

4601 Forbes Blvd, Lanham, MD 20706 4601 Presidents Blvd, Lanham, MD 20706

Kenneth Fellows

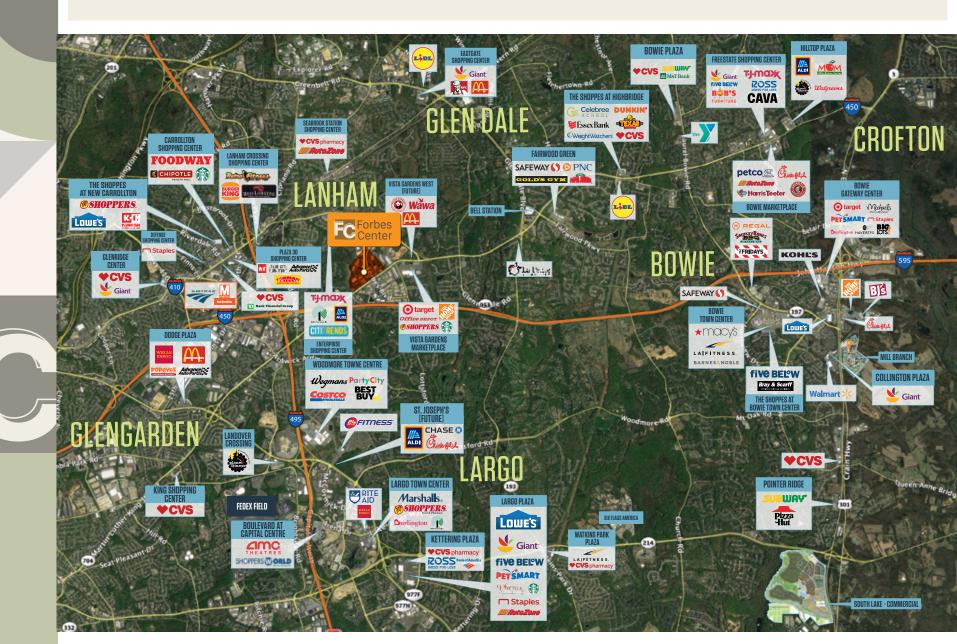
Robert Pugh

Keiry Martinez



Accessibility

- 2.5 miles (5 mins) to US Route 50
- 3.9 miles (7 mins) to I-495
- 12.8 miles (32 mins) to DC
- 21.5 miles (25 mins) to Annapolis
- 4.7 miles (10 mins) to MD Route 450
- New Carrollton Metro Station 2.8 miles (6 mins) away
- 11.6 miles (27 min) to UM Capital Region Medical Center
- 32 miles (43 mins) to Baltimore





Building Amenities

(Located at 4425 Forbes Blvd)



Fitness facility



Conference center



Lounge



Outdoor seating area



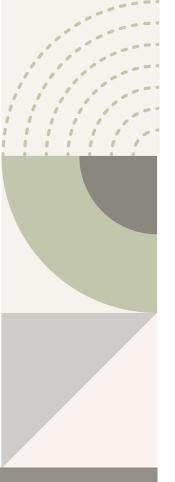
On-site building engineers and property management











Local Amenities



WOODMORE TOWN CONTROL OF TOWN



Vista Gardens Marketplace

Ledo's
Chipotle
Buffalo Wild
Wings
Habit Burger
Jersey Mike's
Chick-fil-a
Target
Shoppers
Home Depot

Slim Chickens Tropical Smoothie Wawa Amazon Warehouse

Woodmore Town Center

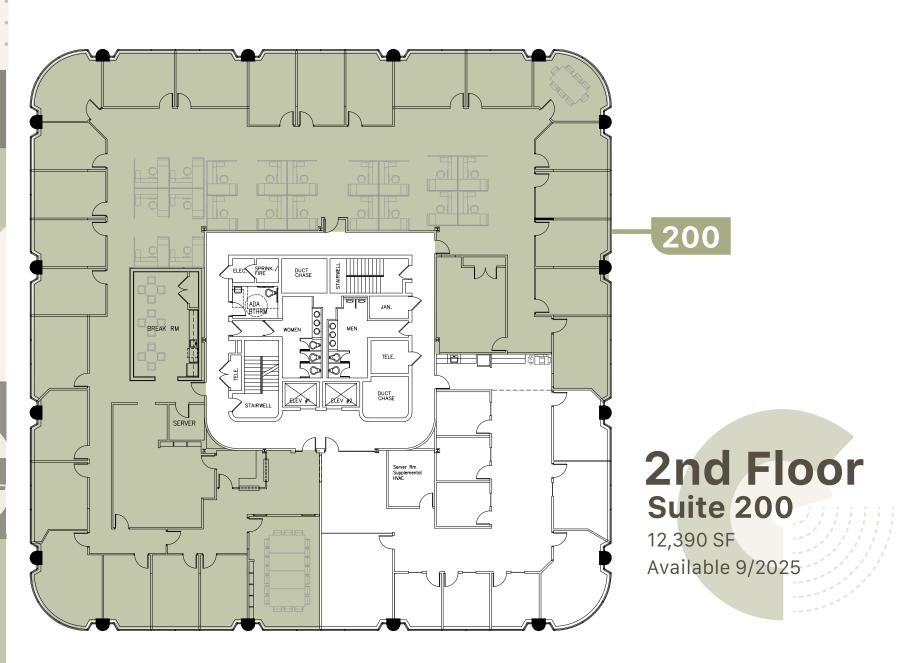
Wegmans
Copper Canyon
Grill
Starbucks
Best Buy
Costco
Nordstrom
Silver Diner
Smoothie King

Nando's Crumbl Cava

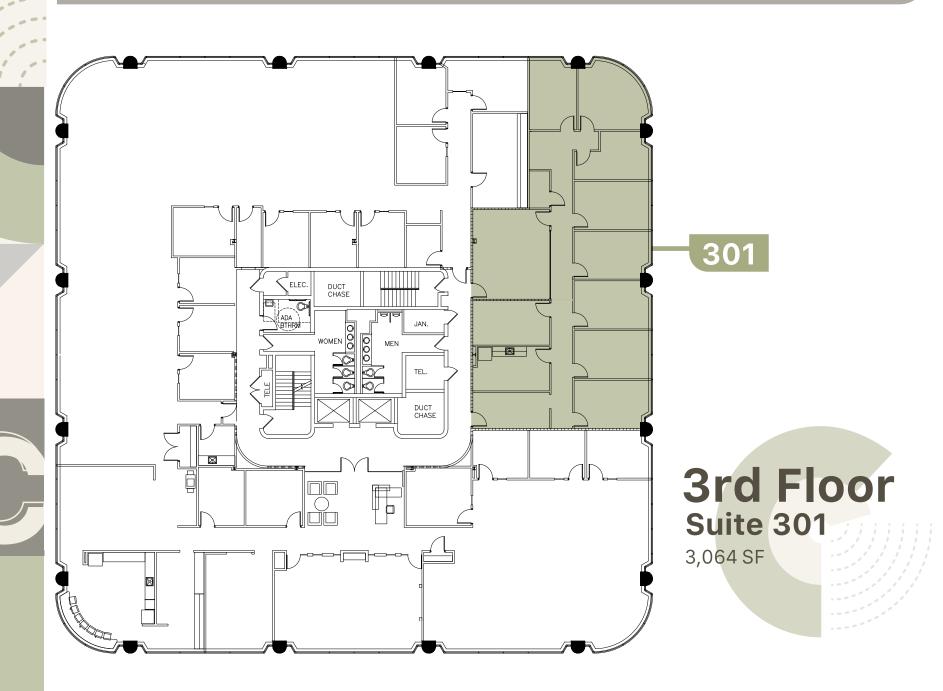
Enterprise Center

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

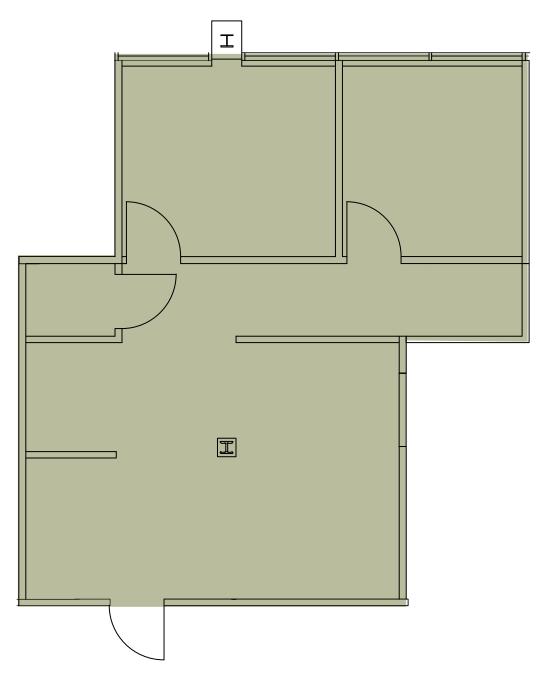
4601 Forbes Boulevard



4601 Forbes Boulevard

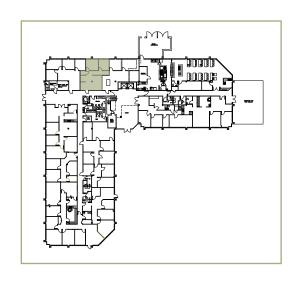


4601 Presidents Drive

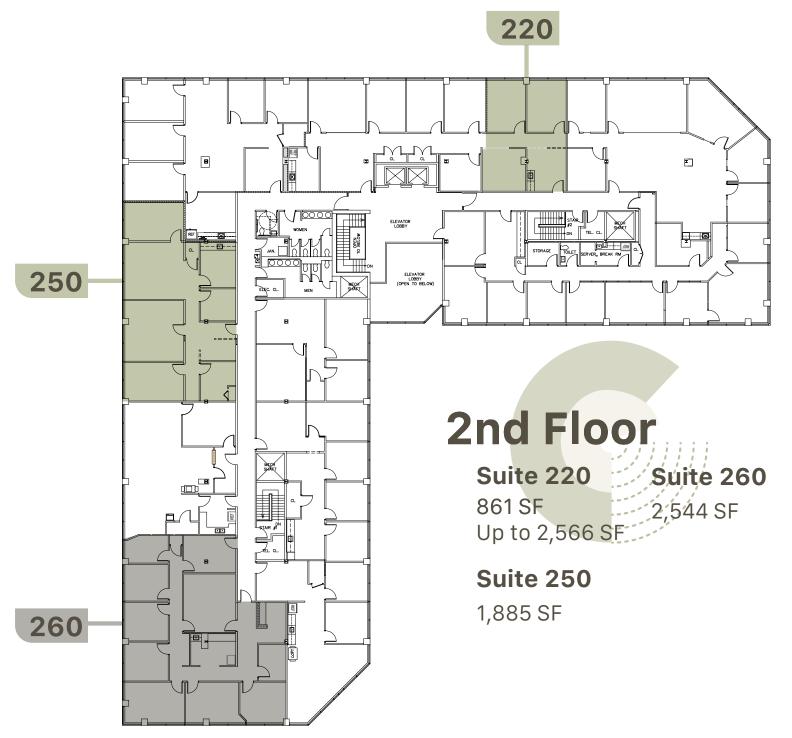






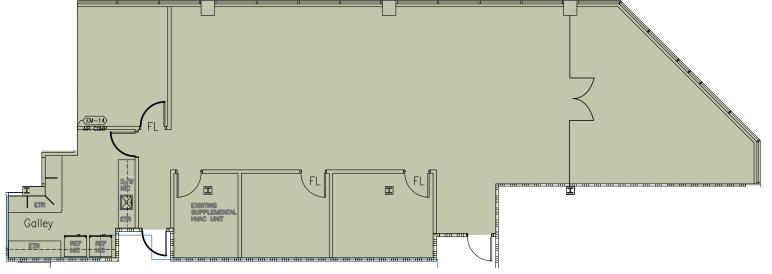


4601 Presidents Drive





4601 Presidents Drive



3rd Floor Suite 310 2,636 SF







Kenneth Fellows kfellows@klnb.com

kfellows@klnb.com 301.222.0210

Keiry Martinez

kmartinez@klnb.com 703.334.5629 Robert Pugl

rpugh@klnb.com 301.222.0211

kInb

Suite 250, Rockville MD 20854

301-222-0200 klnb.com

f in 🎯 /kln

While we have no reason to doubt the accuracy of any of the information supplied, we annot, and do not, guarantee its accuracy. All information should be independently verified rior to a purchase or lease of the property. We are not responsible for errors, omissions, hisuse, or misinterpretation of information contained herein and make no warranty of any find, express or implied, with respect to the property or any other matters.