



Forbes Center



Single Story Office Space For Lease

Lanham, MD 20706

Kenneth Fellows
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301.222.0210

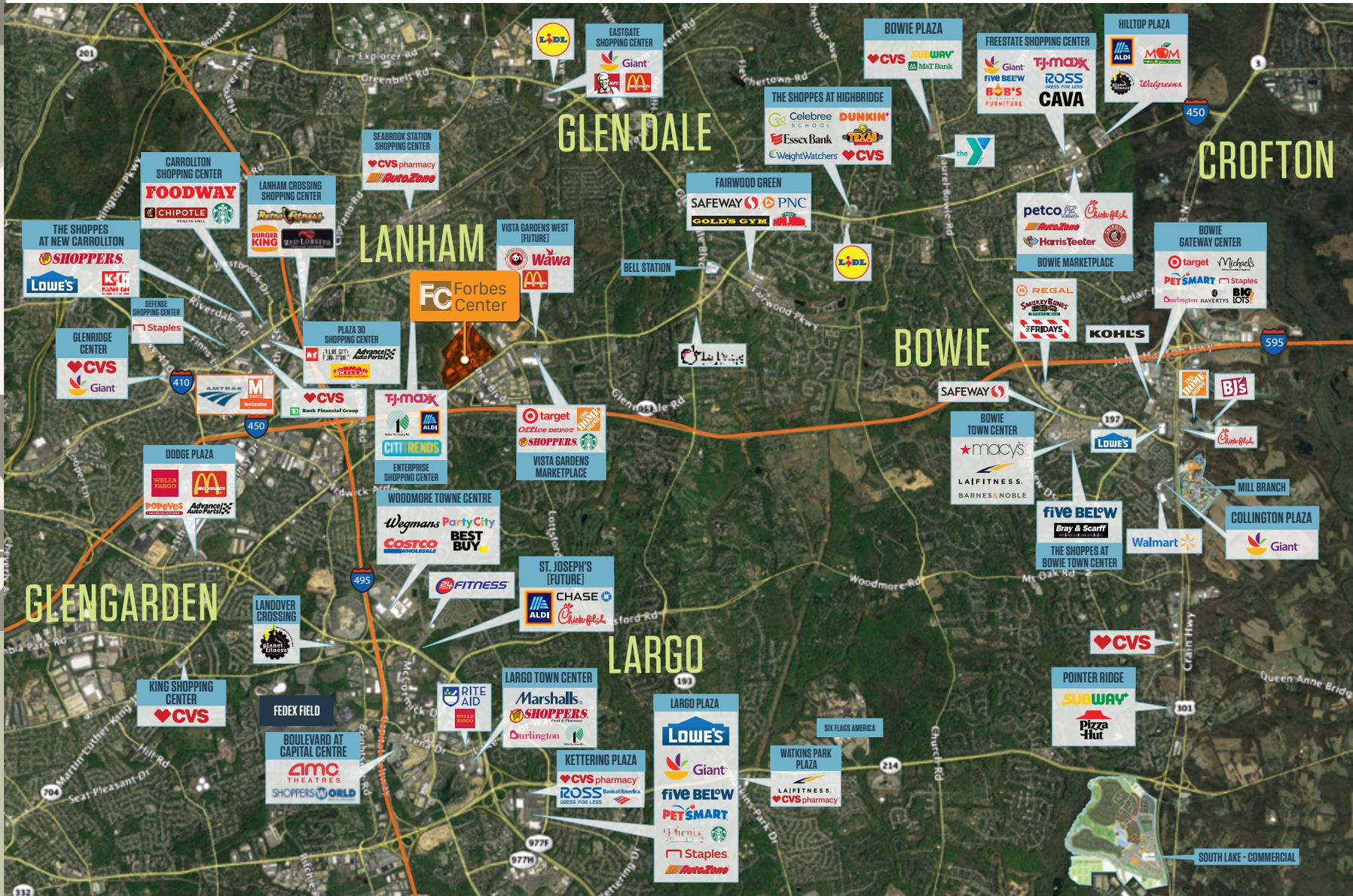
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703.334.5629

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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



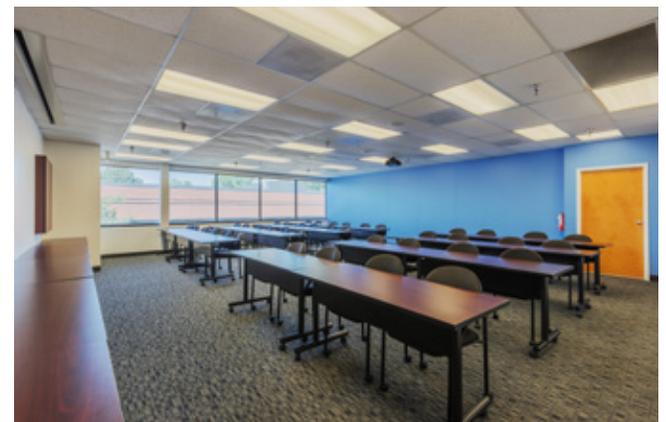
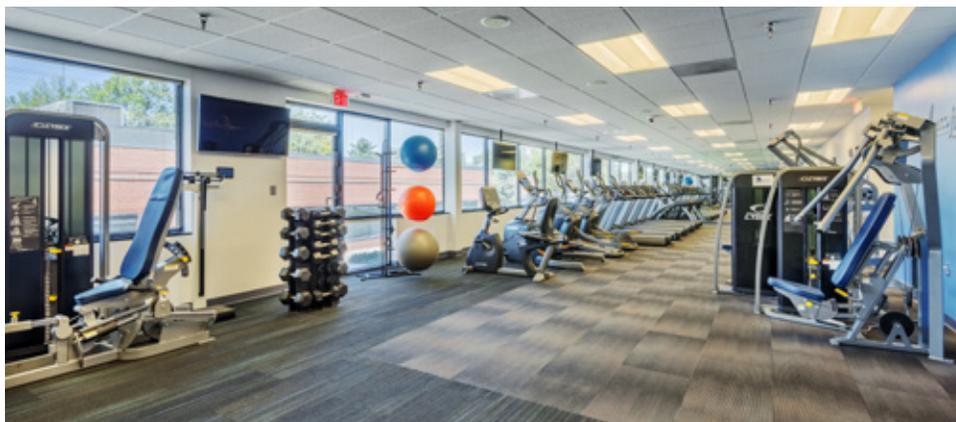
Lounge



Outdoor seating area



On-site building engineers and property management



Local Amenities



Vista Gardens Marketplace

- | | |
|--------------------|-------------------|
| Ledo's | Slim Chickens |
| Chipotle | Tropical Smoothie |
| Buffalo Wild Wings | Wawa |
| Habit Burger | Amazon Warehouse |
| Jersey Mike's | |
| 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

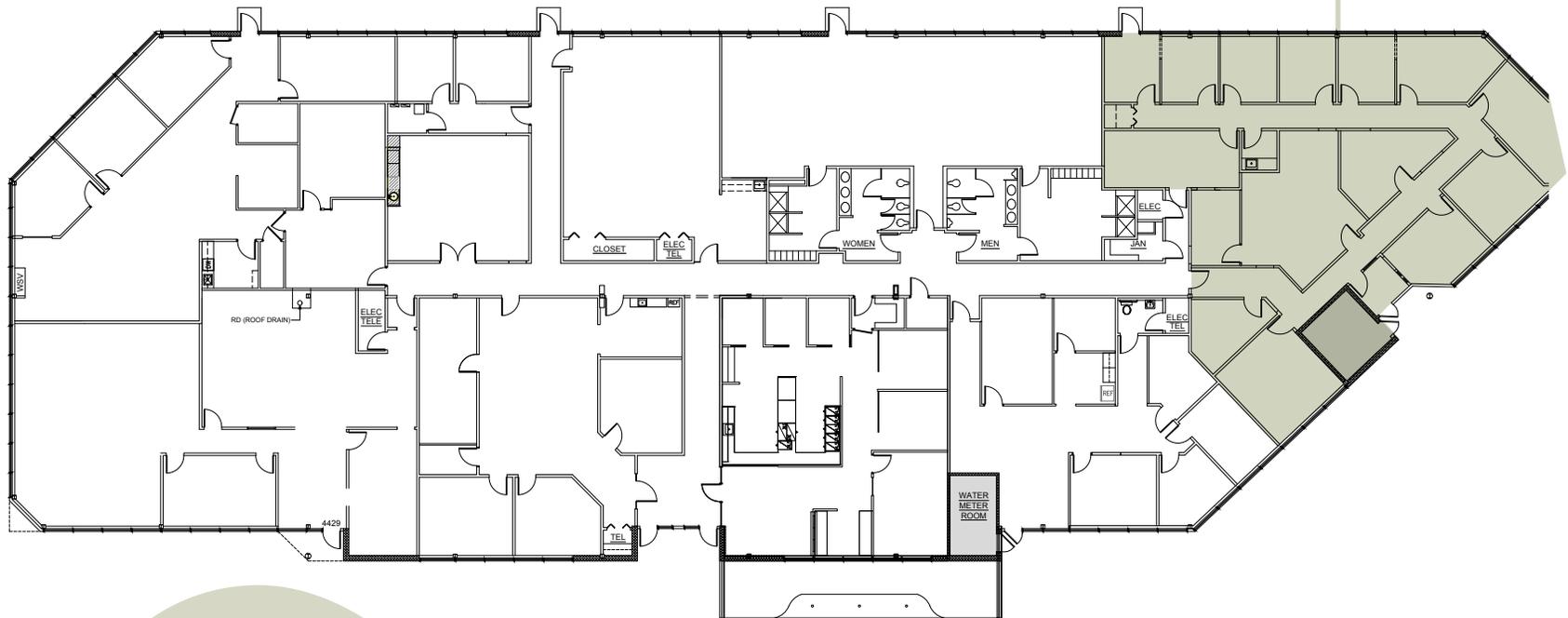
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4425 Forbes Blvd

4421



Suite 4421

4,269 SF
Available 12/2025

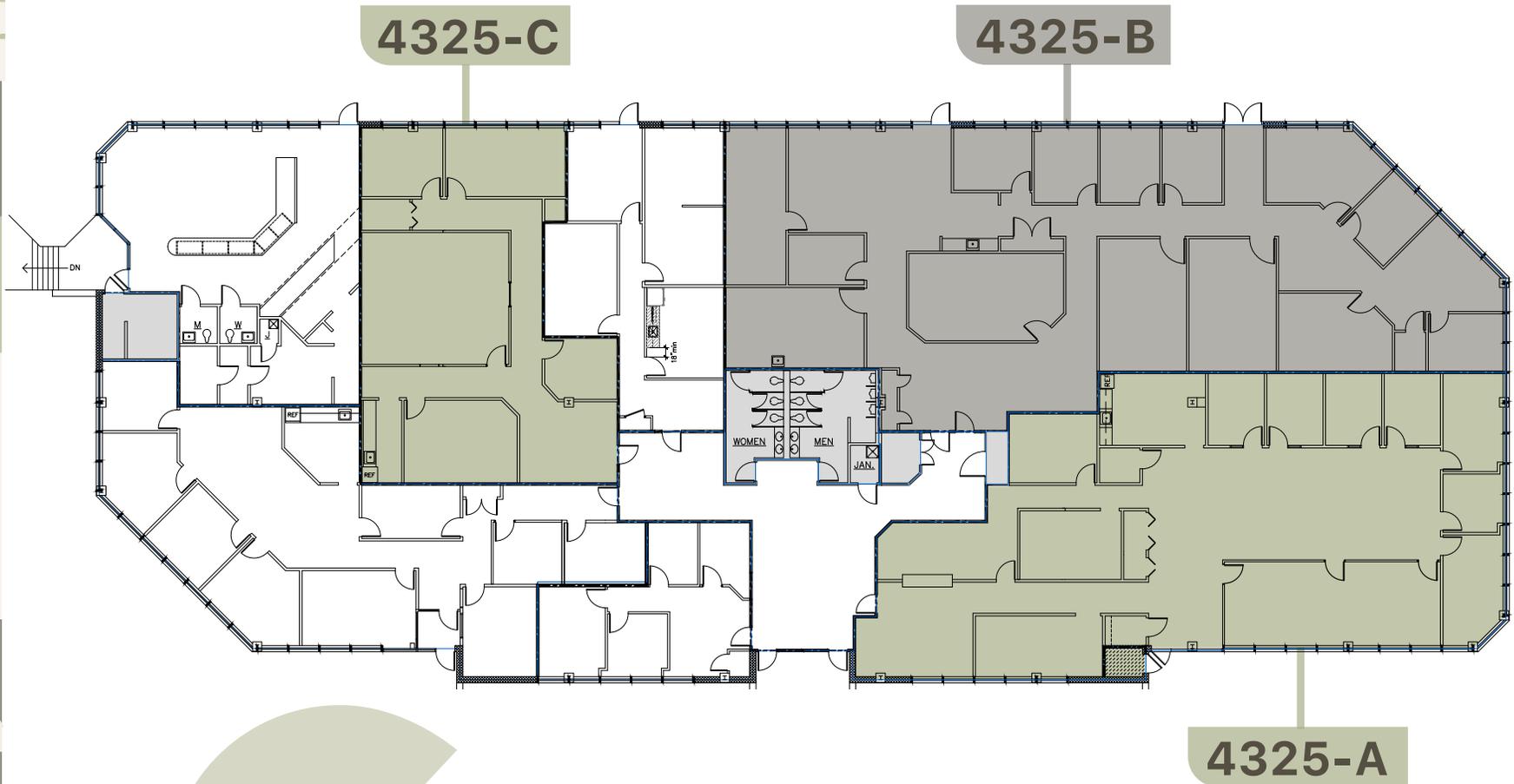
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4325 Forbes Blvd



1st Floor

Suite 4325-A

4,552 SF

Up to 10,040 SF

Suite 4325-B

5,488 SF

Suite 4325-C

2,310 SF

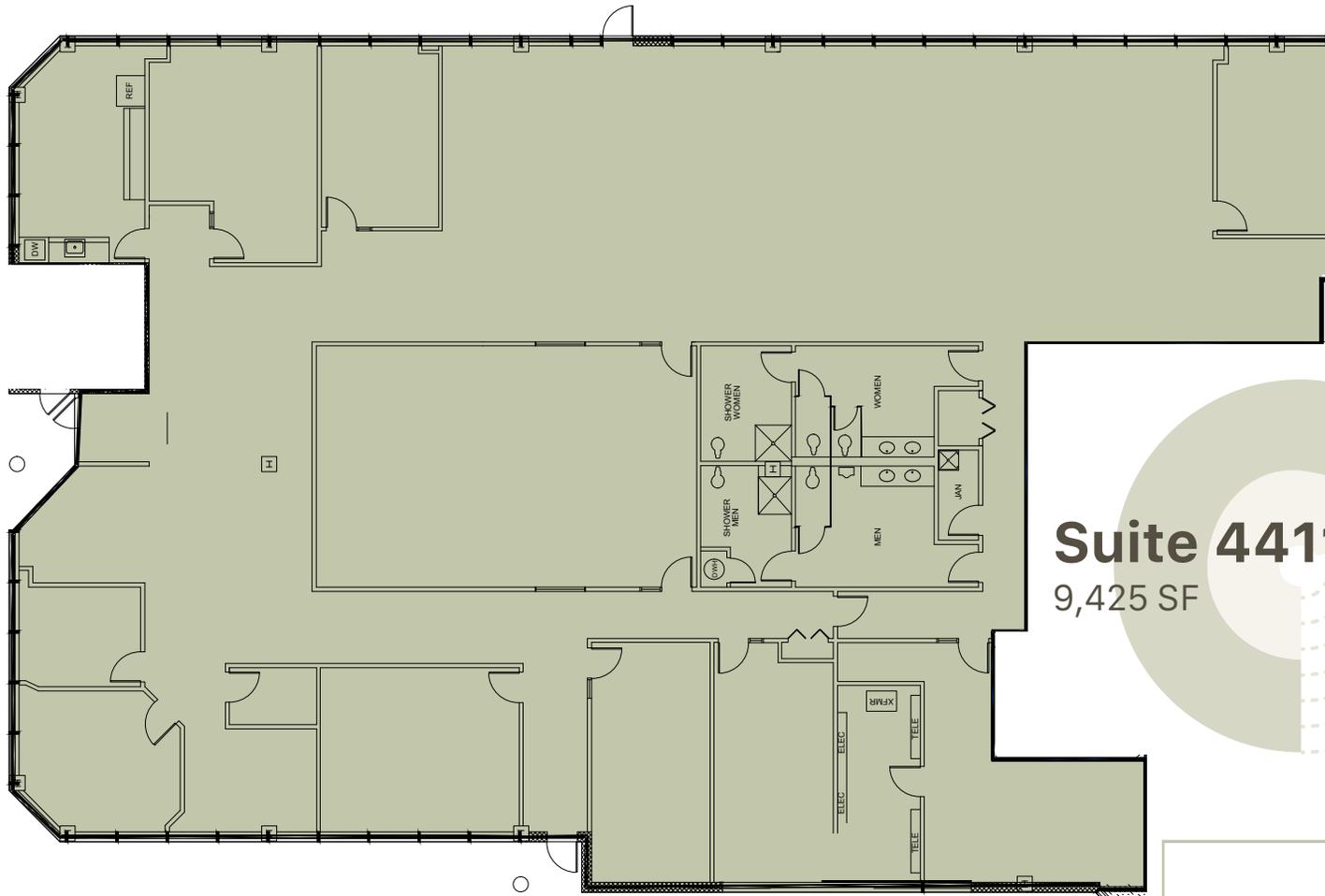
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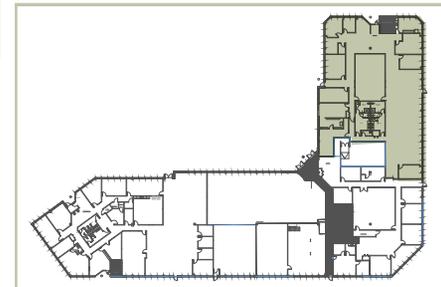
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4401-4411 Forbes Blvd



Suite 4411
9,425 SF



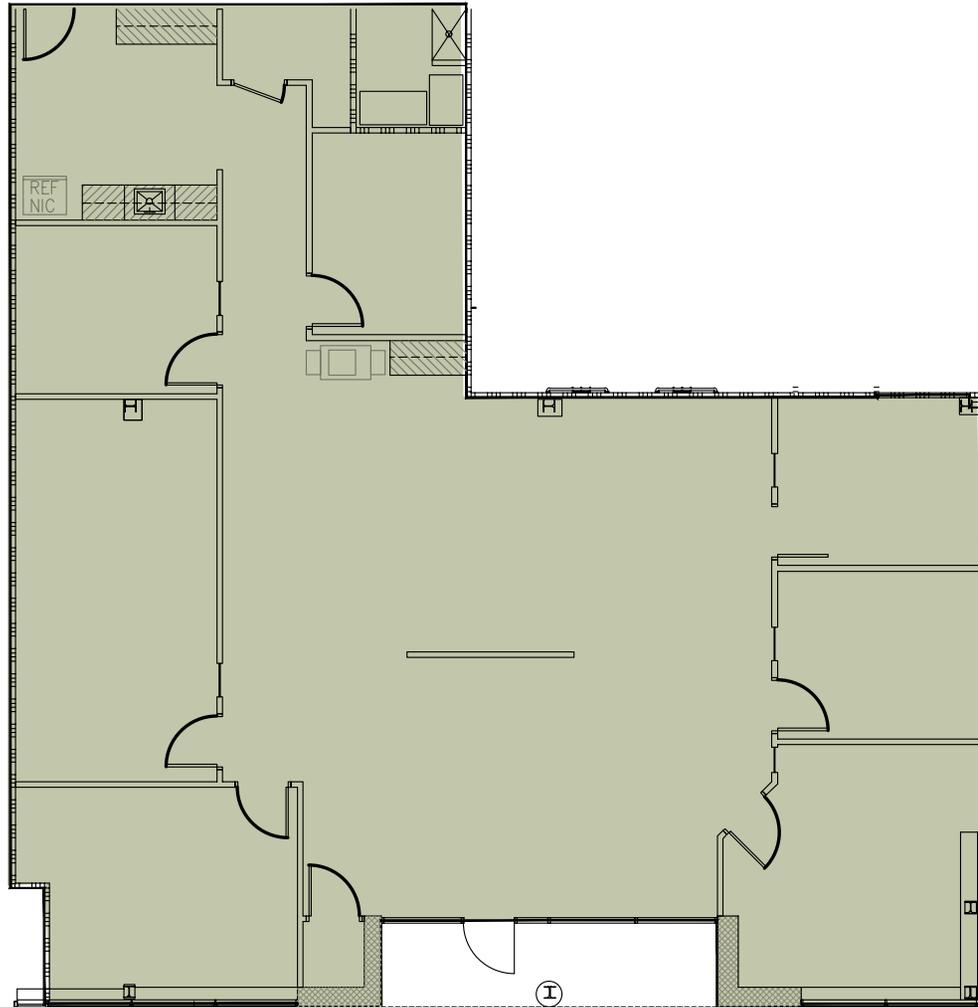
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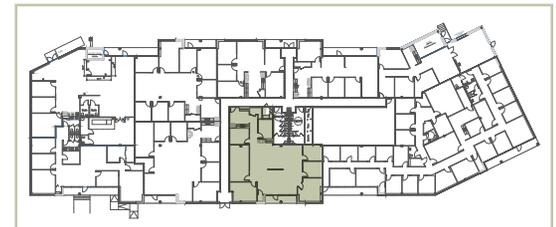
4401-4445 Nicole Drive



Suite 4415-F

2,889 SF

Available 03/2026



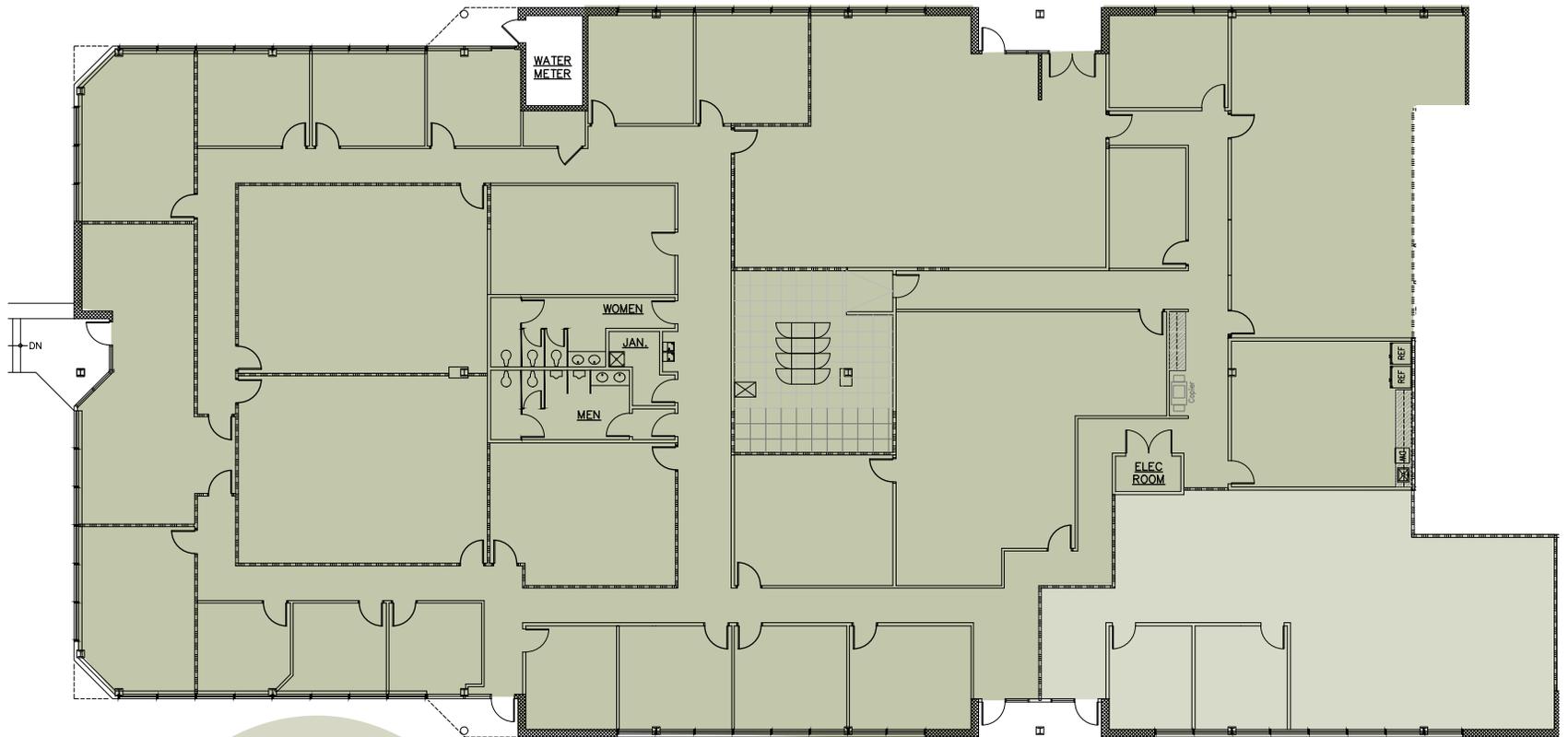
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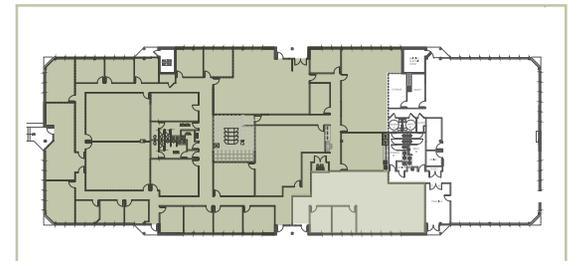
4459-4461 Forbes Blvd



1,858 SF

Suite 4459

Up to 16,432 SF

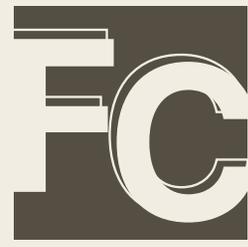


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Forbes Center

4315-4325
FORBES BOULEVARD

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