



Forbes Center



Single Story Office Space For Lease

Lanham, MD 20706

Kenneth Fellows
kfellows@klnb.com
301.222.0210

Robert Pugh
rpugh@klnb.com
301.222.0211

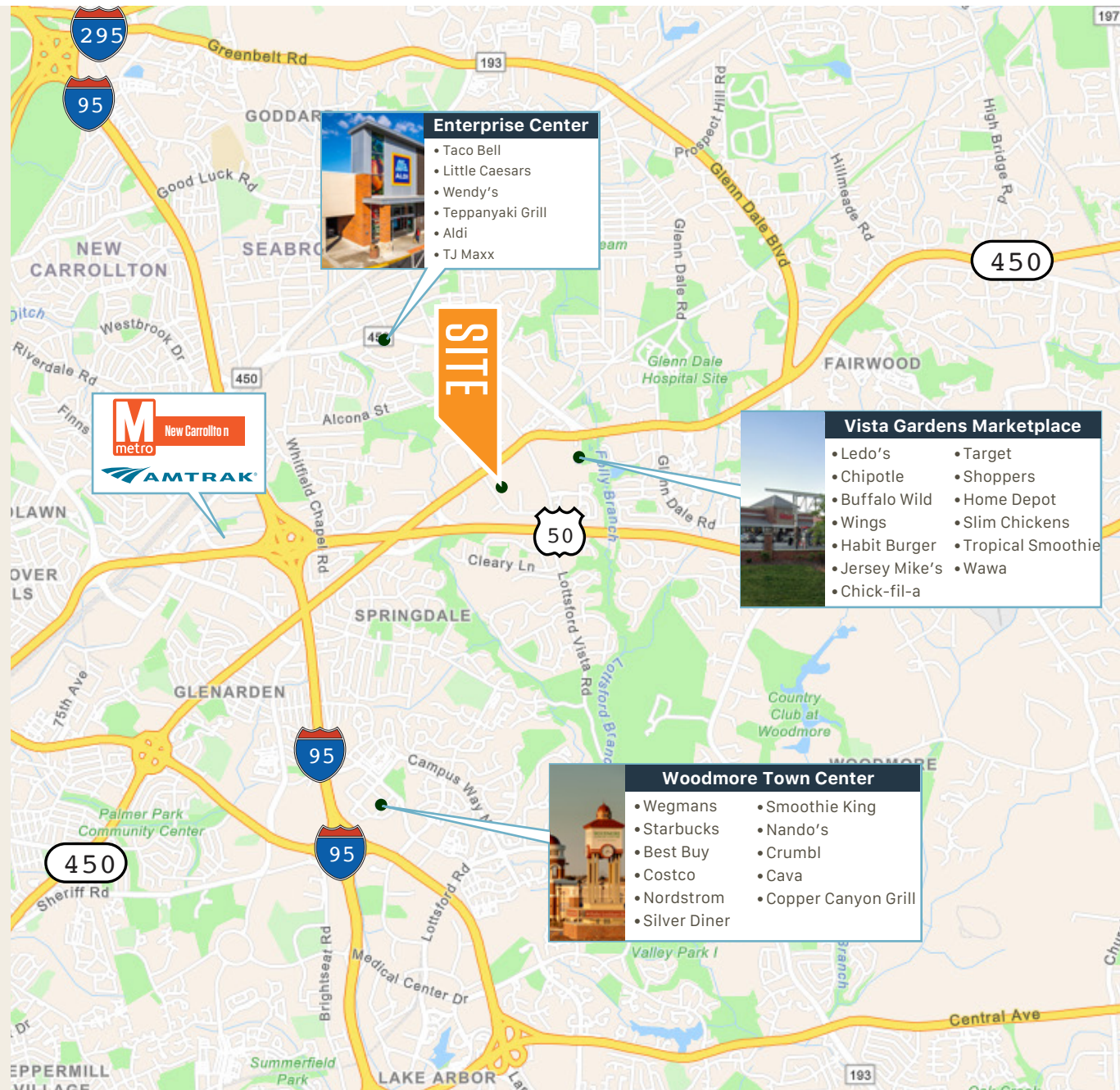
Keiry Martinez
kmartinez@klnb.com
703.334.5629

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
- 5.1 miles to UM Capital Region Medical Center
- 32 miles to Baltimore



Building Amenities

(Located at 4425 Forbes Blvd)



Fitness facility



Conference center



Lounge



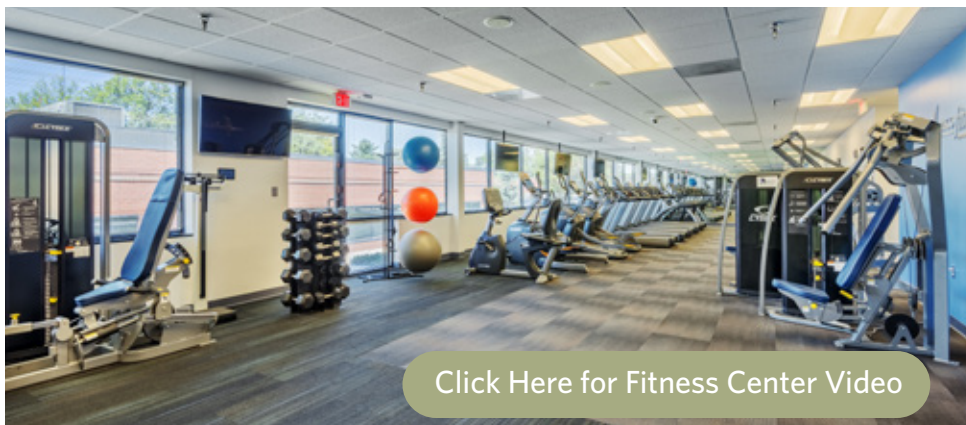
Outdoor seating area



On-site building engineers and property management



[Click Here for Lounge Video](#)



[Click Here for Fitness Center Video](#)



[Click Here for Conference Room Video](#)

FC

4425 Forbes Blvd

Suite 4421

4,269 SF

Highlights

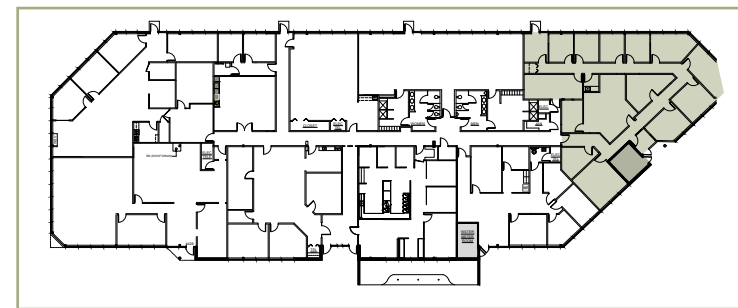
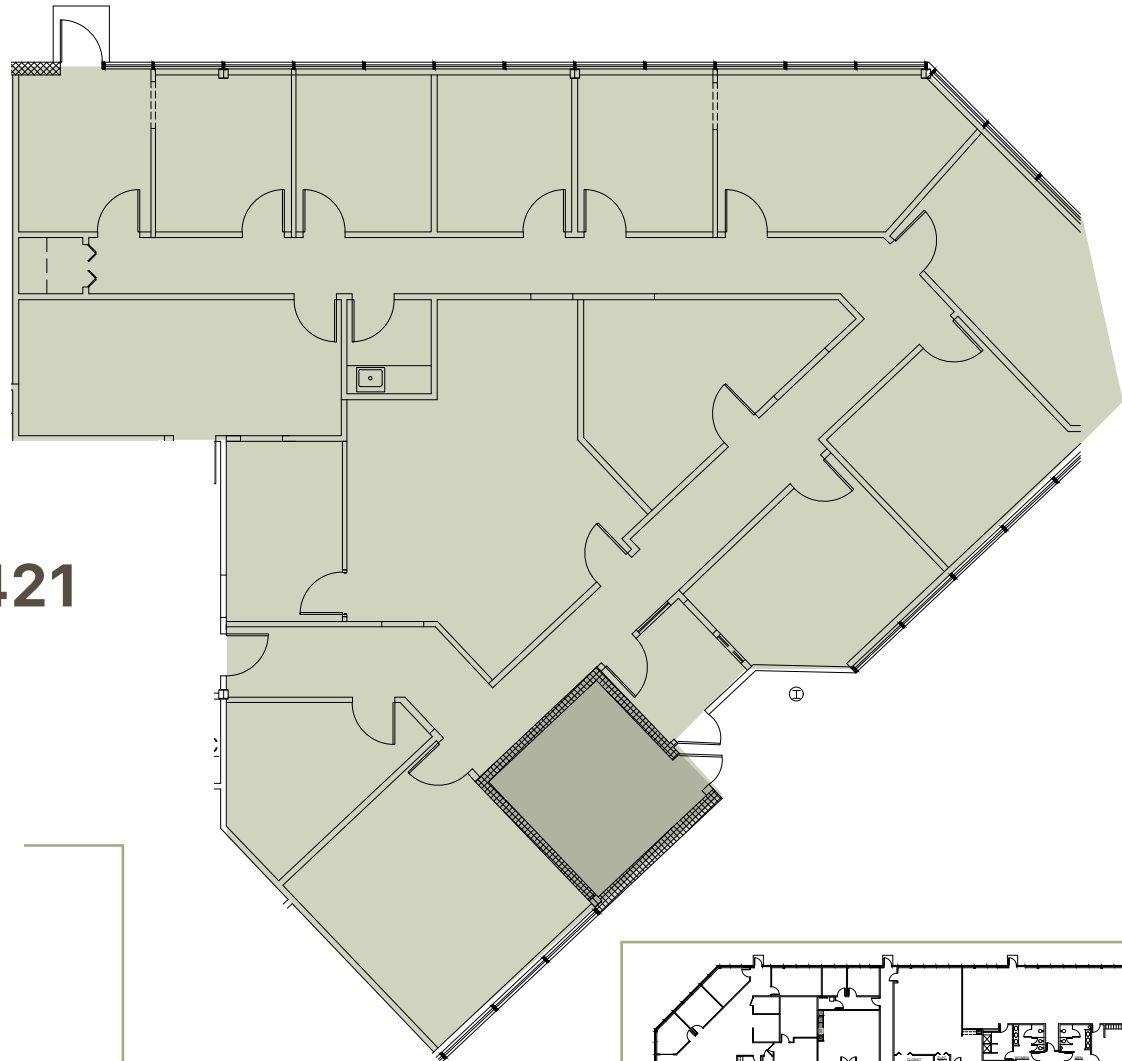
Office Intensive

Direct Access

On Site Amenities

- Conference room
- Gym
- Management

Amazing Window Line



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

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

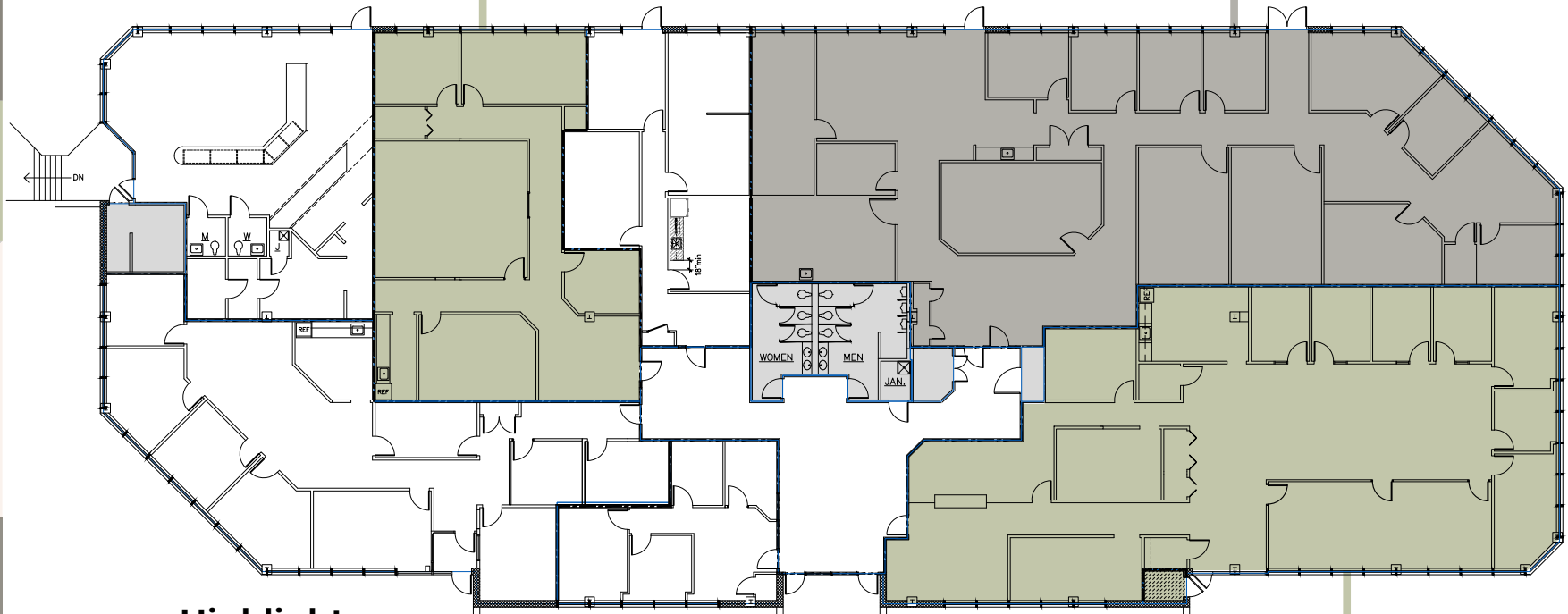
Keiry Martinez
kmartinez@klnb.com
703-334-5629

klnb

4325 Forbes Blvd

Suite C | 2,310 SF

Suite B | 5,488 SF



Highlights

- Direct Access
- Common Area Restrooms
- On Site Amenities
 - Conference room
 - Gym
 - Management
- Amazing Window Line

Suite A | 4,552 SF

Up to 10,040 SF

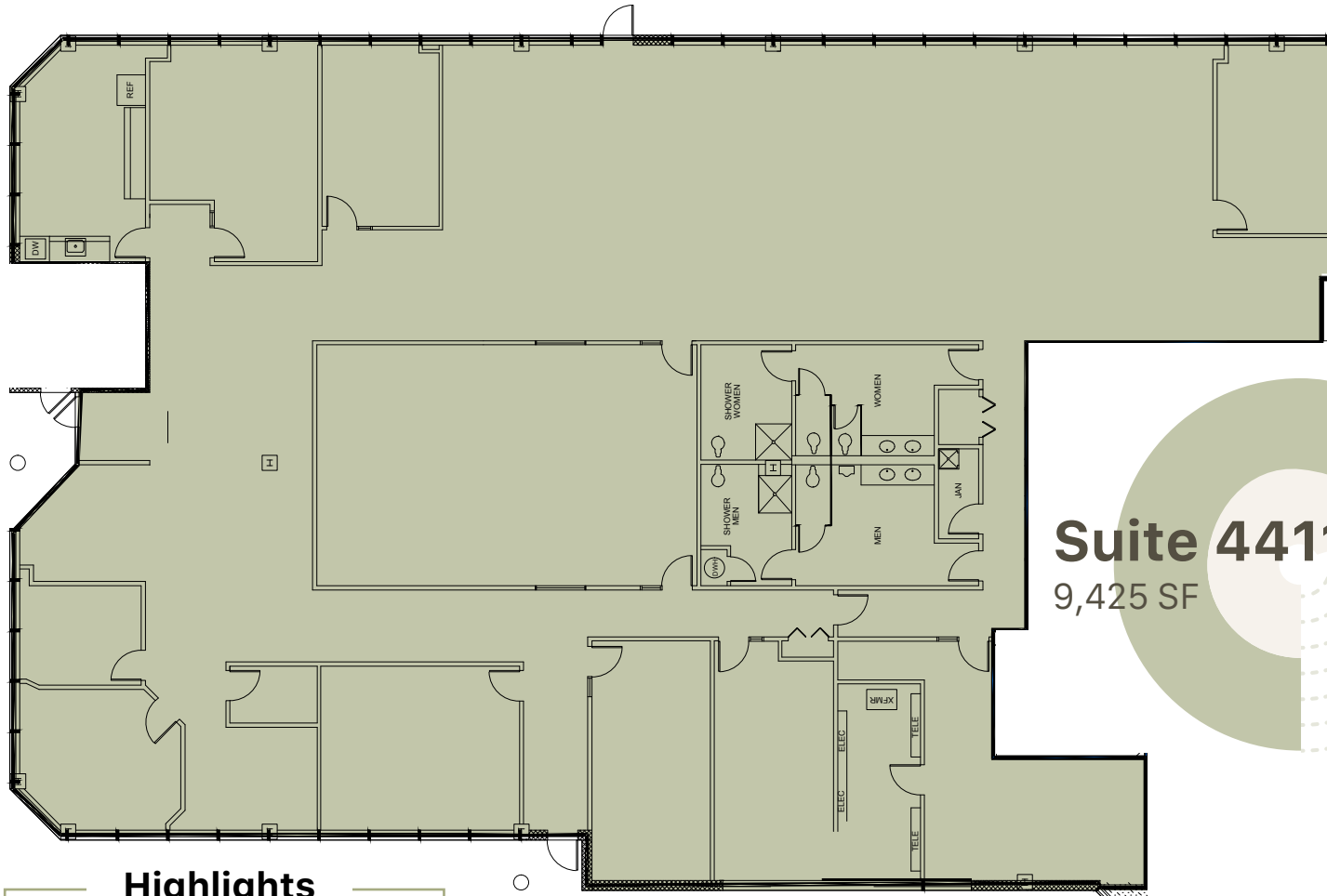
Kenneth Fellows
kfellows@klnb.com
301-222-0210

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

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

klnb

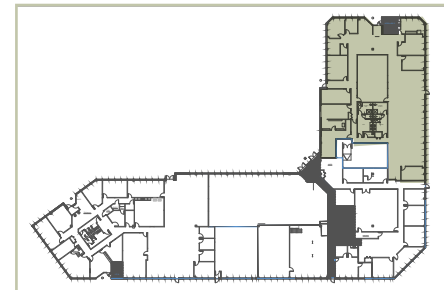
4401-4411 Forbes Blvd



Suite 4411
9,425 SF

Highlights

- Direct Access
- On Site Amenities
 - Conference room
 - Gym
 - Management
- Extensive Window Line



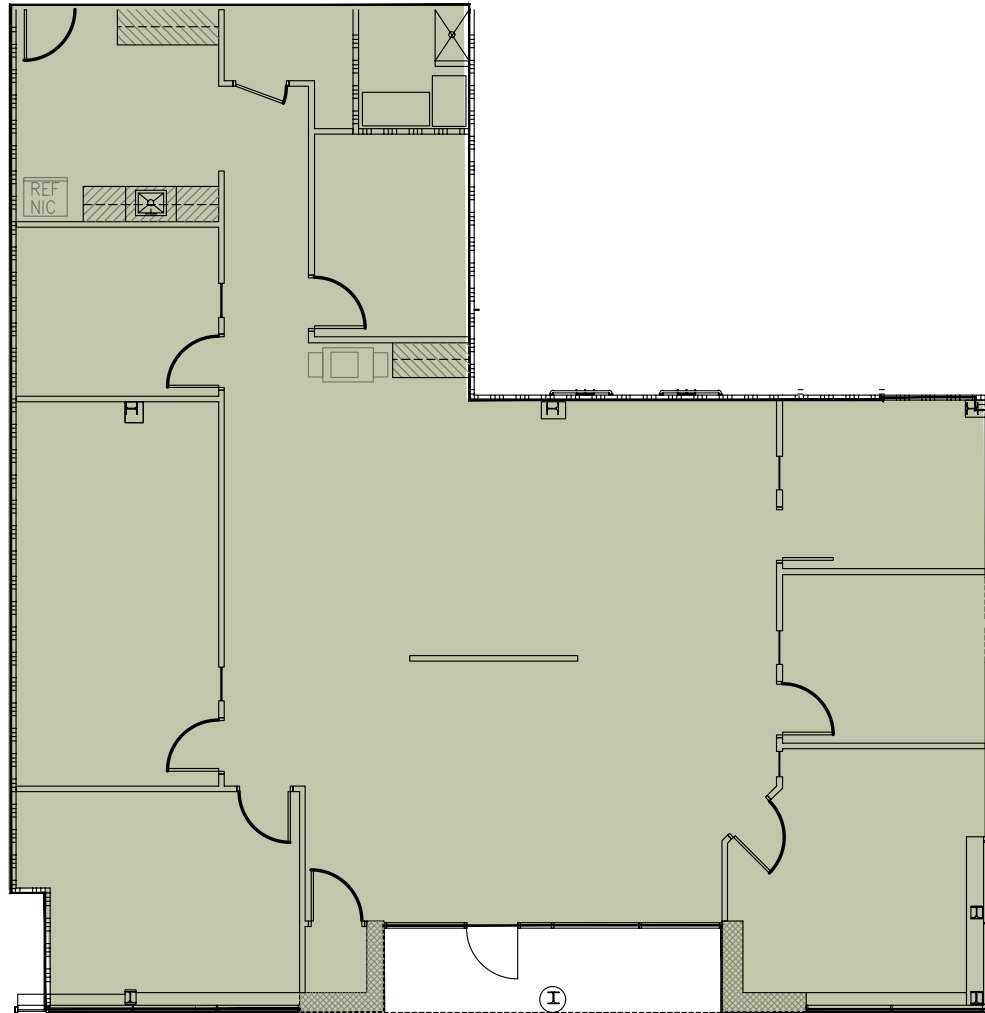
Kenneth Fellows
kfellows@klnb.com
301-222-0210

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

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

klnb

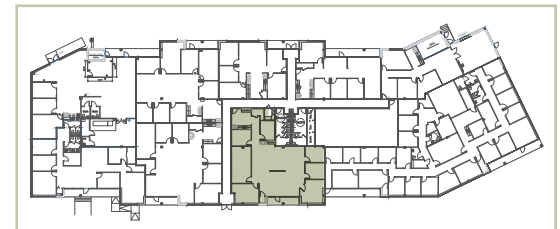
4401-4445 Nicole Drive



Suite 4415-F

2,889 SF

[Click Here for Suite 4415-F Video](#)



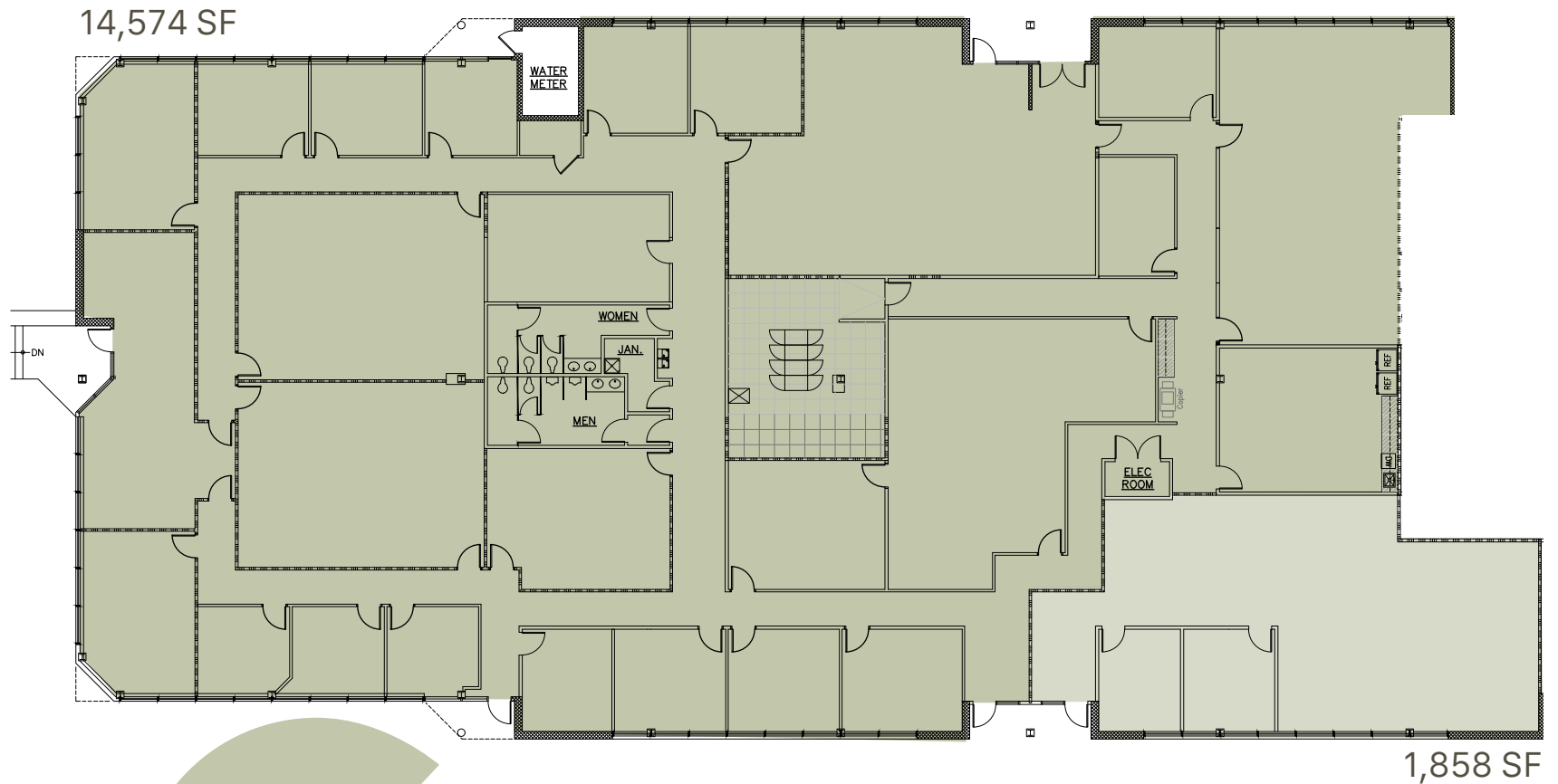
Kenneth Fellows
kfellows@klnb.com
301-222-0210

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

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

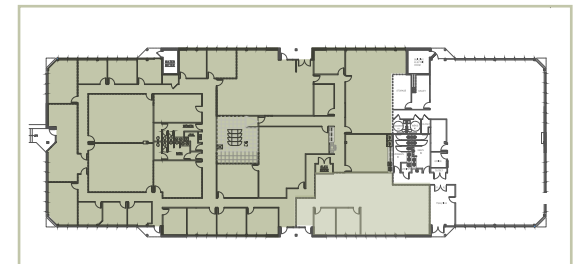
klnb

4459-4461 Forbes Blvd



Suite 4459

Up to 16,432 SF



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

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

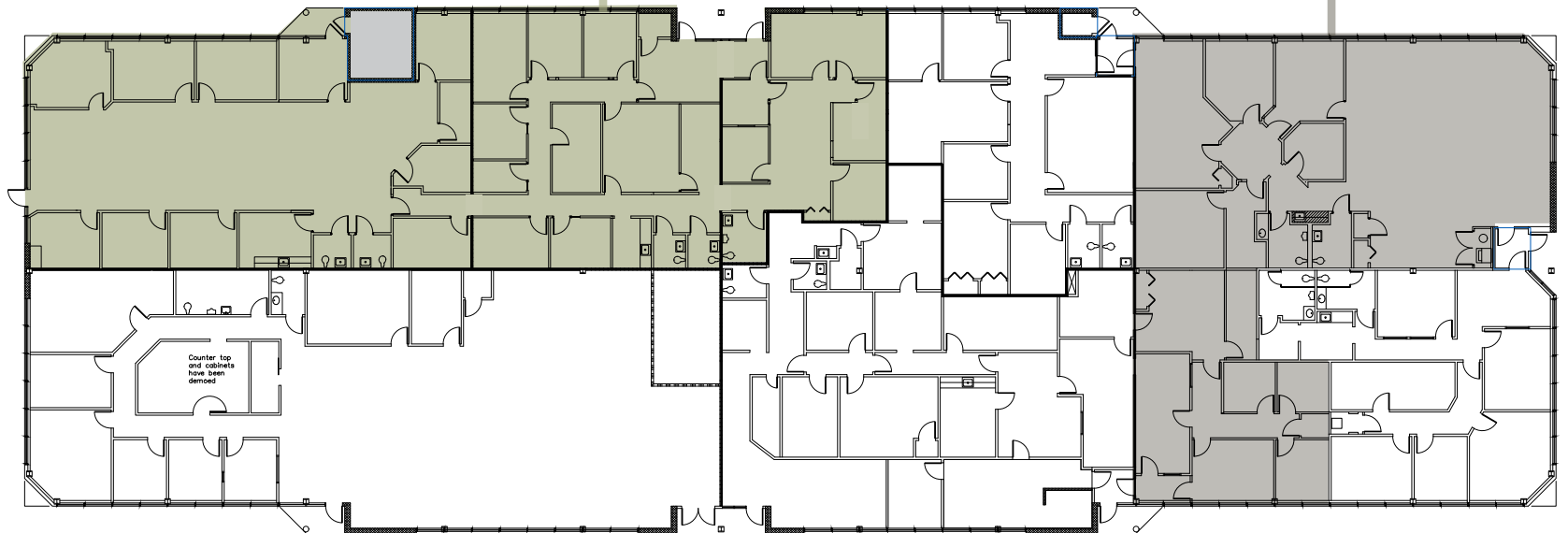
Keiry Martinez
kmartinez@klnb.com
703-334-5629

klnb

4473-4498 Forbes Blvd

4484-
4489

4483-A



Suite 4484-4489
6,703 SF

Suite 4483-A
3,148 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



Forbes Center

4315-4325
FORBES BOULEVARD

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.