



INVESTMENT SALE

Multi-Tenant | 4 Story | Office Building

THE PROPERTY

4600 Forbes Blvd. is situated on 4.913± acres of land and is comprised of one four-story building totaling 80,000± rentable square feet. Each floor is approximately 20,000 square feet. The Property has been exceptionally well maintained and all building systems are serviced on a routine basis. The lobby areas were renovated in recent years bringing the building up-to-date for any needed repairs. The property is zoned I-H (Industrial, Heavy). The LED lighting has been updated and there are approx. 200 VAV (Variable Air-Volume) HVA/C units throughout building areas.

THE LOCATION

The subject property is located in the Washington Business Park located at the interchange of the Capital Beltway (I-95/I-495) and John Hanson Highway (Rt. 50), a major connector highway between the Eastern Shore /Annapolis and Washington, DC. The location is central along the Beltway within Prince George's County, providing quick access to Baltimore, Richmond and other major cities along the East Coast.

● **OFFERING MEMORANDUM & FINANCIAL INFORMATION** ●
AVAILABLE UPON SIGNED NON-DISCLOSURE AGREEMENT (NDA)

Contact Information

NAI MICHAEL - Andy Mayr, CCIM
Senior Vice President
amayr@naimichael.com | 301-918-2919

INVESTMENT SALE

4600 Forbes Blvd., Lanham, MD 20706

Address: 4600 Forbes Blvd.
Lanham MD 20706

Size: Approx. 80,000 square feet

Type: Office

NOI: \$738,000 (Pro forma -
12 months Jul 2026 - Jul 2027)

**Real Estate
Taxes:** \$128,945

Occupancy: 99.4%

Site Area: 4.913 acres

**Building
Upgrades:** (2019) New roof, water tower,
LED interior lighting replaced,
zone controllers replaced.
(March 2022) Installed
bipolarization on all air handlers
(system kills viruses, flu and
COVID). (2024) Remodeled
common area restrooms.

**LISTING
PRICE:** **\$8,325,000.00**



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