



Forbes Center

Multi Story Office Space For Lease

4601 Presidents Blvd, Lanham, MD 20706

Kenneth Fellows
kfellows@klnb.com
301.222.0210

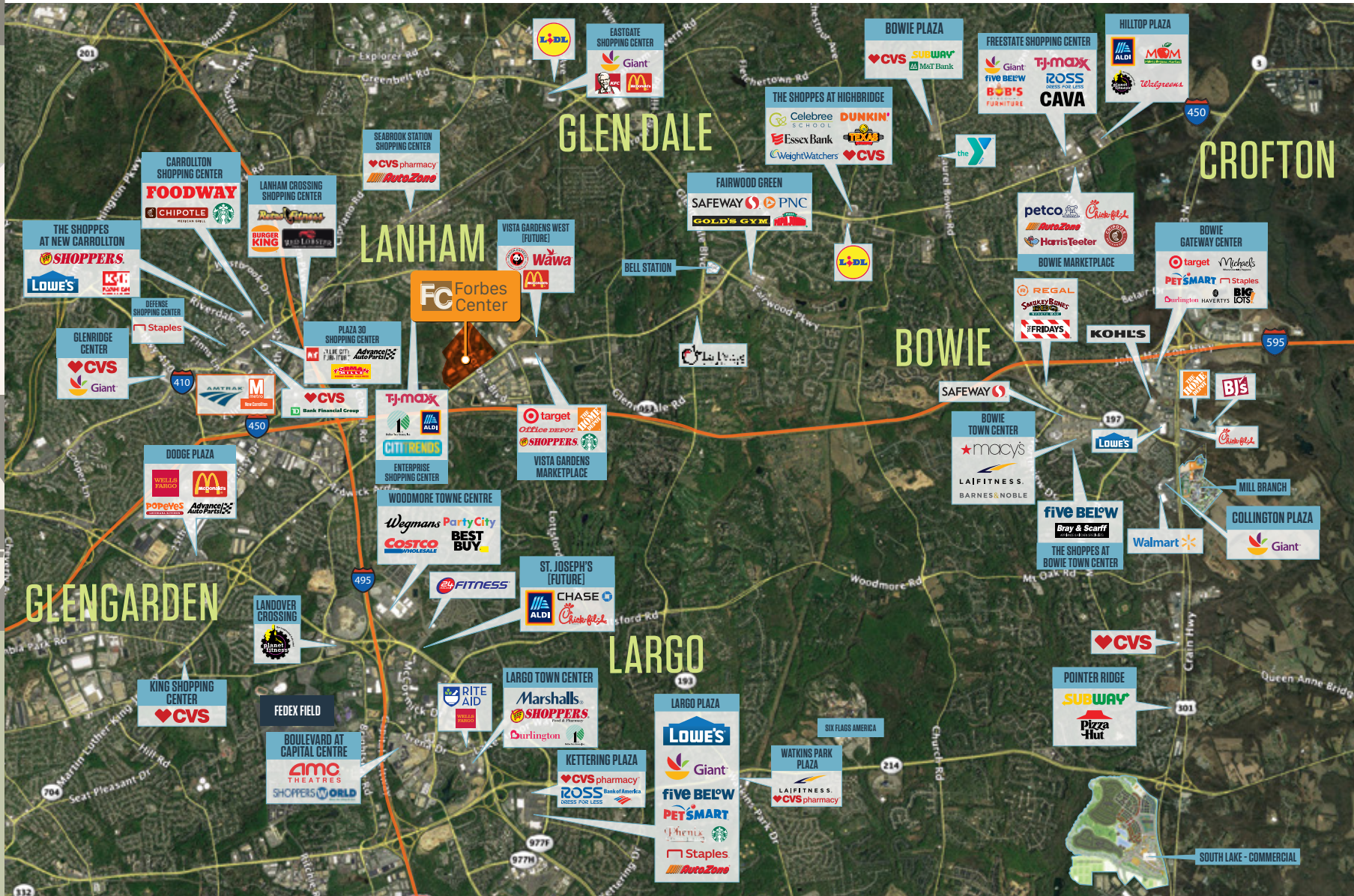
Robert Pugh
rpugh@klnb.com
301.222.0211

Keiry Martinez
kmartinez@klnb.com
703.334.5629

klnb

Accessibility

- 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



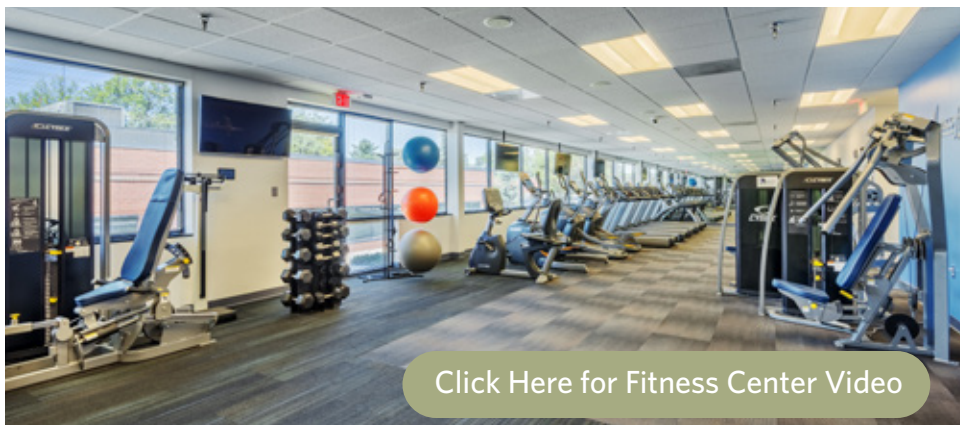
Outdoor seating area



On-site building engineers and property management



[Click Here for Lounge Video](#)



[Click Here for Fitness Center Video](#)



[Click Here for Conference Room Video](#)

Local Amenities



Vista Gardens Marketplace

- | | |
|--------------------|-------------------|
| Ledo's | Slim Chickens |
| Chipotle | Tropical Smoothie |
| Buffalo Wild Wings | Wawa |
| Habit Burger | Amazon |
| Jersey Mike's | Warehouse |
| Chick-fil-a | |
| Target | |
| Shoppers | |
| Home Depot | |



Woodmore Town Center

- | | |
|---------------------|---------|
| Wegmans | Nando's |
| Copper Canyon Grill | Crumbl |
| Starbucks | Cava |
| Best Buy | |
| Costco | |
| Nordstrom | |
| Silver Diner | |
| Smoothie King | |

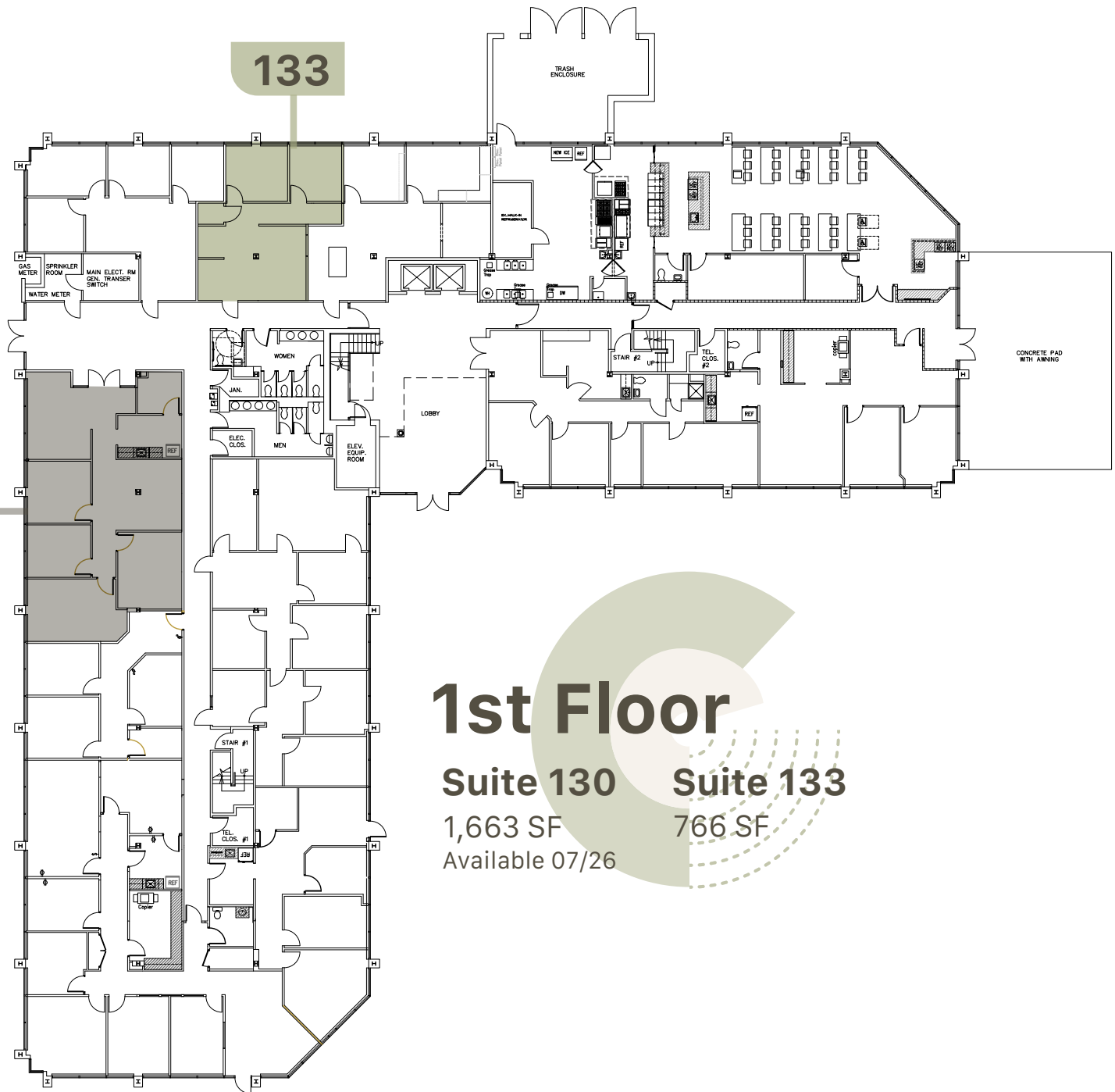


Enterprise Center

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



4601 Presidents Drive



130

133

1st Floor

Suite 130

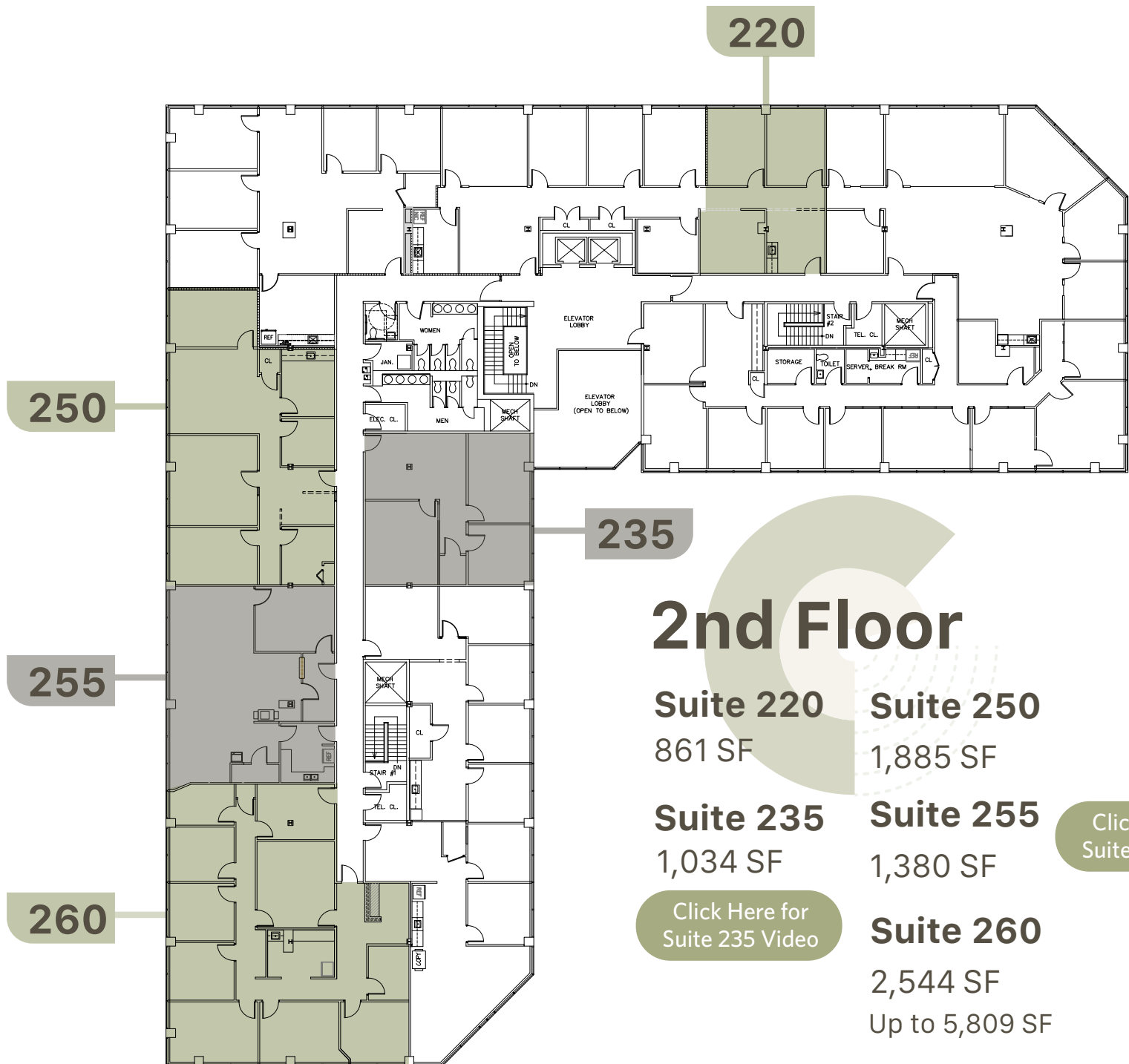
1,663 SF

Available 07/26

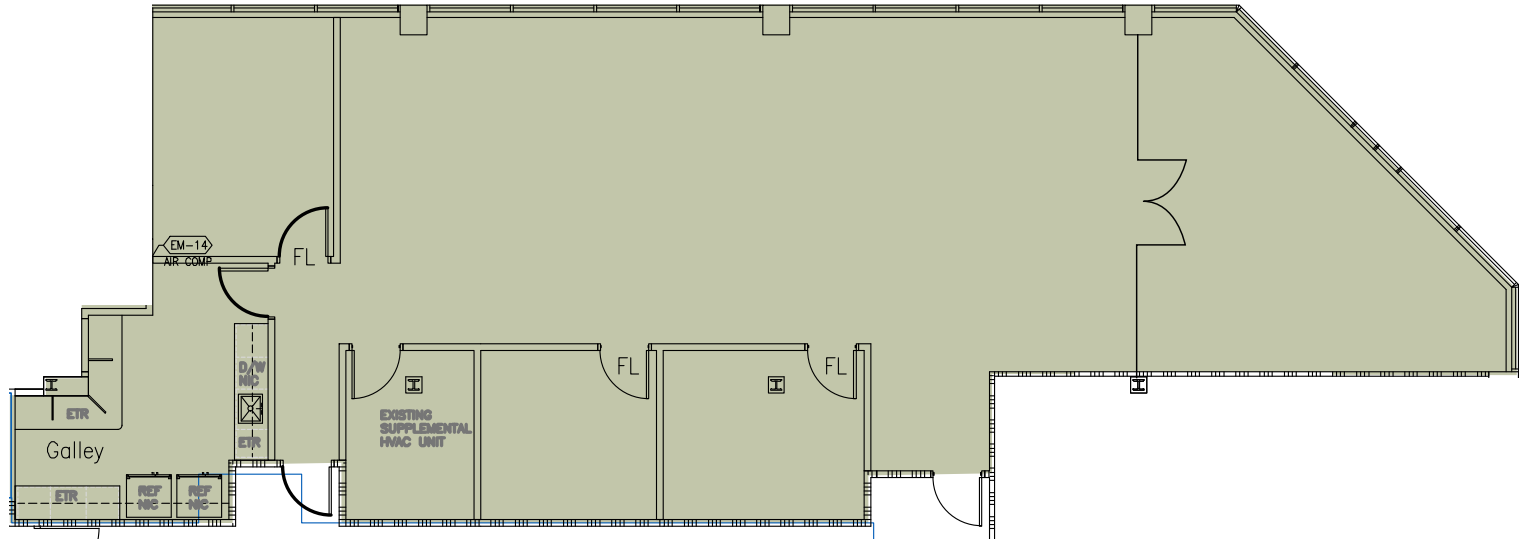
Suite 133

766 SF

4601 Presidents Drive

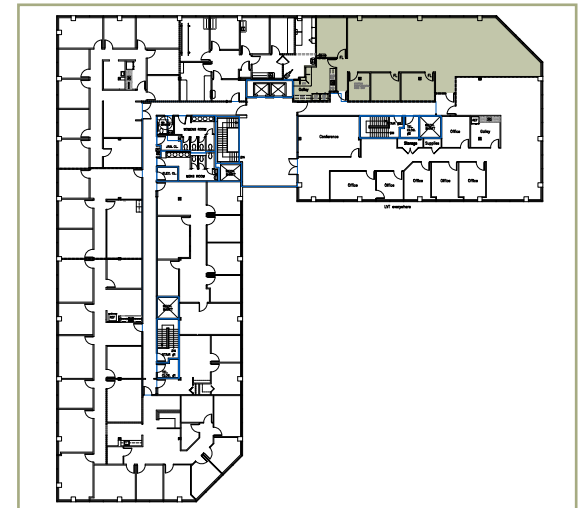


4601 Presidents Drive



3rd Floor Suite 310

2,636 SF





Forbes Center

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.