



Forbes Center

Space for Lease
4501 Forbes Blvd
Lanham, MD 20706

**Up to
36,432 SF
Contiguous**



Newly Converted Flex/Industrial
±20,208 SF Divisible | 24' Slab-to-Slab | Loading Dock

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Building Stats



- Building Signage Opportunity
- Parking Ratio: 4/1000
- IE Zoning
- Sprinklers
- LED Lighting
- 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

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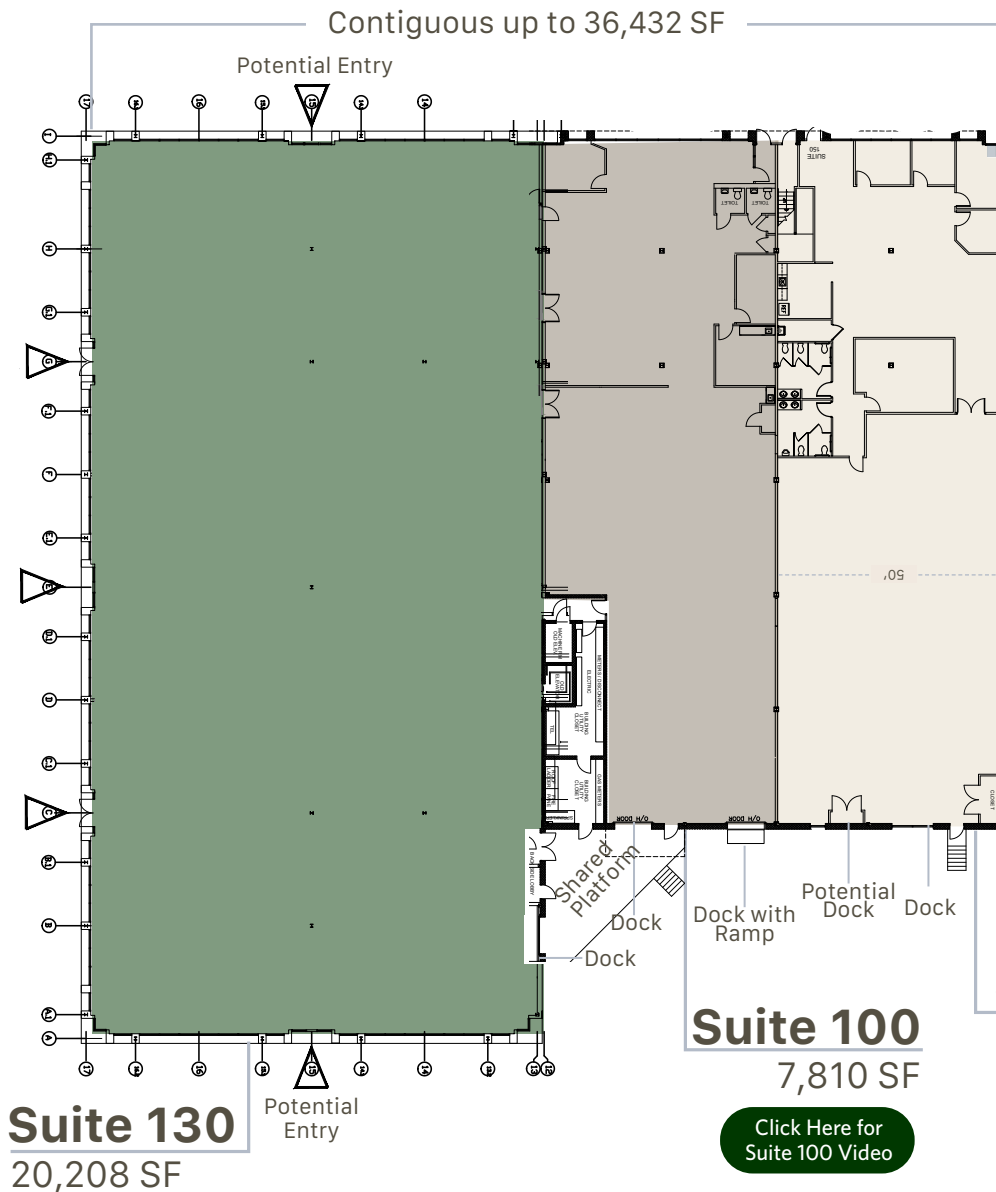
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Highlights

Suite I: add 8' in Office and 22' Bottom of Joist 22', 24' Deck to Deck

Suite 100: 8' in Office and 9' in Warehouse (finished ceiling), 22' to Joist, 24' to Deck, Deck to Deck: 24'

Suite 130: Ceiling to Bottom Joist 22', Bottom of Joist 22', 24' Deck to Deck

Sprinkler System: Yes

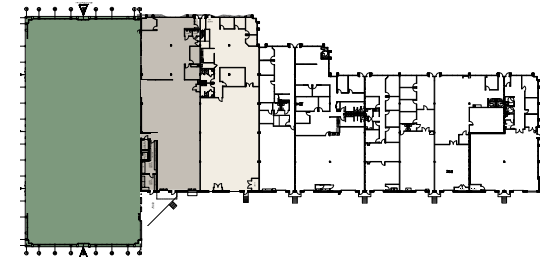
of Docks: 4 | Suite I (1) Suite 100 (2) Suite 130 (1)

of Potential Docks: 1 | Suite I

Column Spacing: 25 feet

HVAC: Fully Conditioned

Suite I
8,414 SF



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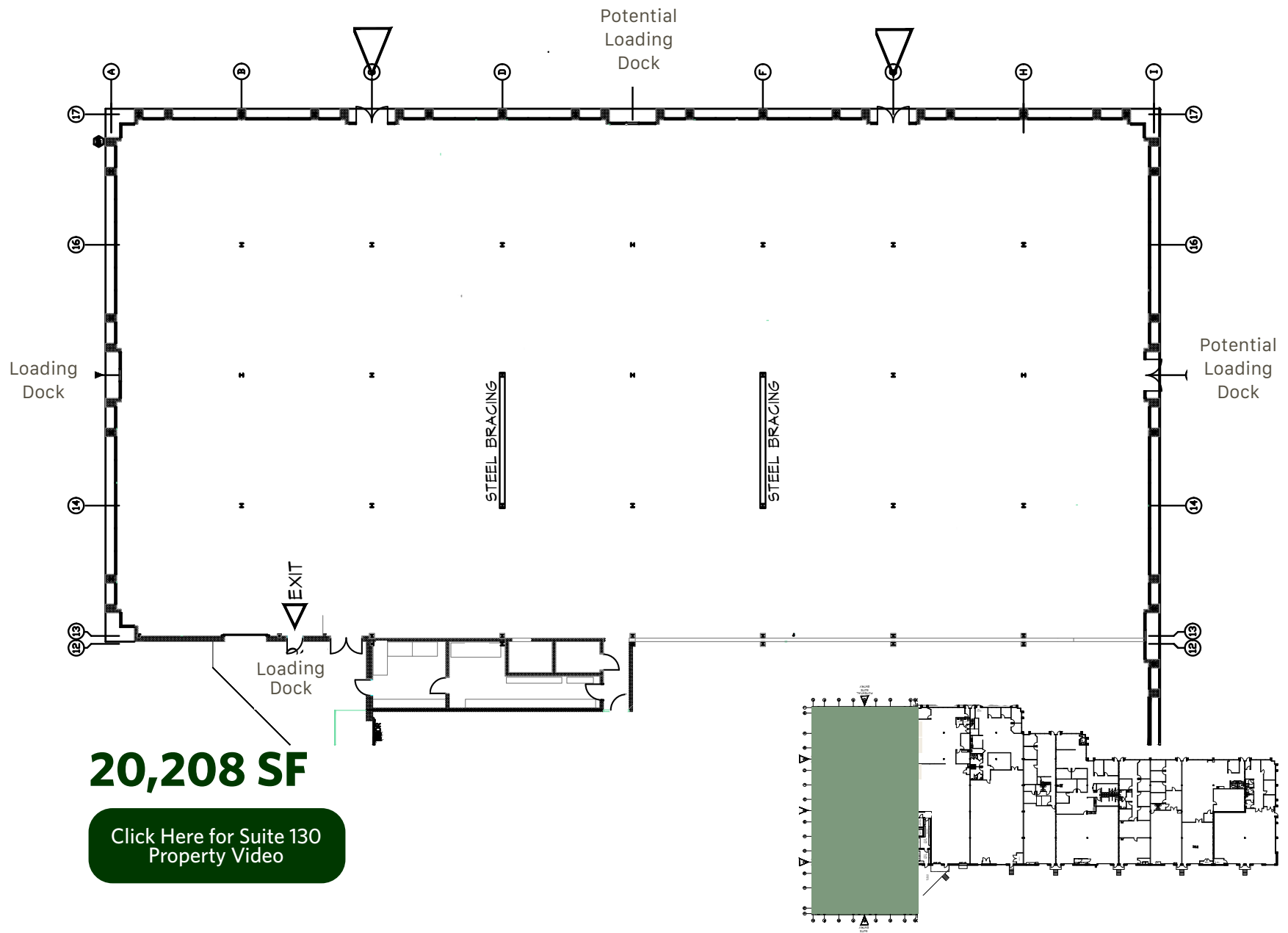
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20,208 SF

[Click Here for Suite 130 Property Video](#)

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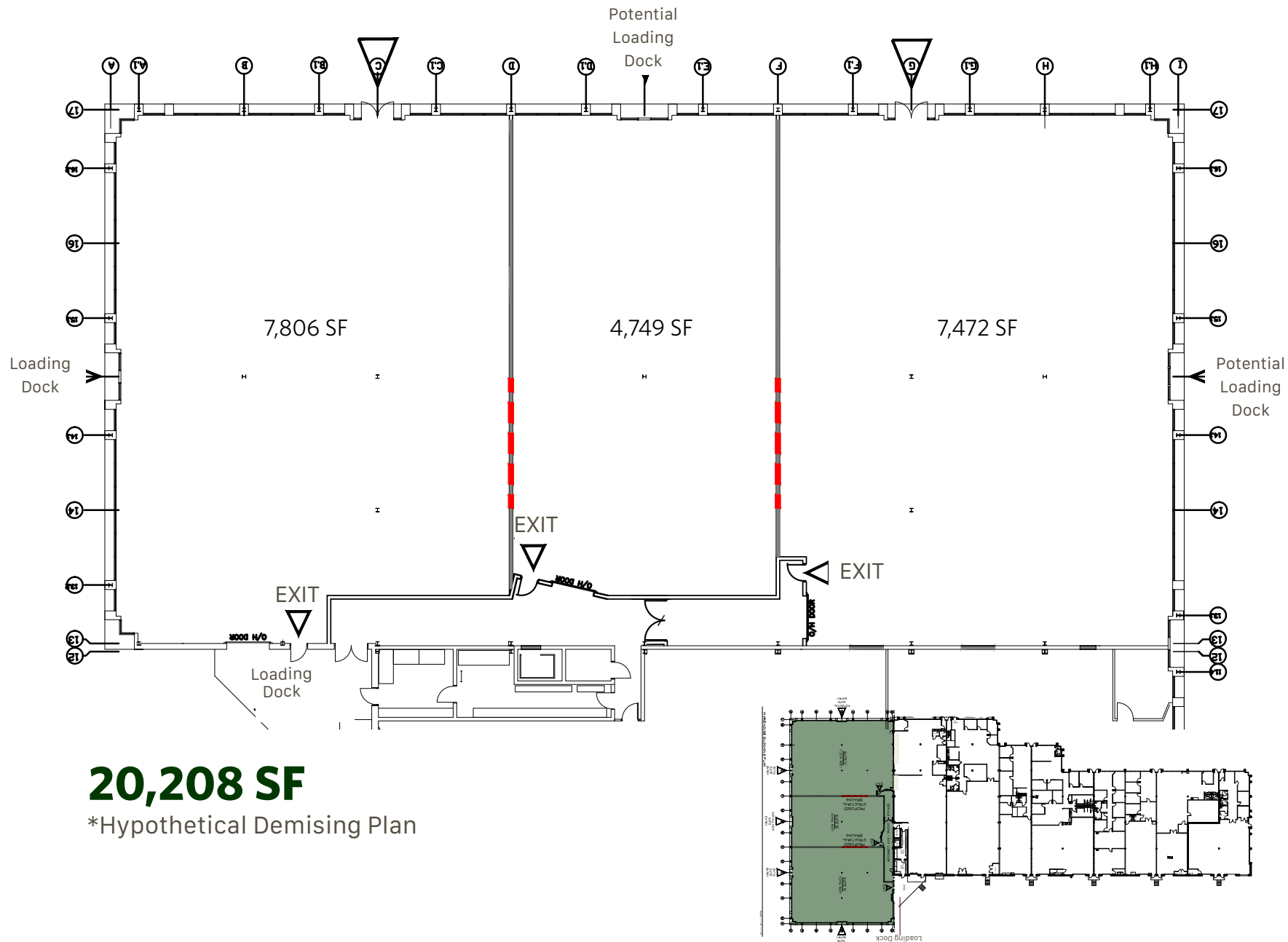
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Building Amenities

(Located at 4425 Forbes Blvd)



Fitness facility



Conference center



Lounge



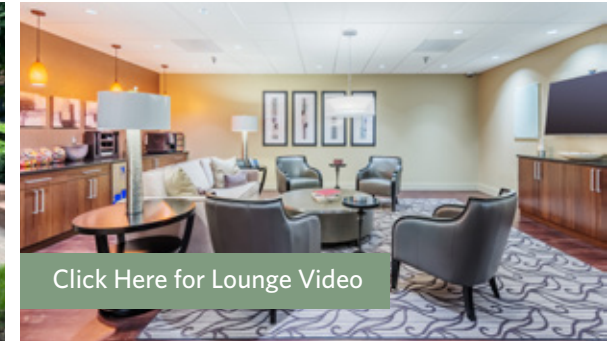
Outdoor seating area



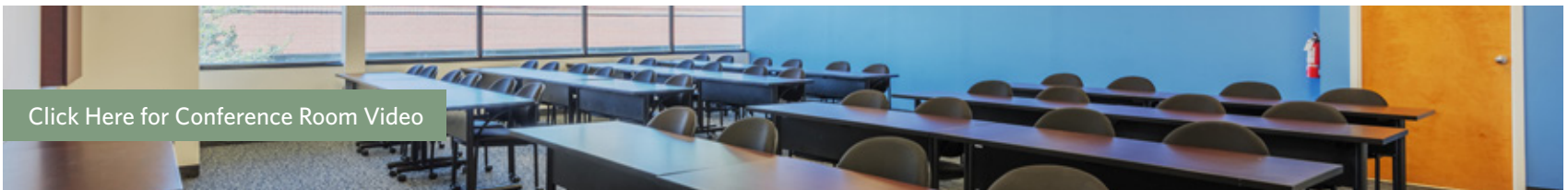
On-site building engineers and property management



[Click Here for Fitness Center Video](#)



[Click Here for Lounge Video](#)



[Click Here for Conference Room Video](#)



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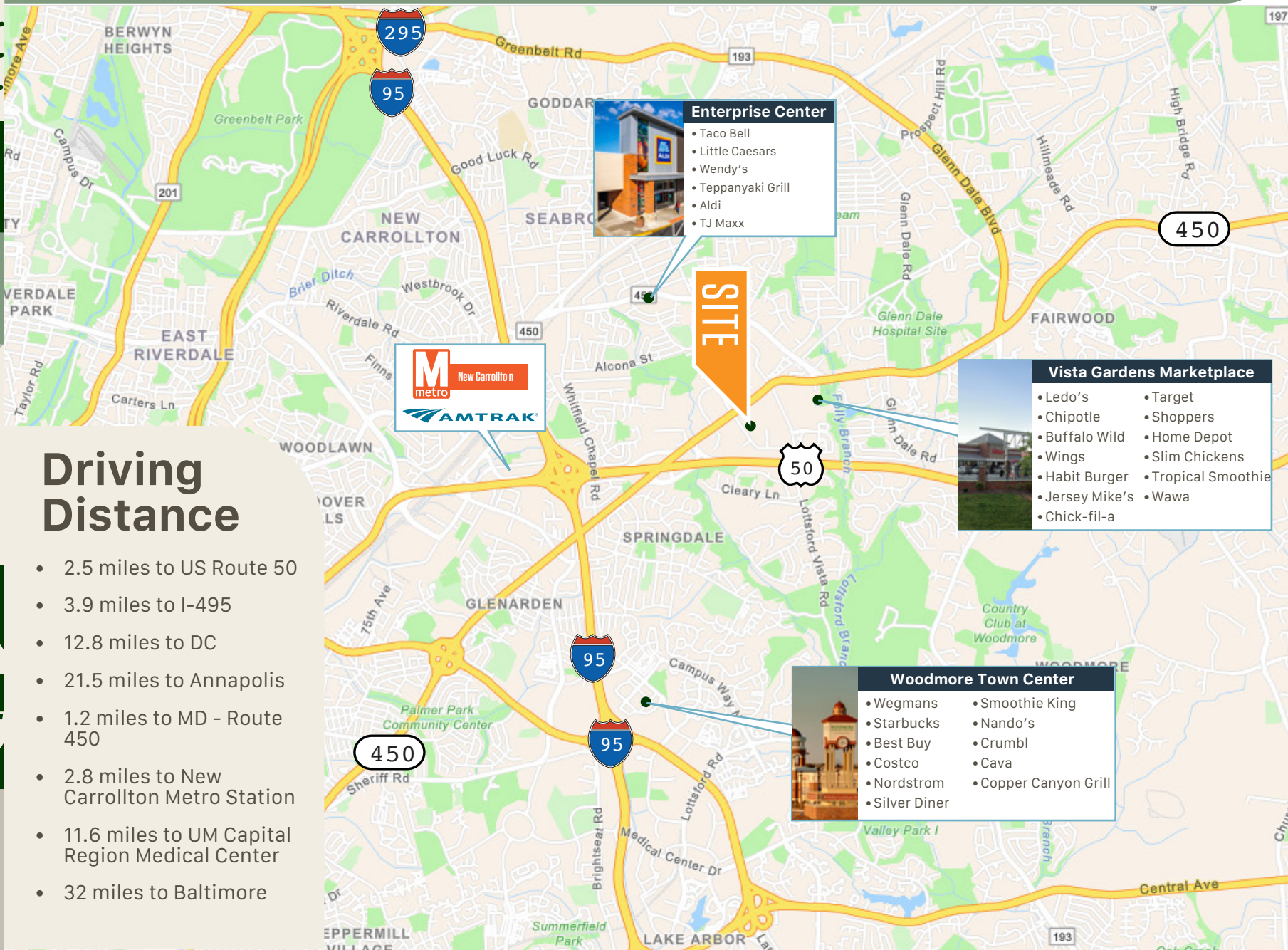
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Accessibility



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