



# Forbes Center



## Industrial/Flex Space for Lease

Lanham, MD 20706

**Kenneth Fellows**  
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**Robert Pugh**  
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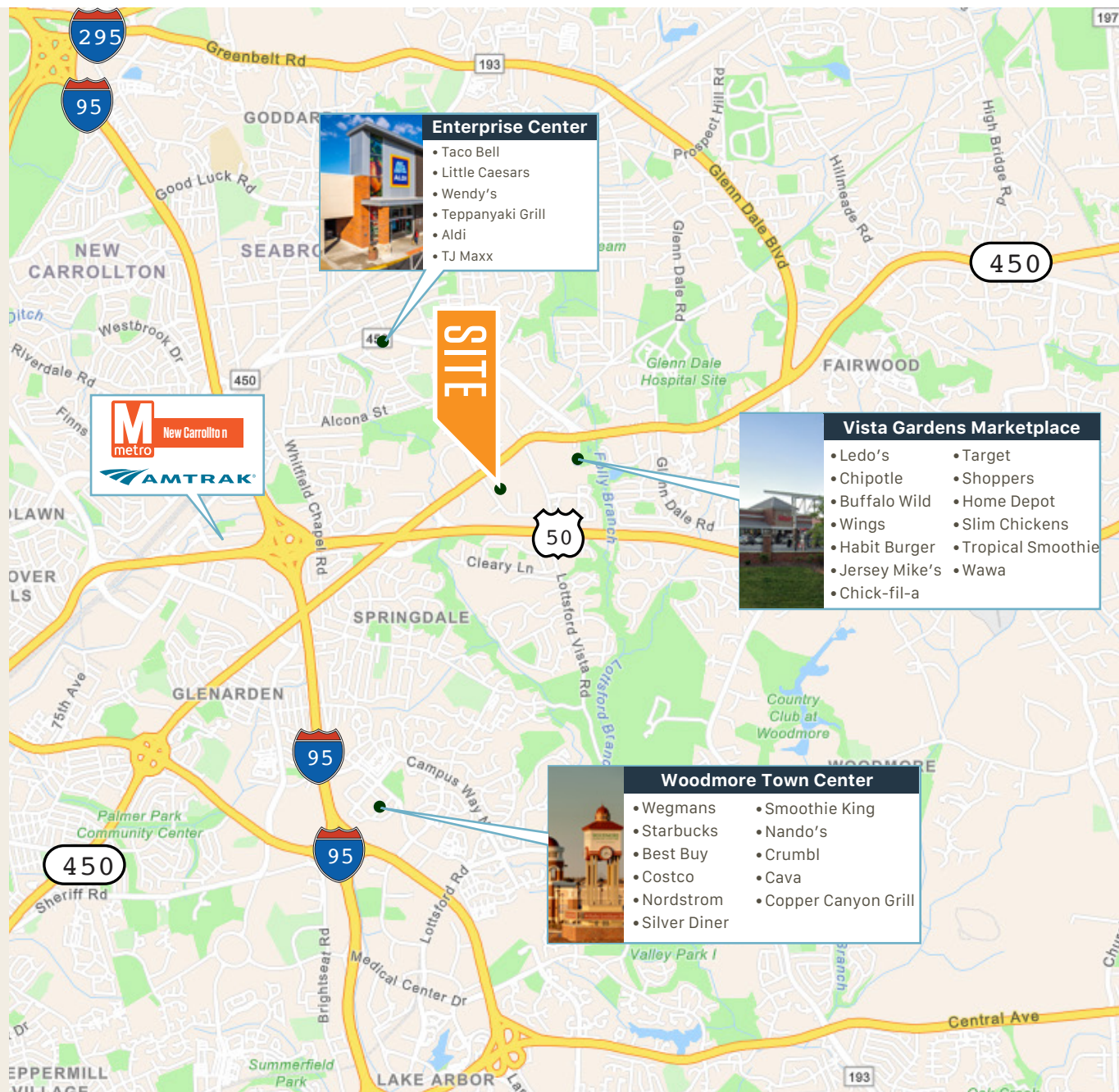
**Keiry Martinez**  
kmartinez@klnb.com  
703.334.5629

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# 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

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# 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

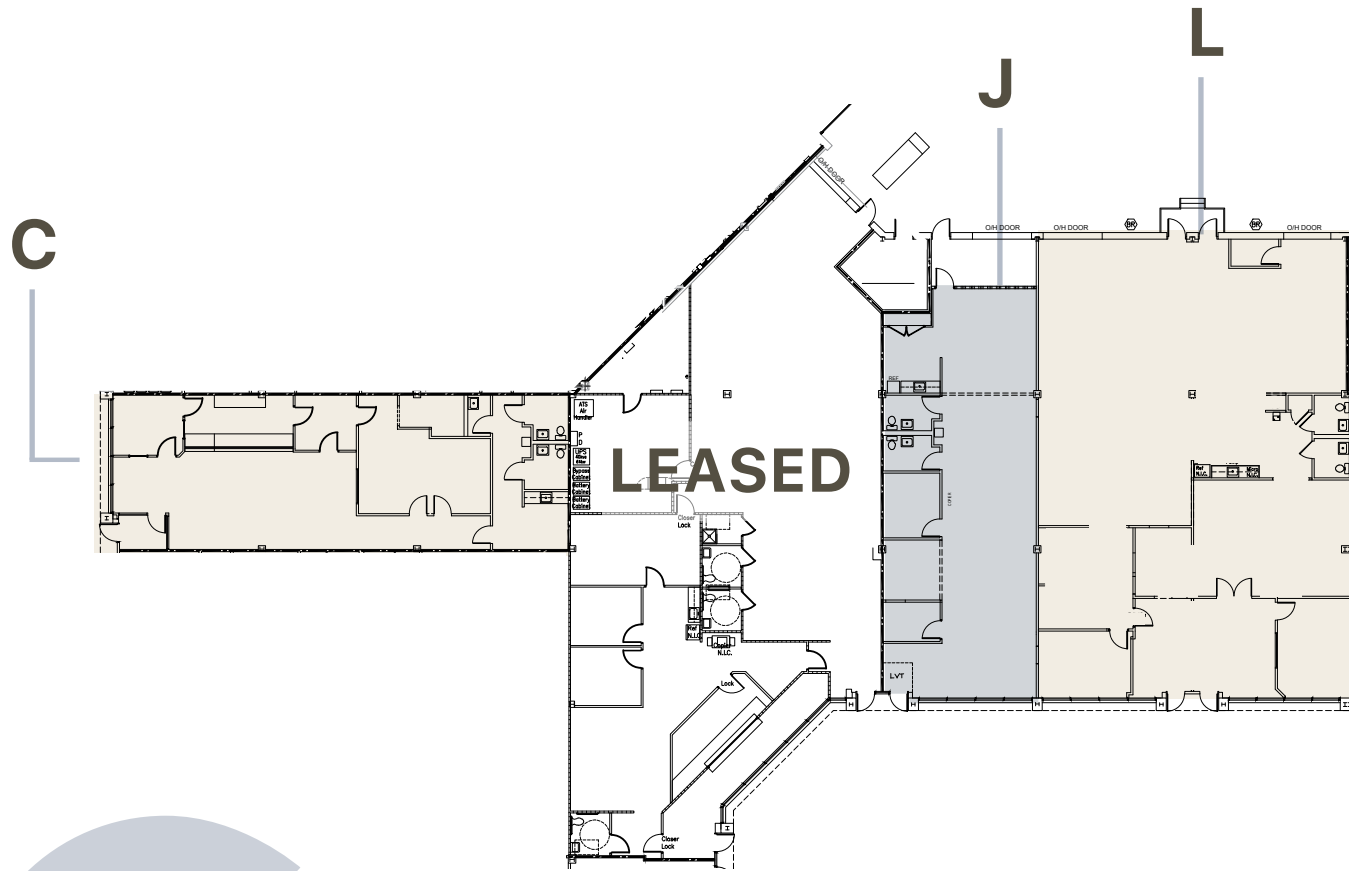
- |                     |         |
|---------------------|---------|
| Wegmans             | Nando's |
| Copper Canyon Grill | Crumbl  |
| Starbucks           | Cava    |
| Best Buy            |         |
| Costco              |         |
| Nordstrom           |         |
| Silver Diner        |   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



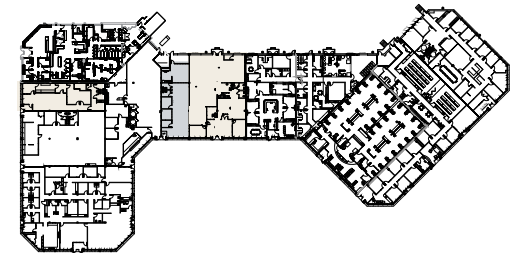
## Enterprise Center

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

# 4451 Parliament Place



**Suite C**   **Suite J**   **Suite L**  
2,100 SF   1,815 SF   4,205 SF  
**Contiguous up to 6,020 SF**



**4451**  
Parliament Place  
Lanham, MD 20706

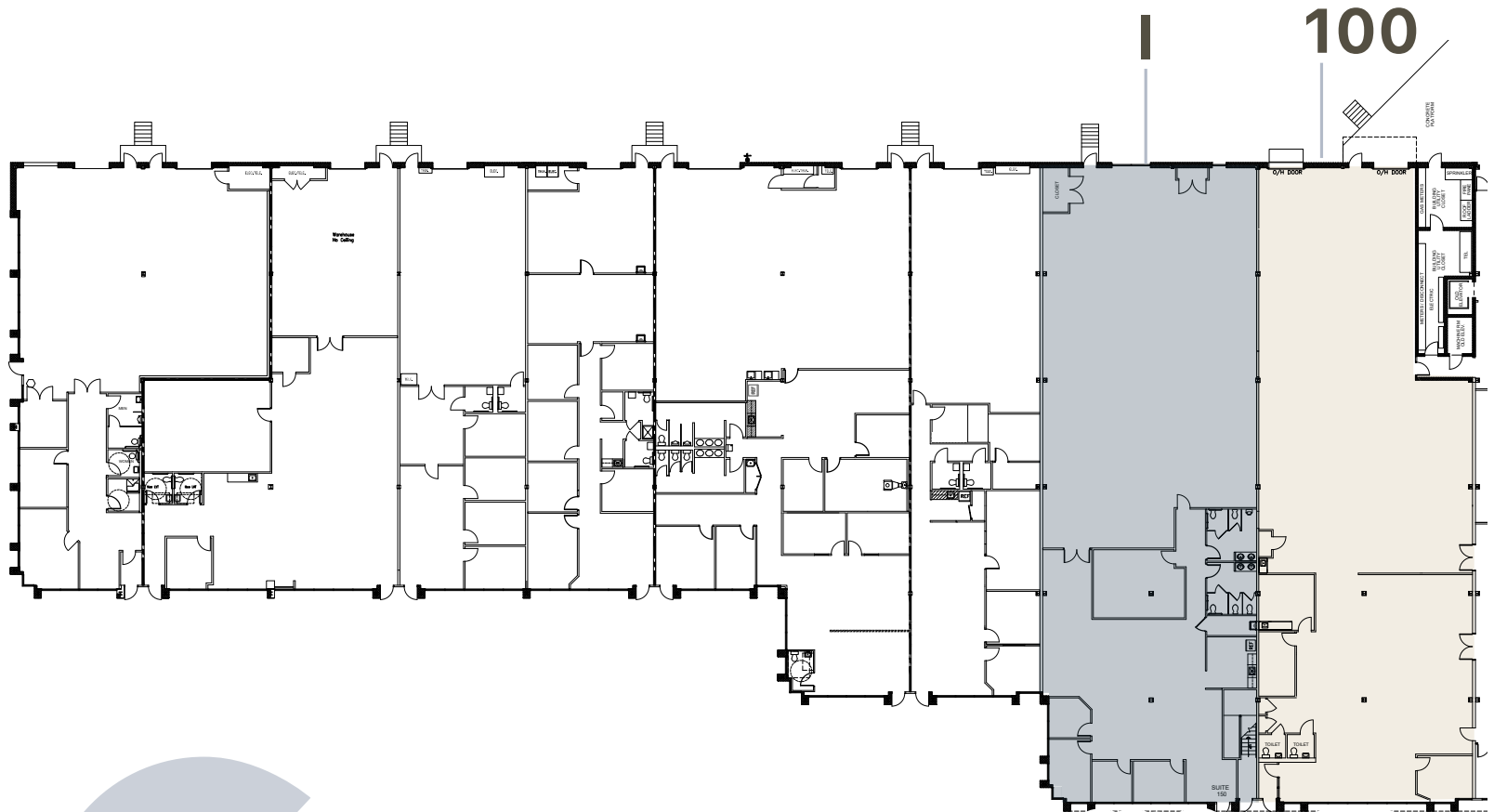
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# 4501 Forbes Blvd



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

**4501**  
Forbes Blvd  
Lanham, MD 20706

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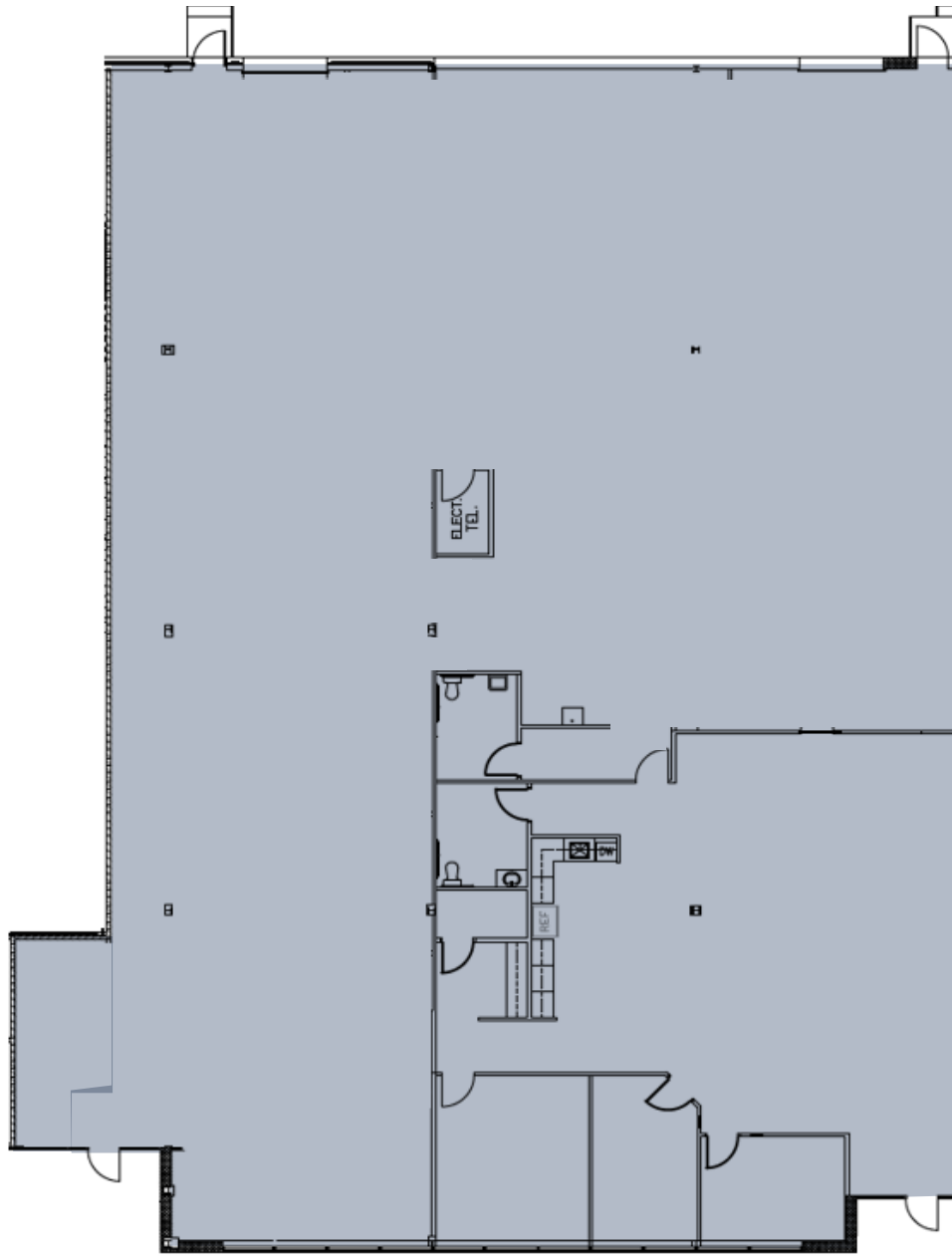
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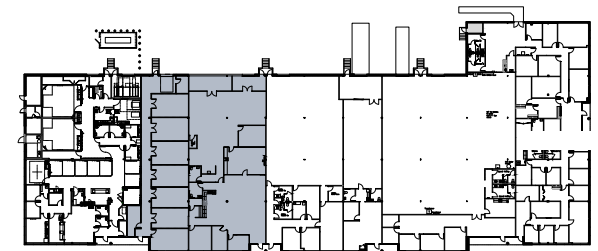
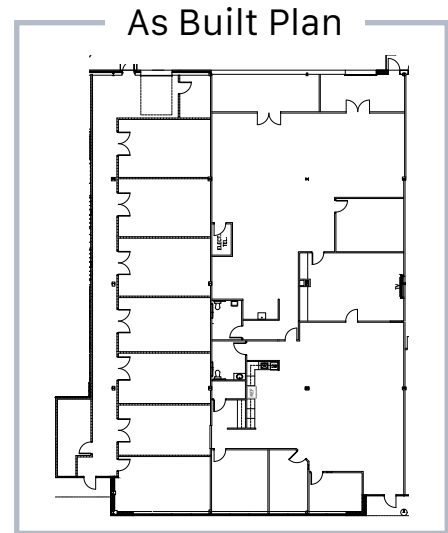
# 4451-4485 Nicole Drive

**Suite 4385**

9,383 SF



**Demo Plan**



4451-  
4485

Nicole Drive  
Lanham, MD 20706

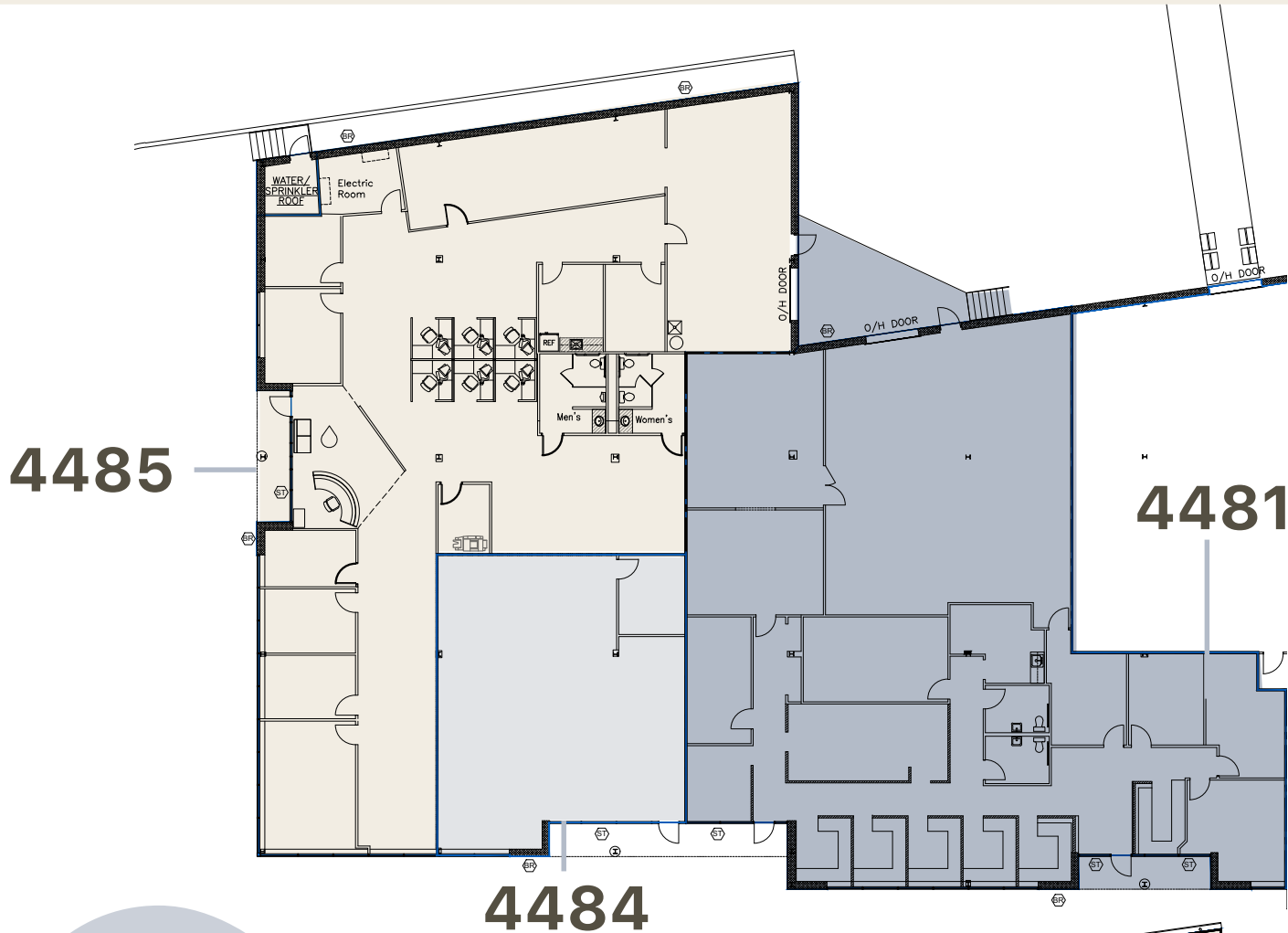
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# 4451-4485 Nicole Drive



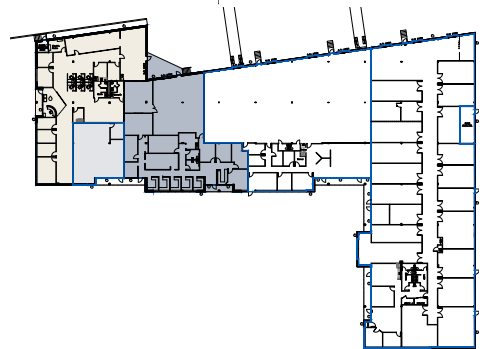
**Suite 4481** **Suite 4484** **Suite 4485**

5,873 SF

1,619 SF

5,804 SF

**Contiguous up to 13,296 SF**



**4451-4485**

Nicole Drive  
Lanham, MD 20706

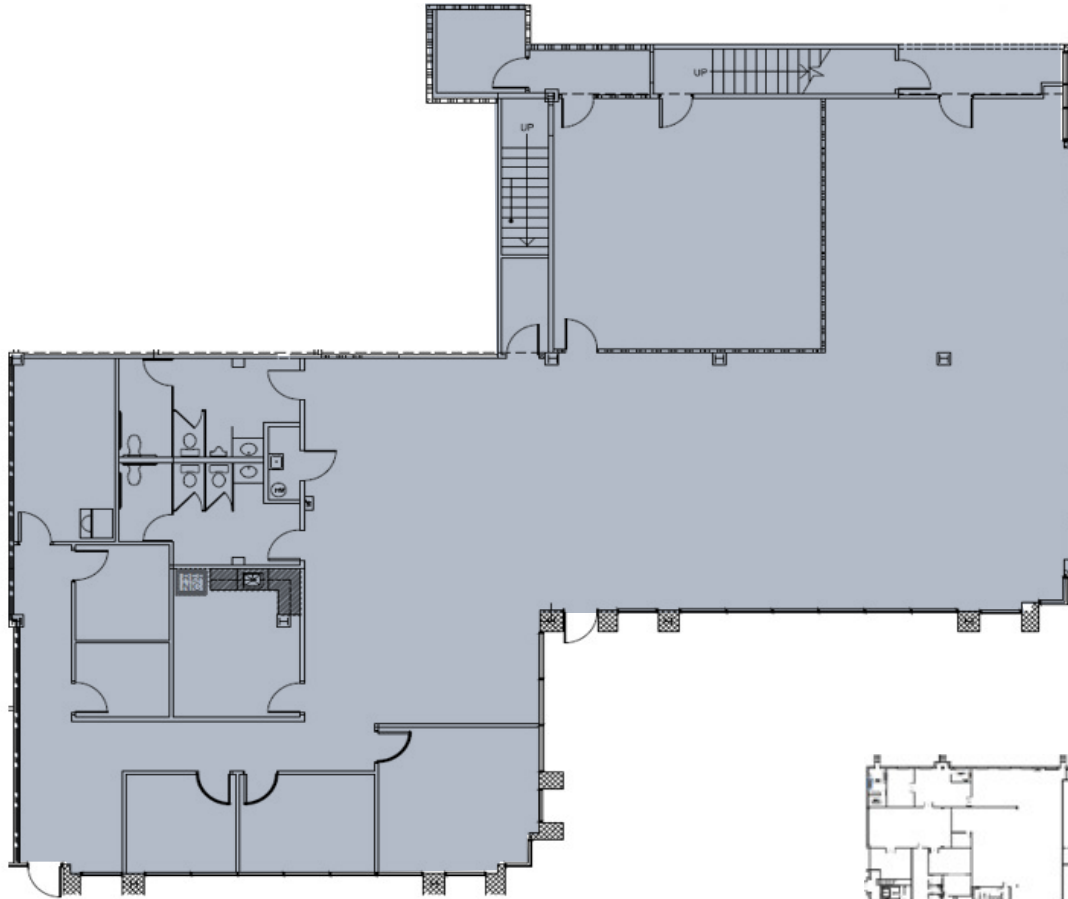
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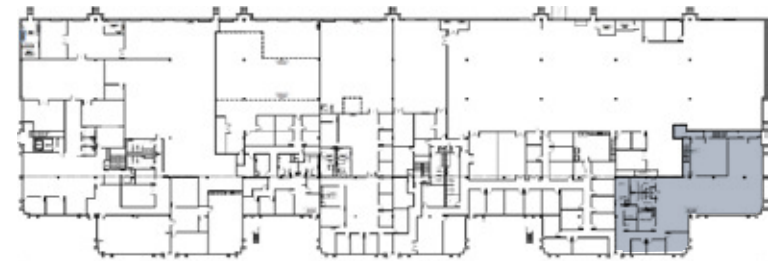
**Keiry Martinez**  
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# 10123 Senate Drive



**Suite 10123**  
5,579 SF



FC

**10123**

Senate Drive  
Lanham, MD 20706

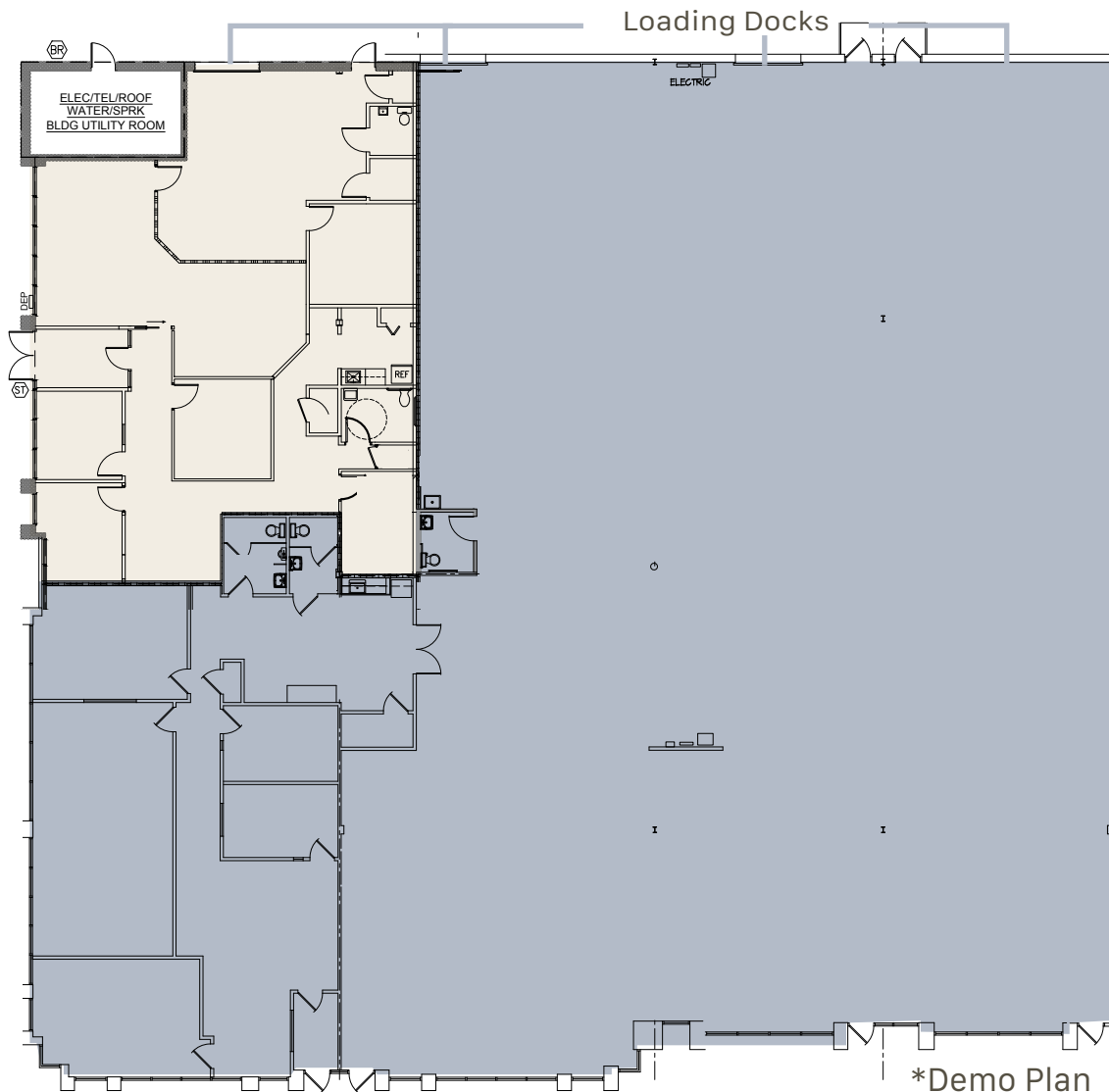
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# 4611 Assembly Drive



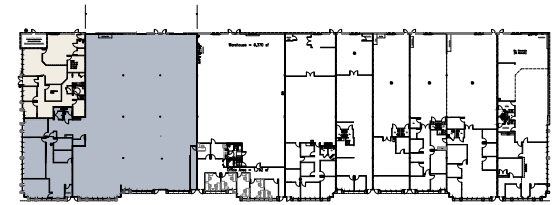
**Suite A**

2,866 SF

**Suite D**

13,317 SF

**Contiguous up to 16,183 SF**



**4611**

Assembly Drive  
Lanham, MD 20706

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