



Forbes Center



Industrial/Flex Space for Lease

Lanham, MD 20706

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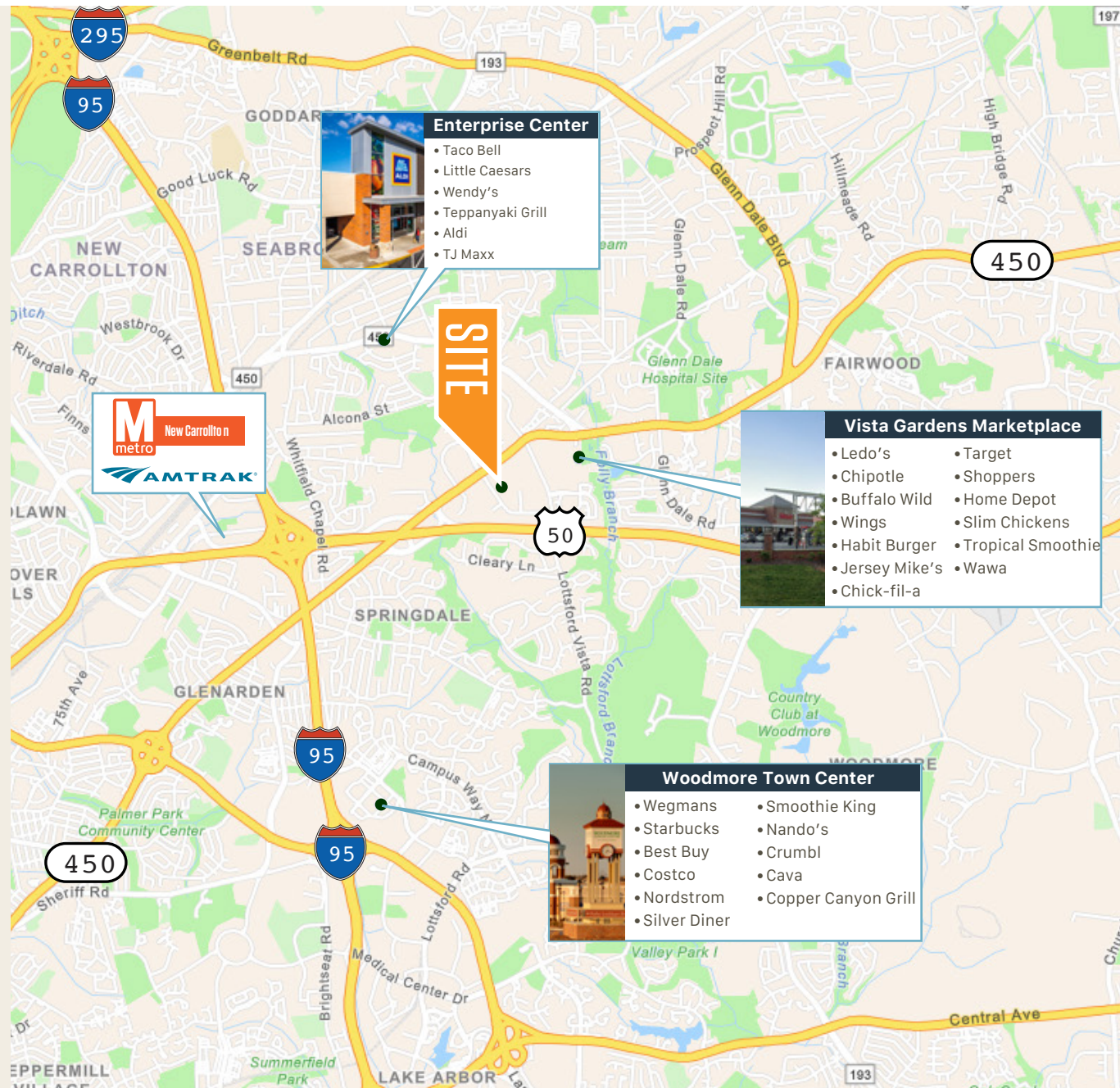
Keiry Martinez
kmartinez@klnb.com
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Accessibility

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



4601

Presidents Dr
Lanham, MD 20706

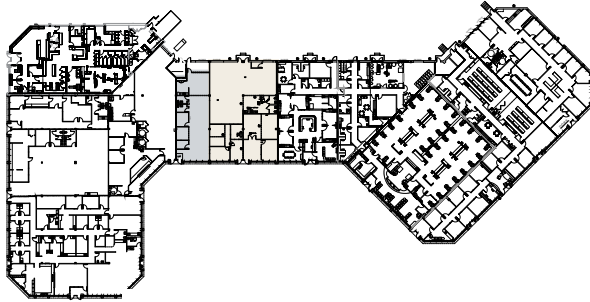
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4451 Parliament Place



Highlights

Deck to Bottom Joist: 16'

Deck to Deck: 18'

Sprinkler System: Yes

of Docks: 1 (Suite L)

of Drive-Ins: 2 | Suite J (1) Suite L (1)

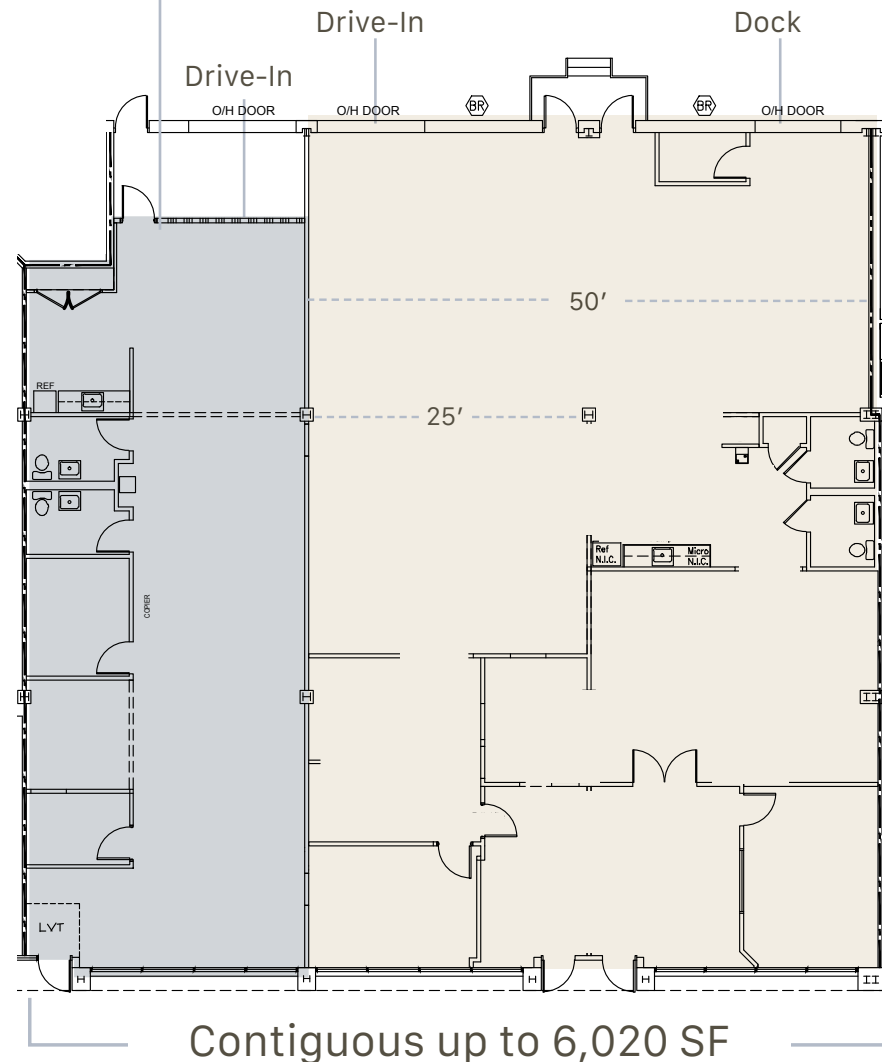
Column Spacing: 25 feet

HVAC: Fully Conditioned

Power: 3,000 Amps, 480/277V

Suite J

1,815 SF



Suite L

4,205 SF

Contiguous up to 6,020 SF

4451

Parliament Place
Lanham, MD 20706

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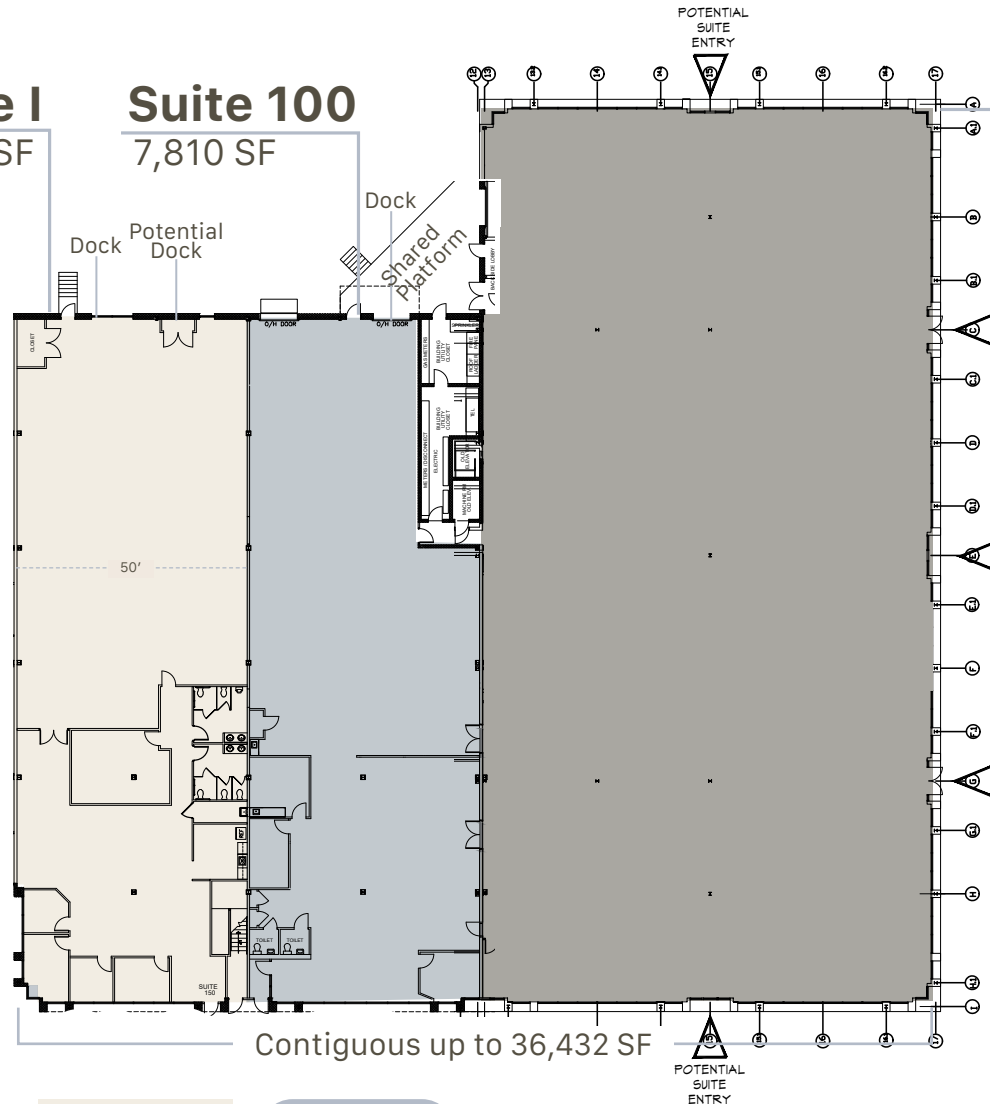
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4501 Forbes Blvd

Suite I
8,414 SF

Suite 100
7,810 SF

Suite 130
20,208 SF



Contiguous up to 36,432 SF

[Click Here for Suite 130 Video](#)

[Click Here for Suite 100 Video](#)

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

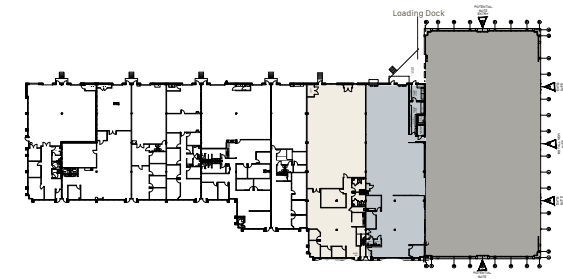
of Docks: 4 | Suite I (1) Suite 100 (2) Suite 130 (1)

of Potential Docks: 1 | Suite I

Column Spacing: 25 feet

HVAC: Fully Conditioned

Power: 1,600 Amps, 480/277V



4501
Forbes Blvd
Lanham, MD 20706

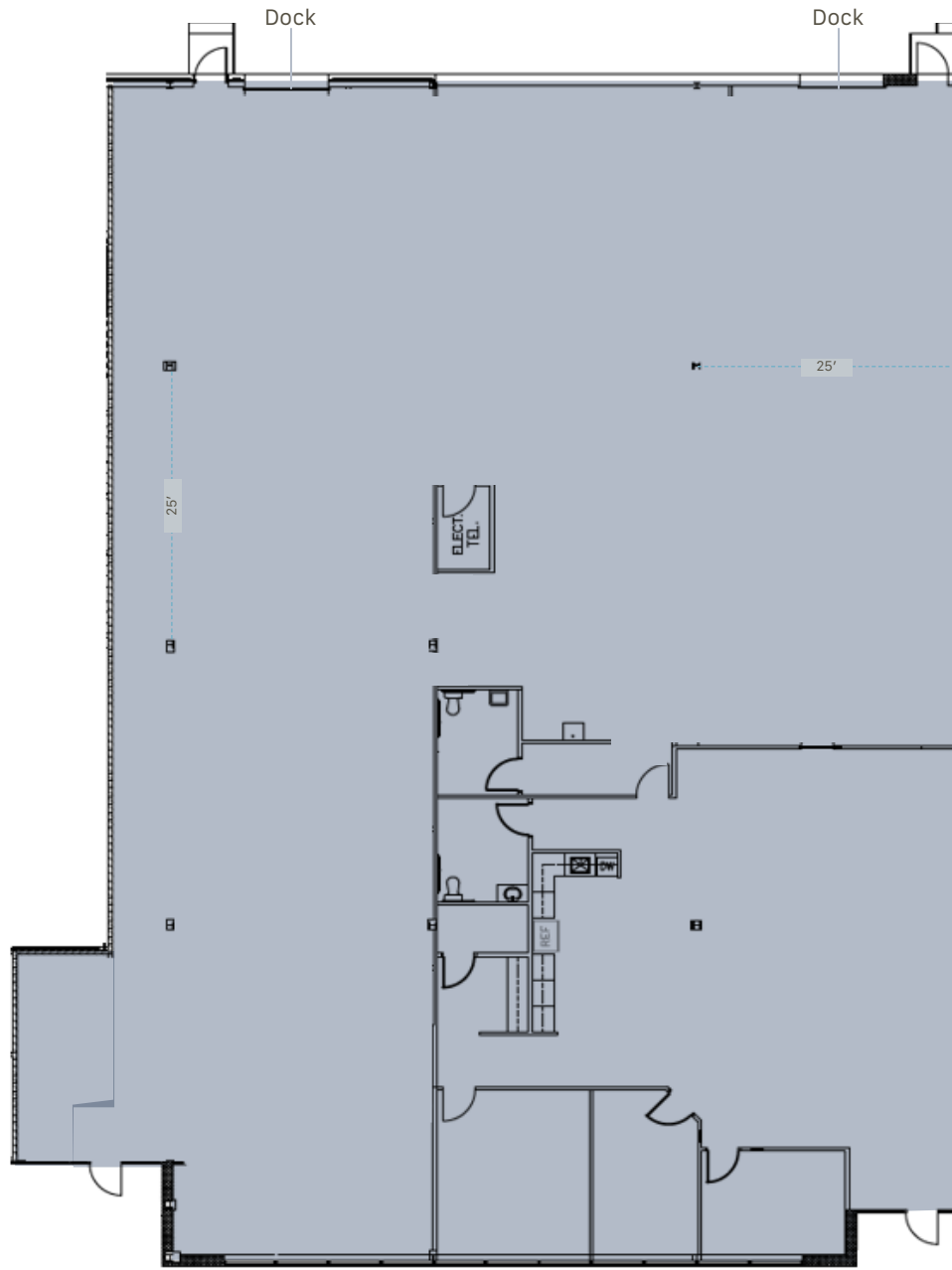
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4385 Nicole Drive



Demo Plan

Suite 4385

9,383 SF

Highlights

Deck to Bottom Joist: 14'

Deck to Deck: 16'

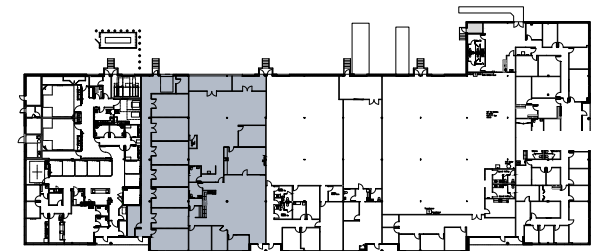
Sprinkler System: Yes

of Docks: 2

Column Spacing: 25 feet

HVAC: Fully Conditioned

Power: 1,600 Amps, 480/277V



4451-
4485

Nicole Drive
Lanham, MD 20706

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4451-4485 Nicole Drive

Contiguous up to 13,296 SF

Suite 4485

5,804 SF

Suite 4481

5,873 SF

Suite 4484

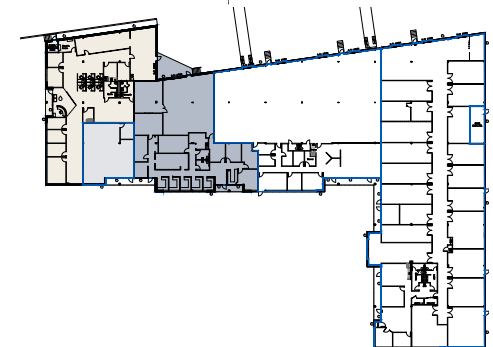
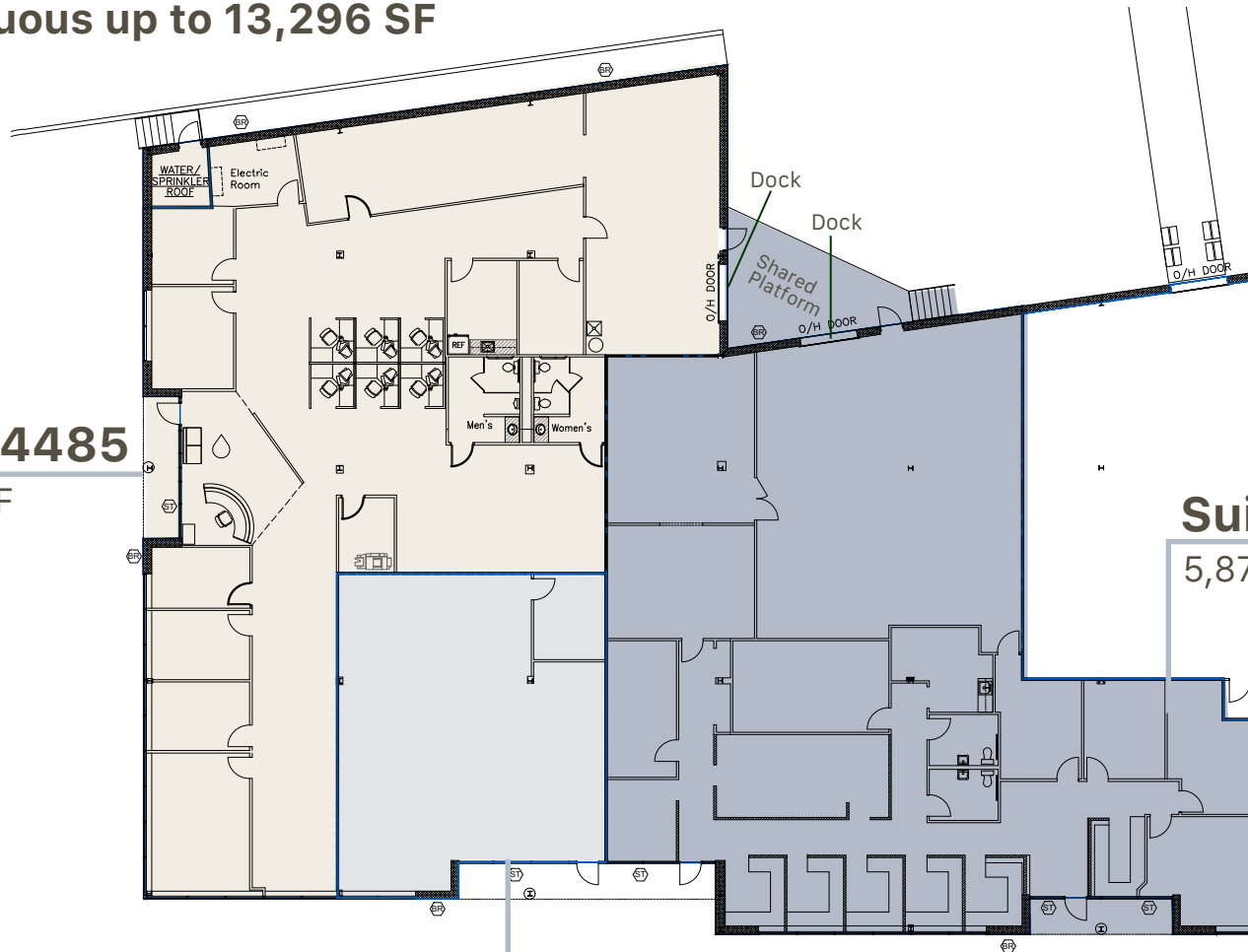
1,619 SF

Highlights

Sprinkler System: Yes

of Docks: 2 | Suite 4485 (1) Suite 4481 (1)

Power: 1,600 Amps, 480/277V



4451-
4485

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Lanham, MD 20706

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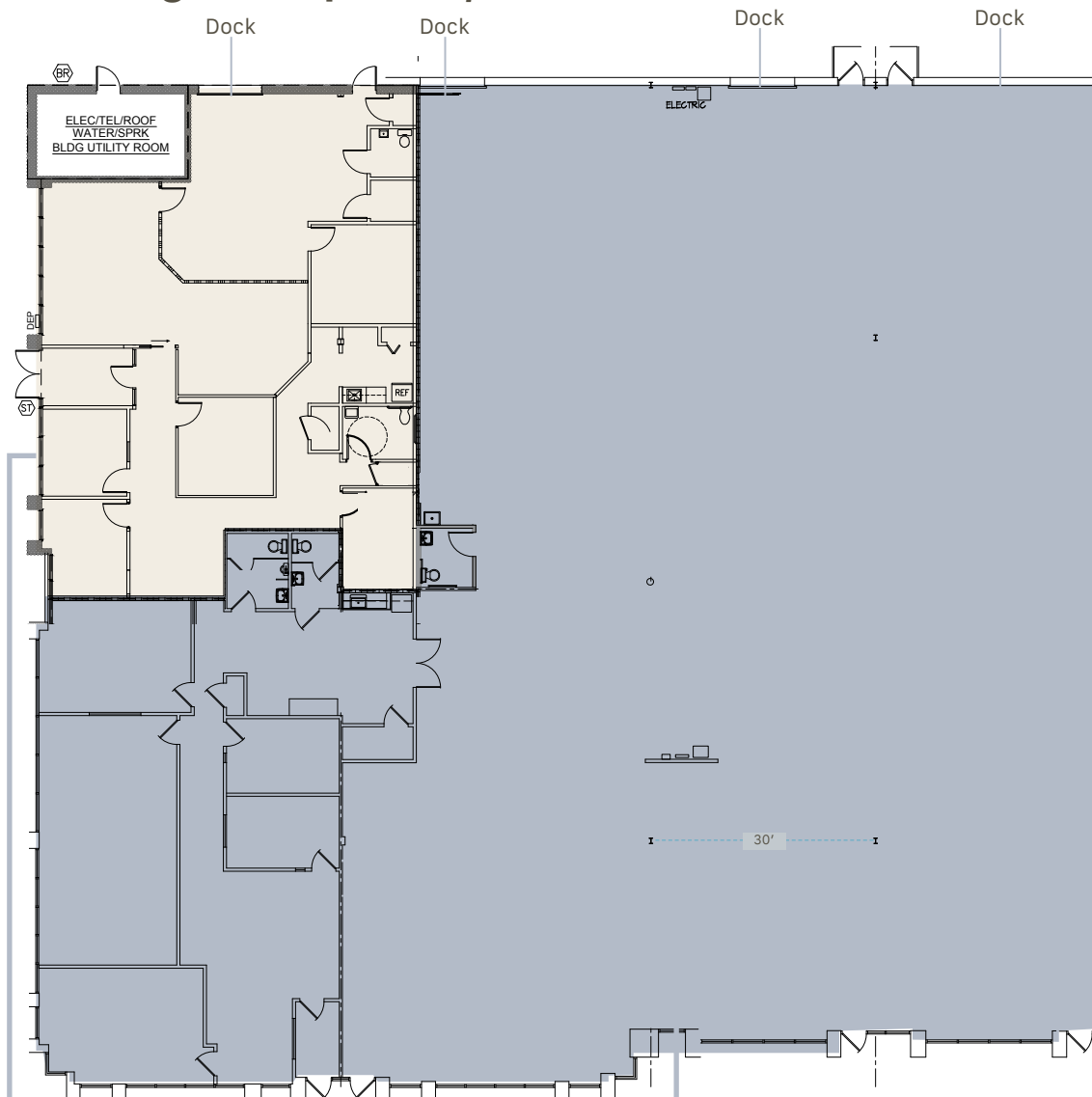
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4611 Assembly Drive

Contiguous up to 16,183 SF



Suite A

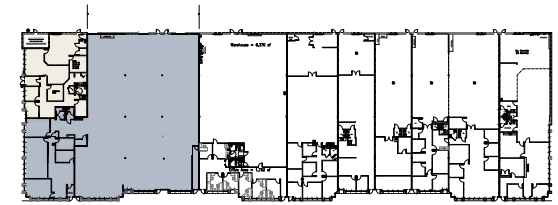
2,866 SF

Suite D

13,317 SF

Highlights

- Deck to Bottom Joist: 16'
- Deck to Deck: 18'
- Sprinkler System: Yes
- # of Docks: 4 | Suite A (1) Suite D (3)
- # of Potential Docks: 1 | Suite I
- Column Spacing: 30 feet
- HVAC: Fully Conditioned
- Power: 1,600 Amps, 480/277V



4611

Assembly Drive
Lanham, MD 20706

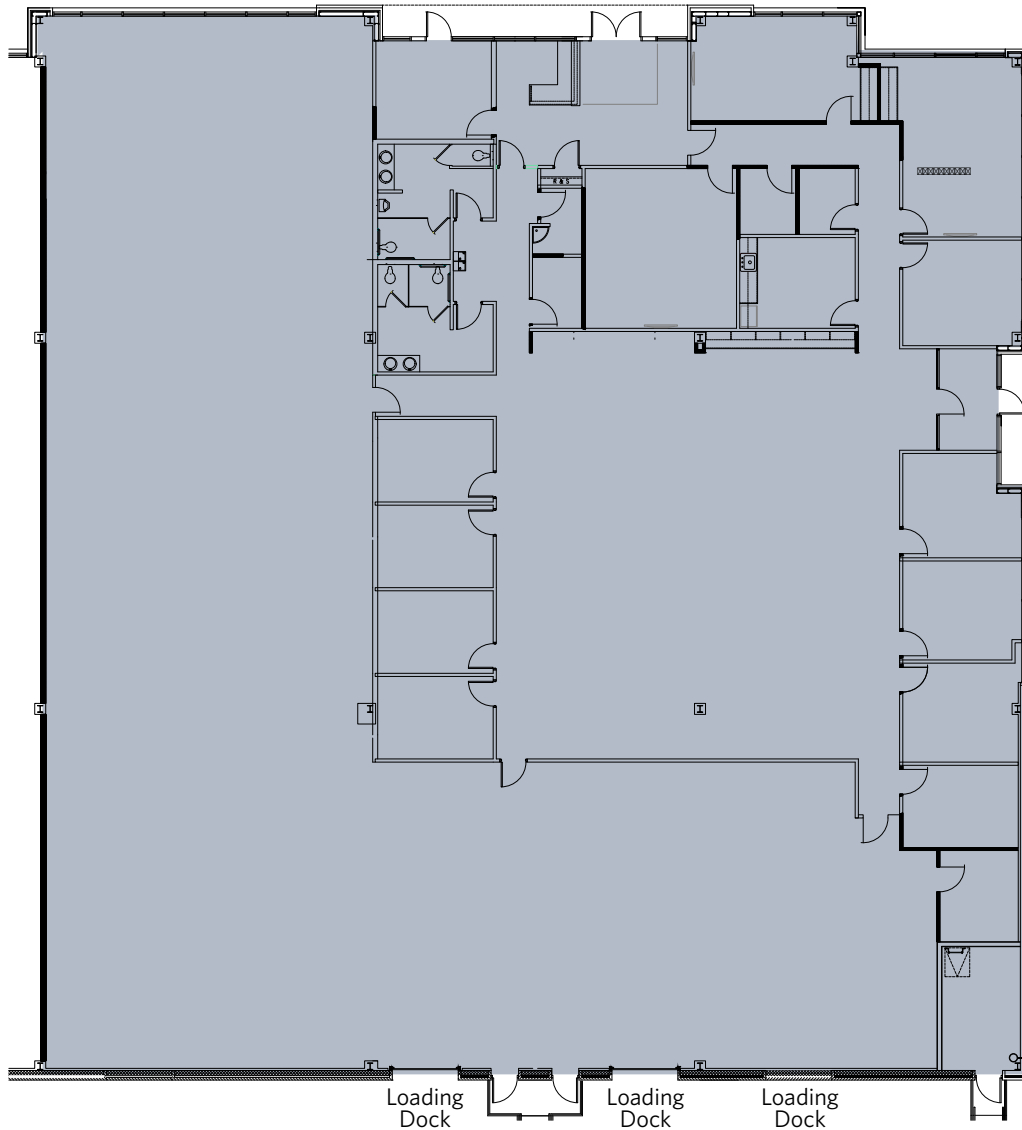
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4260 Forbes Blvd



*Hypothetical Demo Plan

Suite 4276

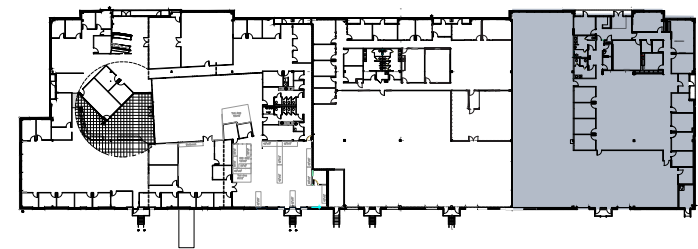
15,761 SF

Highlights

Sprinkler System: Yes

of Docks: 3

HVAC: Fully Conditioned



4611

Assembly Drive
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