

Office/Flex Building for Sale | 28,784 SF

4201-4211 Forbes Blvd, Lanham, MD 20706



Kenneth Fellows
kfellows@klnb.com
301.222.0210

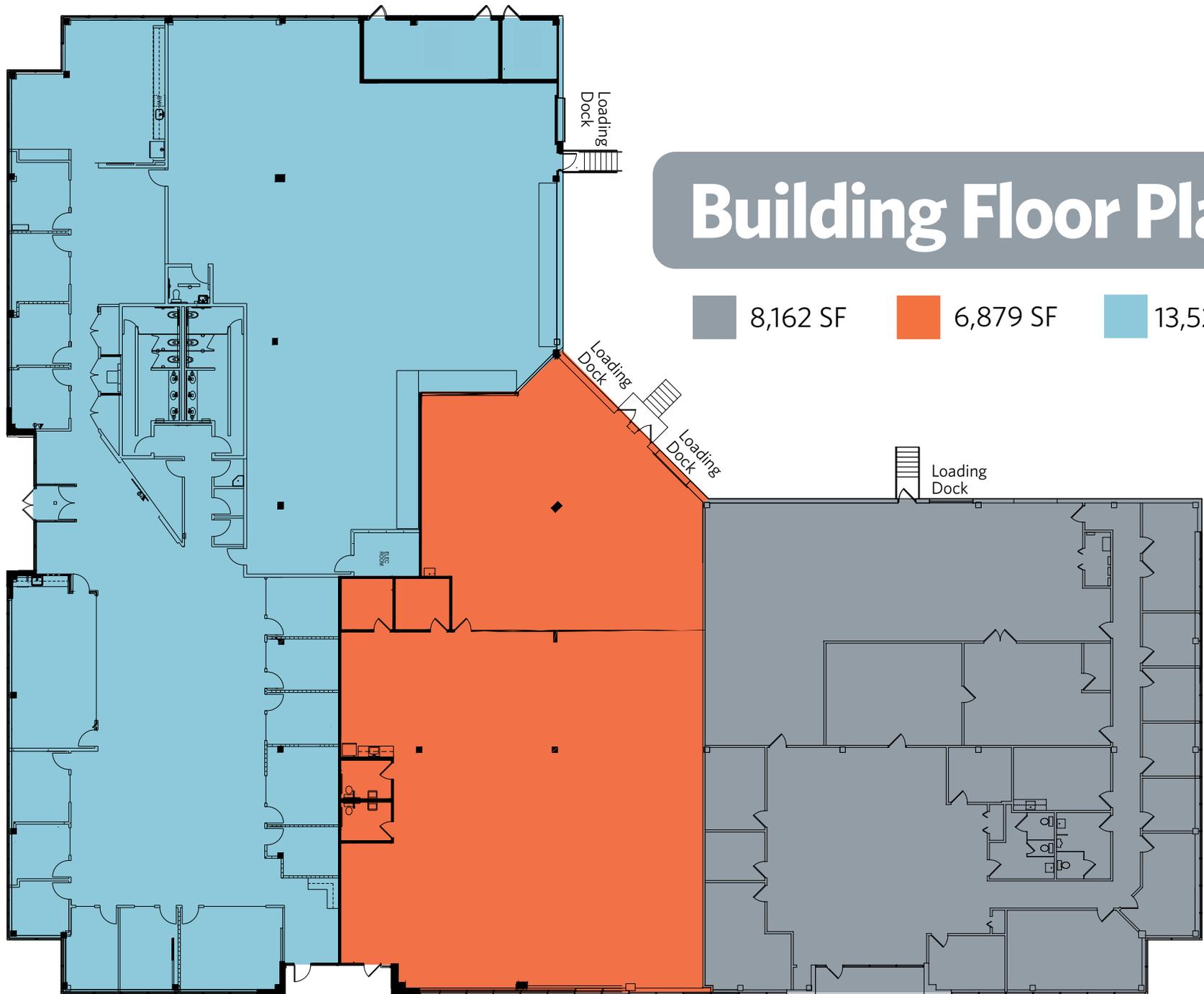
Keiry Martinez
kmartinez@klnb.com
703.334.5629

Robert Pugh
rpugh@klnb.com
301.222.0211



Building Floor Plan

8,162 SF 6,879 SF 13,529 SF



Kenneth Fellows
kfellows@klnb.com
301.222.0210

Keiry Martinez
kmartinez@klnb.com
703.334.5629

Robert Pugh
rpugh@klnb.com
301.222.0211



Loading Docks

4

Sqaure Feet

28,784 SF

Property Type

Flex

Parking

Ratio 3.6/1000
101 Standard Parking | 4 Handicap

Zoning

I2

Ceiling Height

16 Feet

Acres

2.108



Executive Summary

4201-4211 Forbes Blvd is a 28,784 square foot office/flex asset offering an opportunity for owner-occupant or investor. Strategically located just minutes from major transportation routes and nearby amenities, the property provides convenient access for employees, clients, and distribution needs. The asset is well-suited for businesses seeking to own and occupy while maintaining flexibility for future growth or leasing opportunities.

Kenneth Fellows
kfellows@klnb.com
301.222.0210

Keiry Martinez
kmartinez@klnb.com
703.334.5629

Robert Pugh
rpugh@klnb.com
301.222.0211

klnb



Public Storage

Lottford Visa Rd

amazon

Wawa tropical SMOOTHIE CAFE

FARM TO FISHES McDonald's PANDA EXPRESS CHINESE KITCHEN

Vista Gardens Marketplace

SHOPPERS Starbucks ROSS DRESS FOR LESS

THE HOME DEPOT target Panera BREAD

Chick-fil-A the Habit BURGER GRILL

Jockey Mike's CLUB

ExtraSpace Storage

4201 Forbes Blvd

I-495: 1.8 Miles

Route 50: 0.5 Miles

Kenneth Fellows
kfellows@klnb.com
301.222.0210

Keiry Martinez
kmartinez@klnb.com
703.334.5629

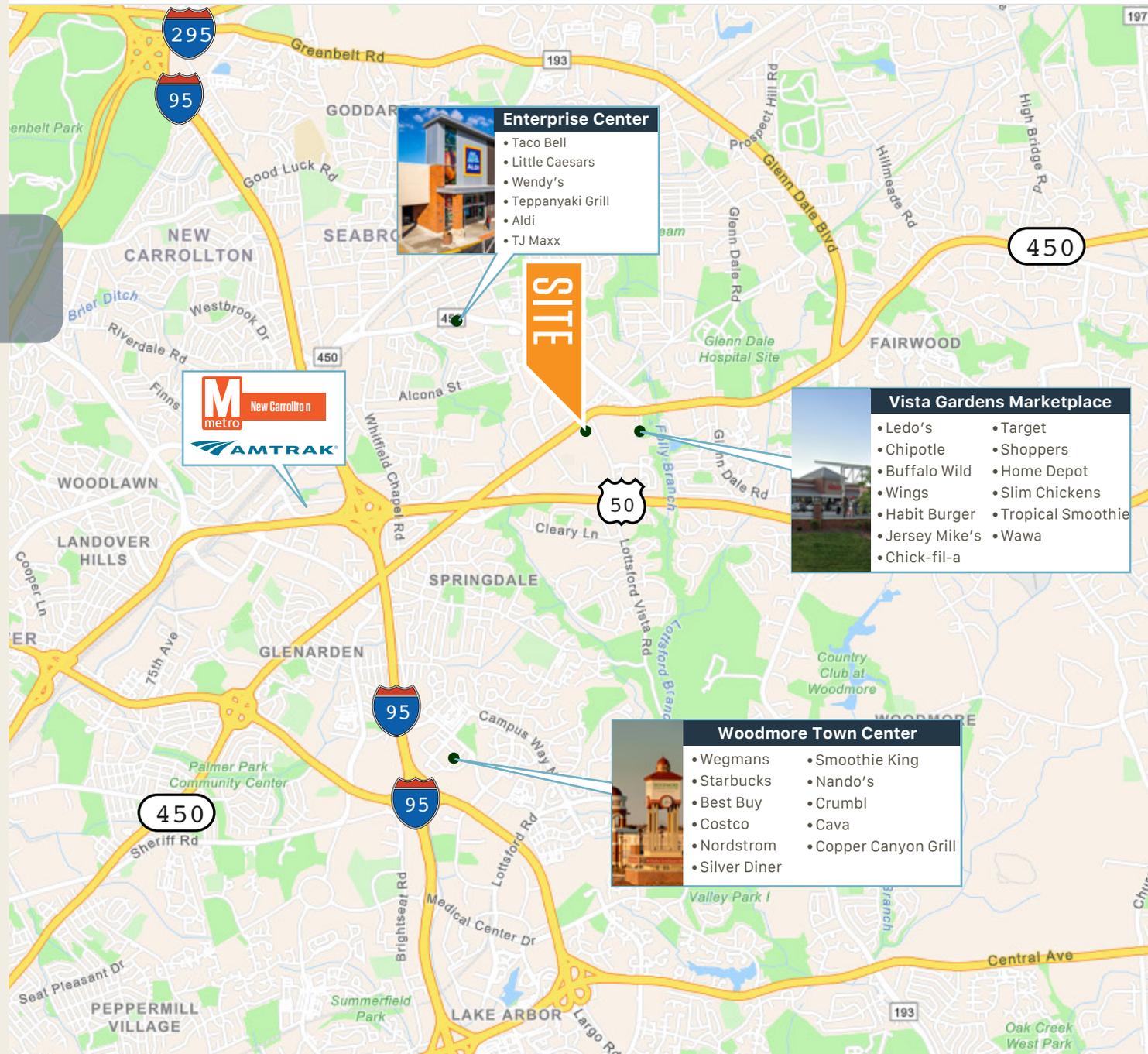
Robert Pugh
rpugh@klnb.com
301.222.0211



Accessibility

Driving Distance

- 0.5 miles to US Route 50
- 0.8 miles to MD - Route 450
- 1.8 miles to I-495
- 2.8 miles to New Carrollton Metro Station
- 11.6 miles to UM Capital Region Medical Center
- 12.8 miles to DC
- 21.5 miles to Annapolis
- 32 miles to Baltimore





Kenneth Fellows

kfellows@klnb.com
301.222.0210

Keiry Martinez

kmartinez@klnb.com
703.334.5629

Robert Pugh

rpugh@klnb.com
301.222.0211

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.