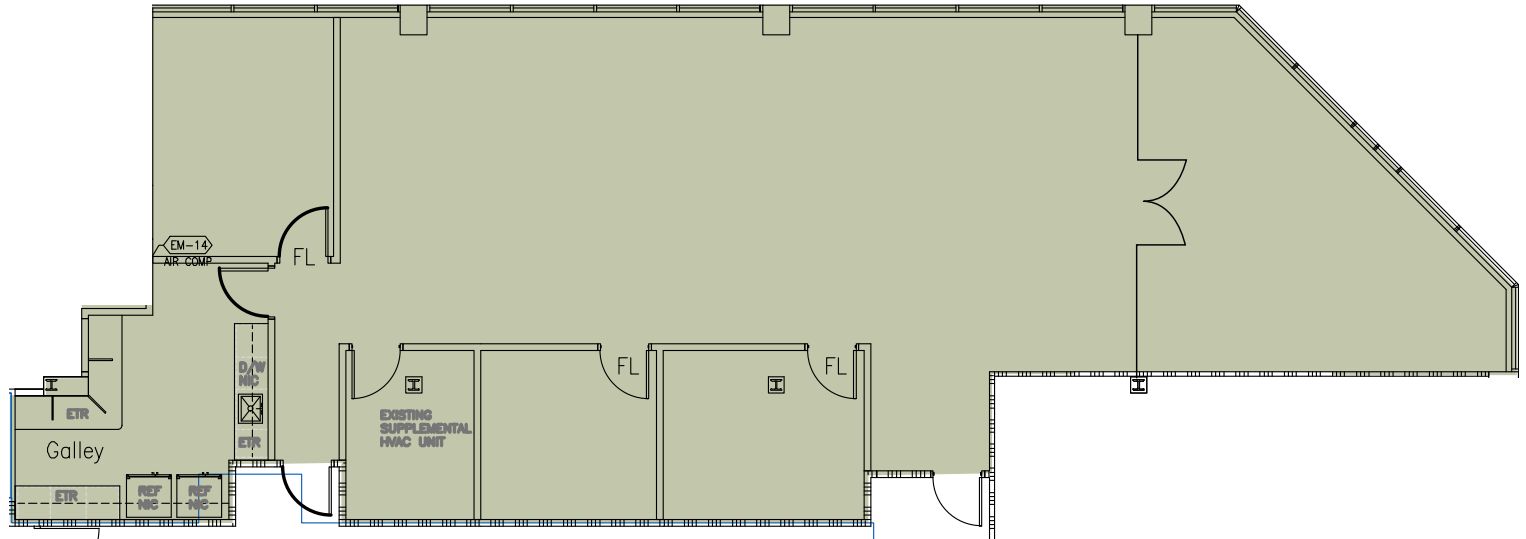
# 4601 Presidents Drive



## 2nd Floor

<b>Suite 220</b> 861 SF	<b>Suite 250</b> 1,885 SF
<b>Suite 235</b> 1,034 SF	<b>Suite 255</b> 1,380 SF
	<b>Suite 260</b> 2,544 SF Up to 5,809 SF

# 4601 Presidents Drive



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

2,636 SF



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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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