Forbes Center



Industrial/Flex Space for Lease

Lanham, MD 20706

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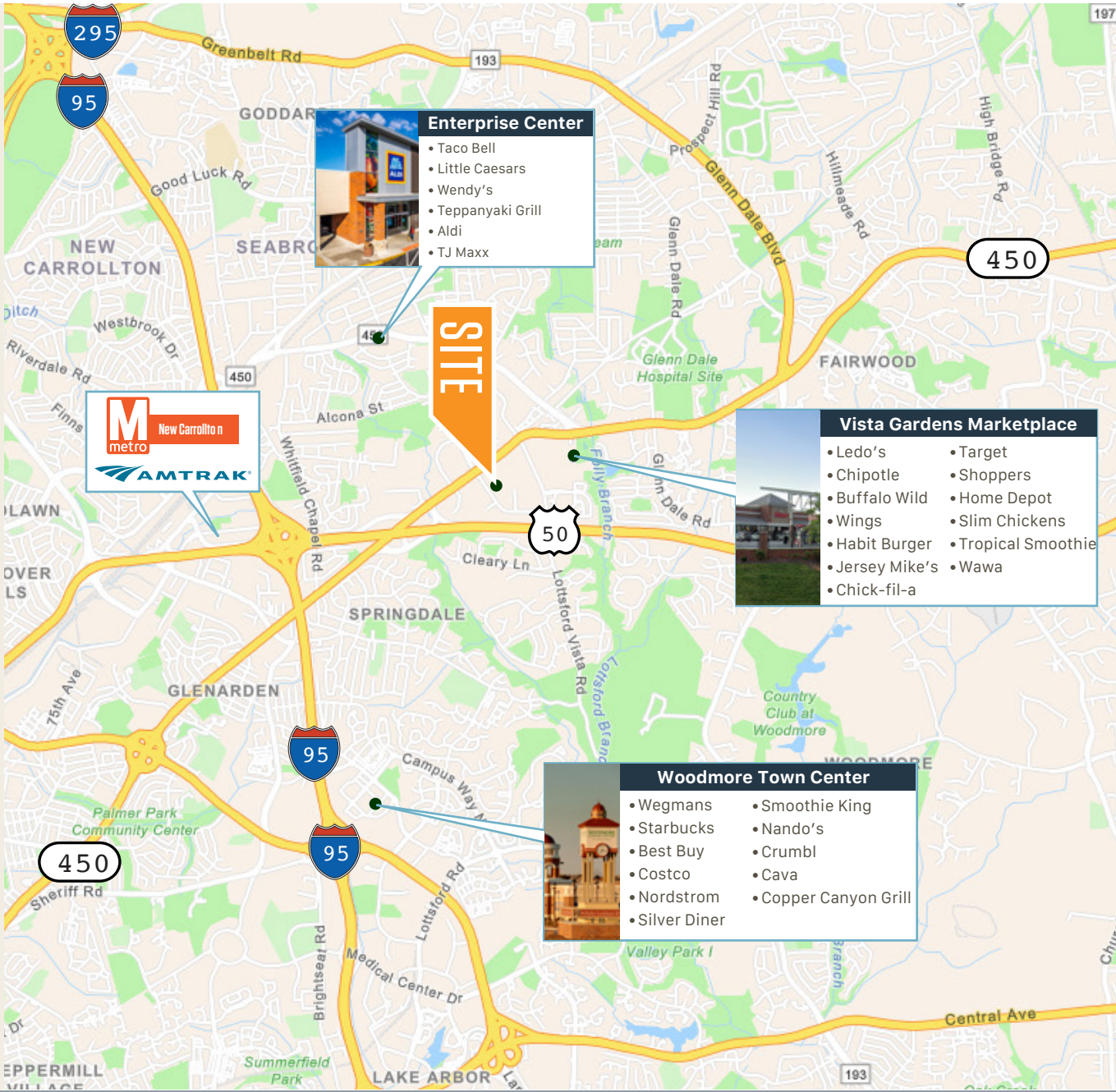
Keiry Martinez
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Accessibility

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

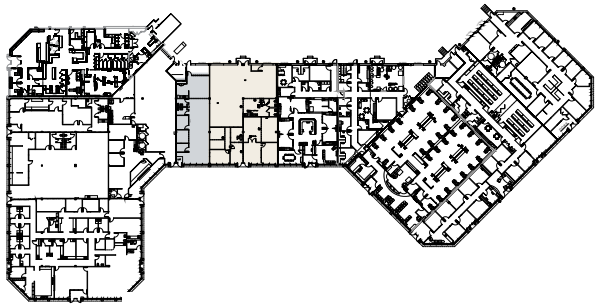
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4451 Parliament Place

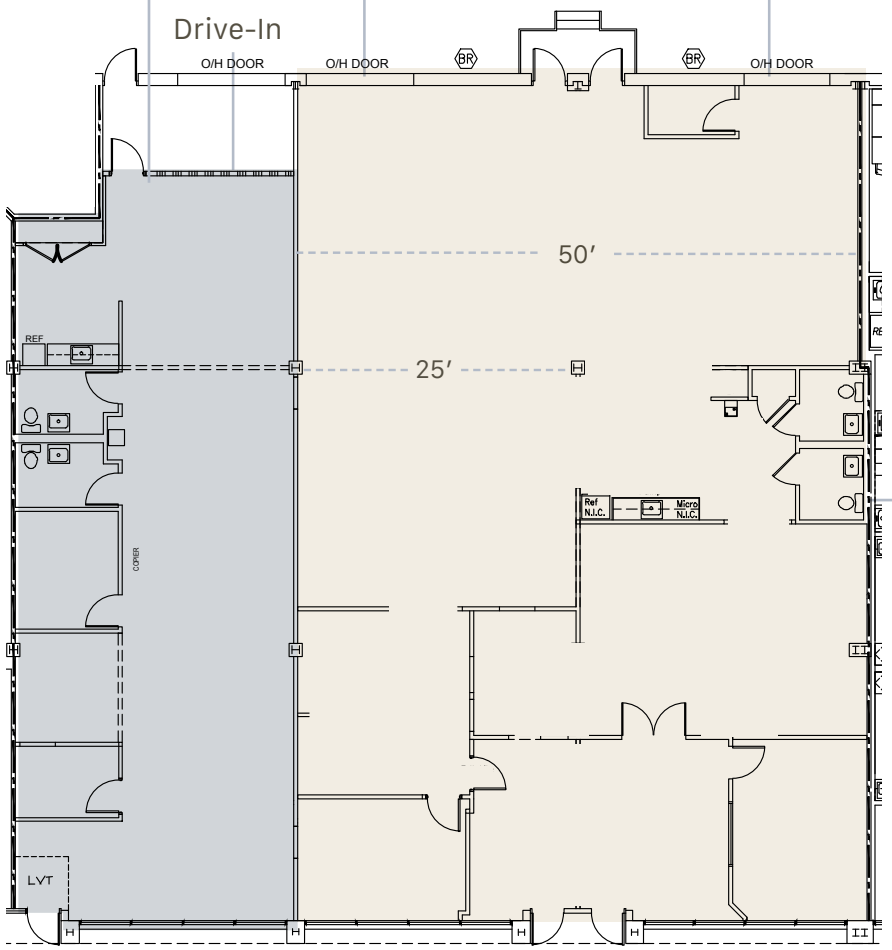


Highlights

- 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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4501 Forbes Blvd

Suite I
8,414 SF

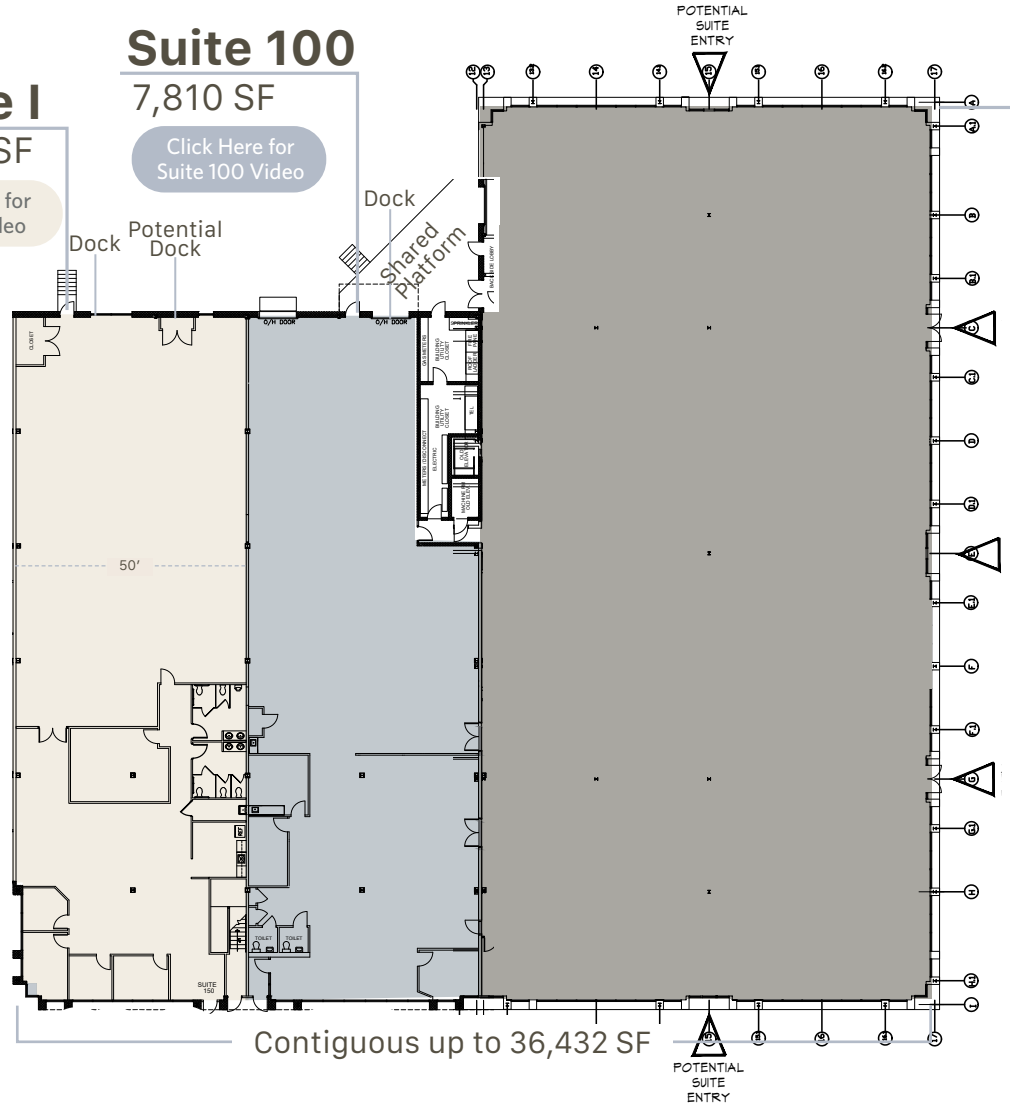
Click Here for Suite I Video

Suite 100
7,810 SF

Click Here for Suite 100 Video

Suite 130
20,208 SF

Click Here for Suite 130 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

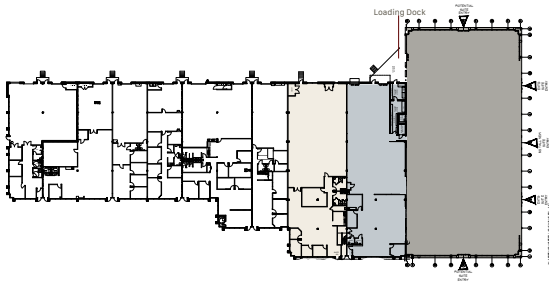
# of Docks: 4 | Suite I (1) Suite 100 (2) Suite 130 (1)

# 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

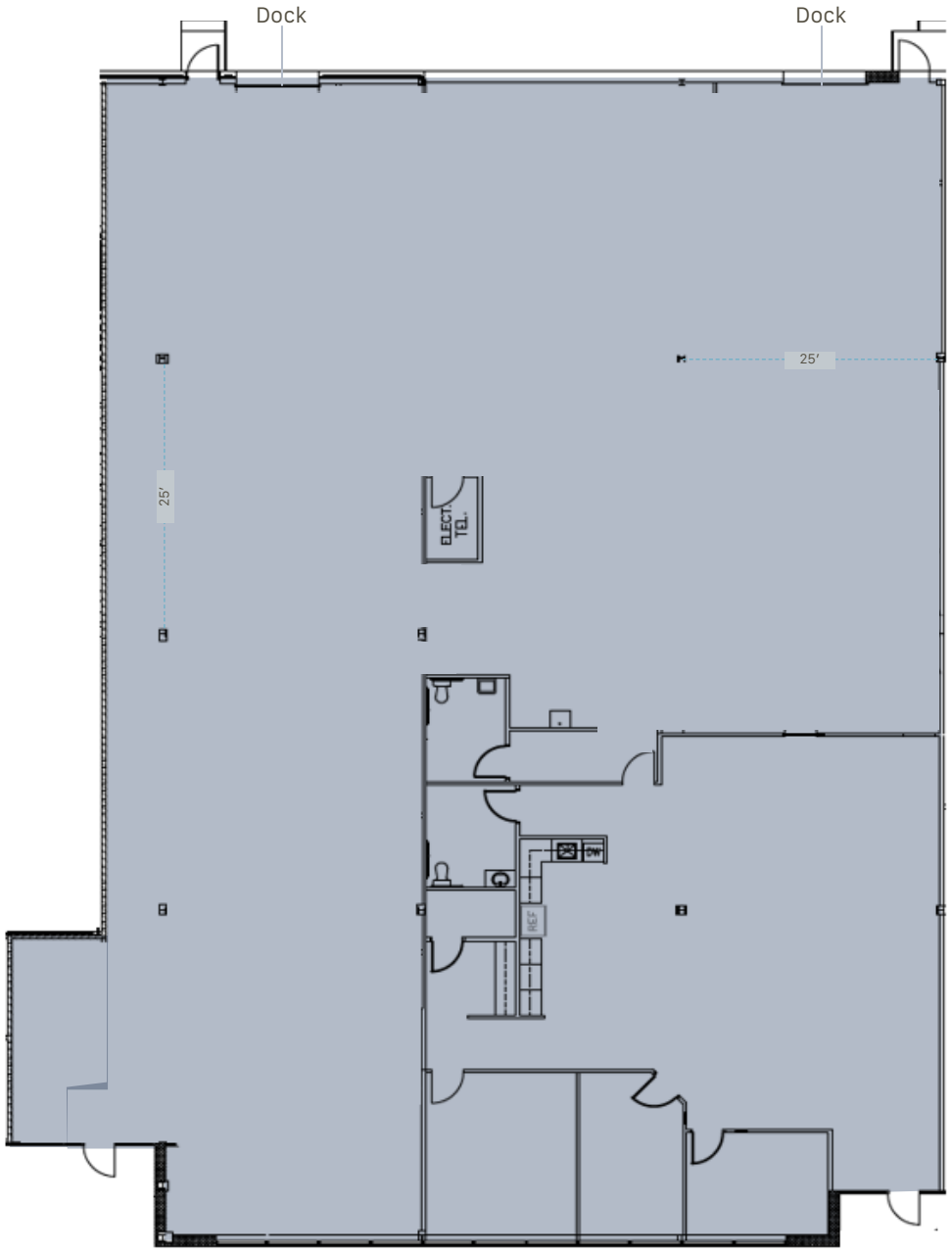
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4385 Nicole Drive



Demo Plan

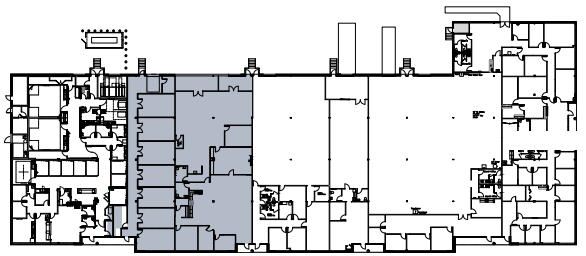
Suite 4385

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

Click Here for a Virtual Tour



4451-4485
Nicole Drive
Lanham, MD 20706

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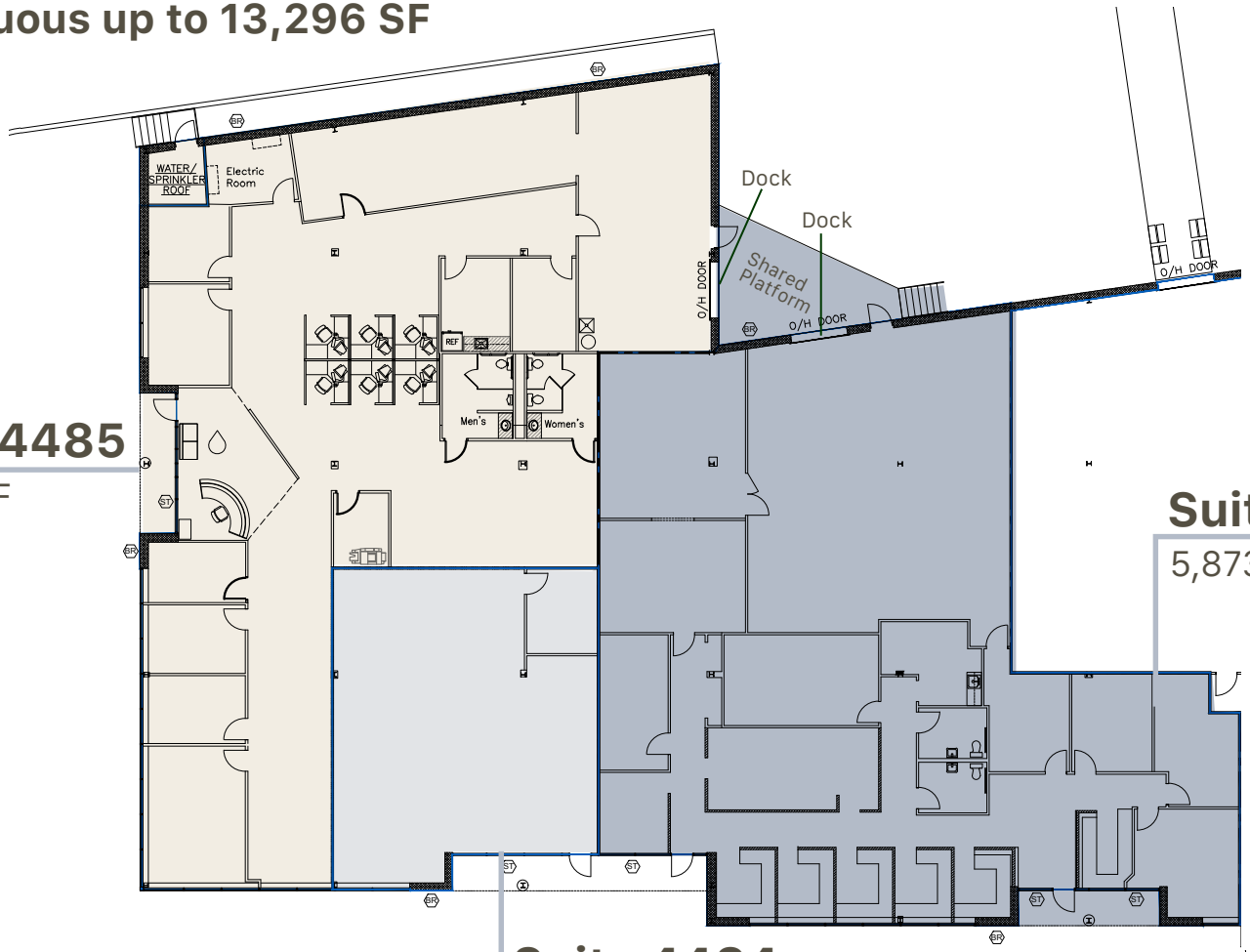
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4451-4485 Nicole Drive

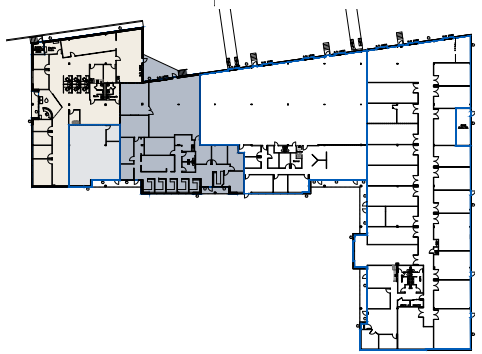
Contiguous up to 13,296 SF



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

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Nicole Drive
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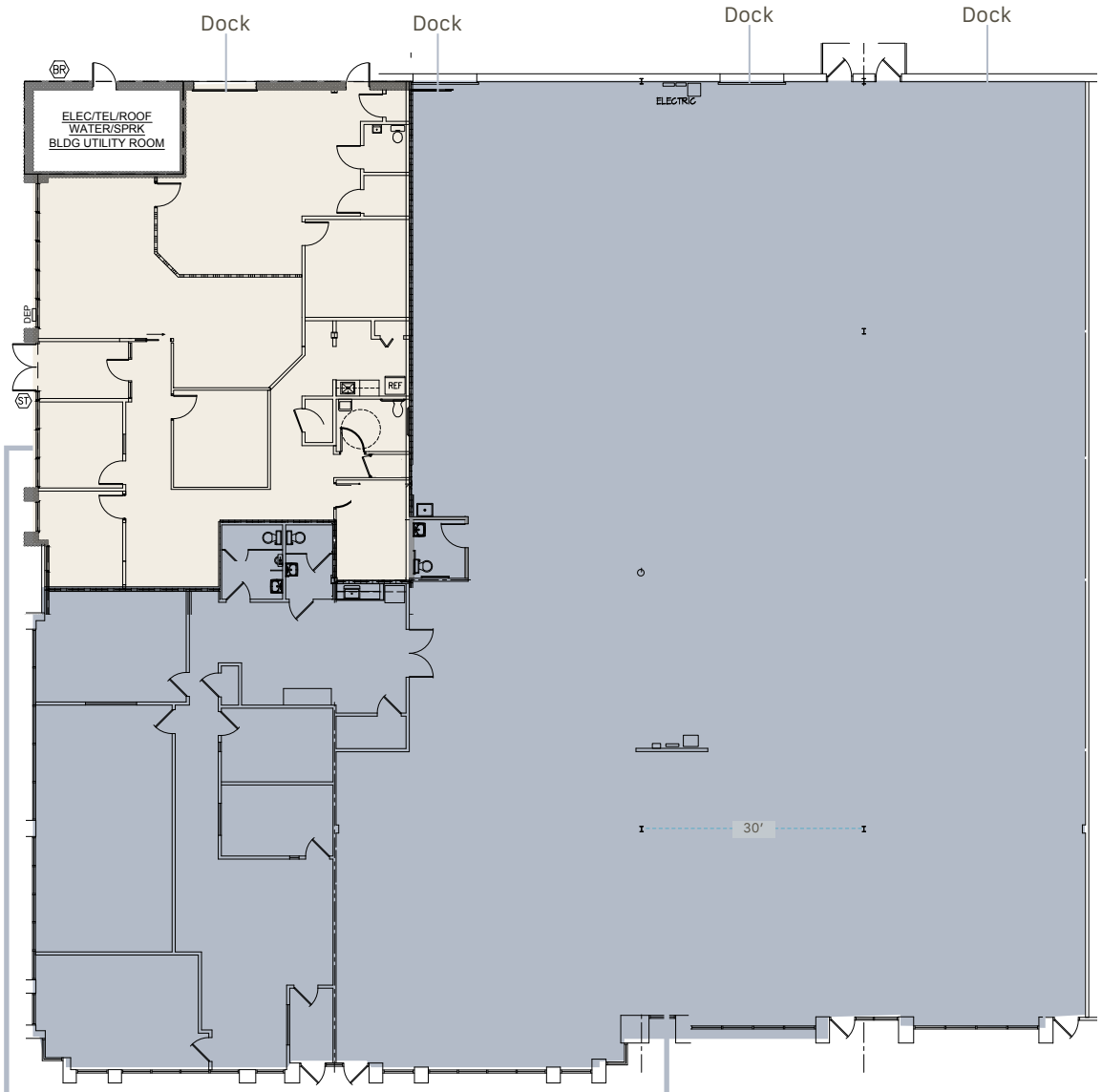
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4611 Assembly Drive

Contiguous up to 16,183 SF



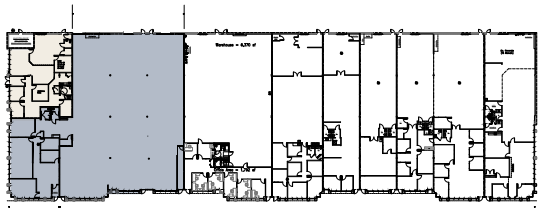
Suite A
2,866 SF

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

Click Here for a Virtual Tour



4611
Assembly Drive
Lanham, MD 20706

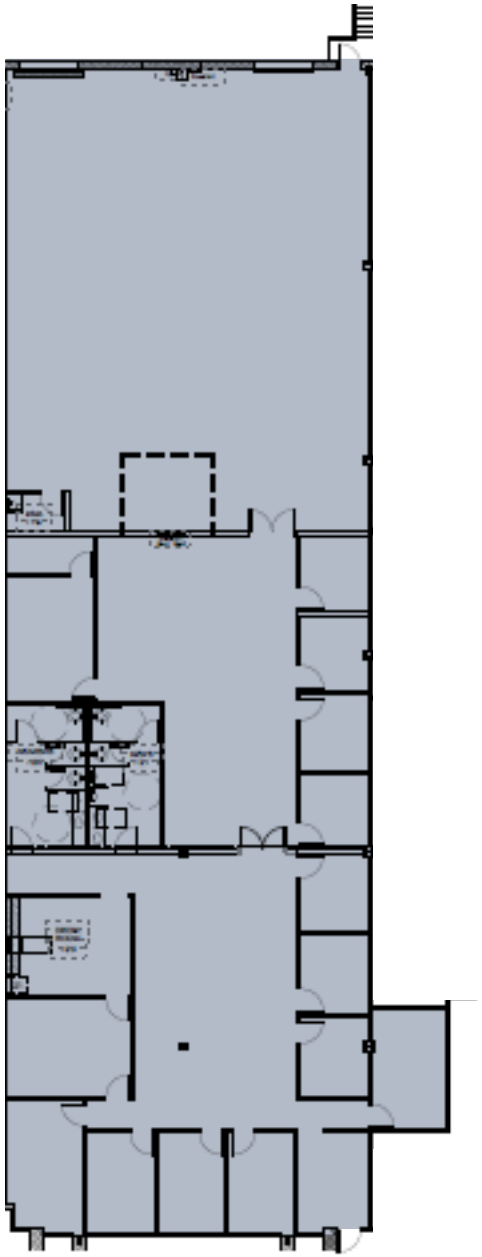
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10109 Senate Drive



Suite 10109

7,912 SF

Available 01/2027

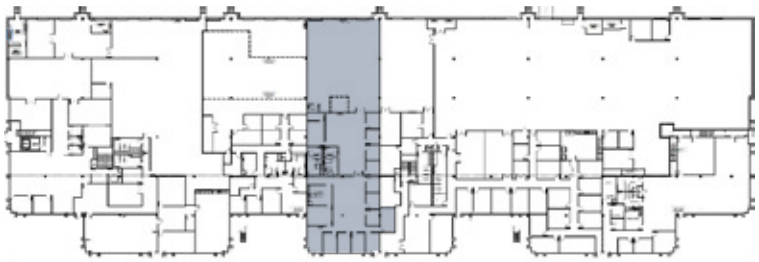
Highlights

Sprinkler System: Yes

# of Docks: 1

HVAC: Fully Conditioned

Power: 2,000 Amps, 480/277V



10109
Senate Drive
Lanham, MD 20706

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