



Forbes Center



Industrial/Flex Space for Lease

Lanham, MD 20706

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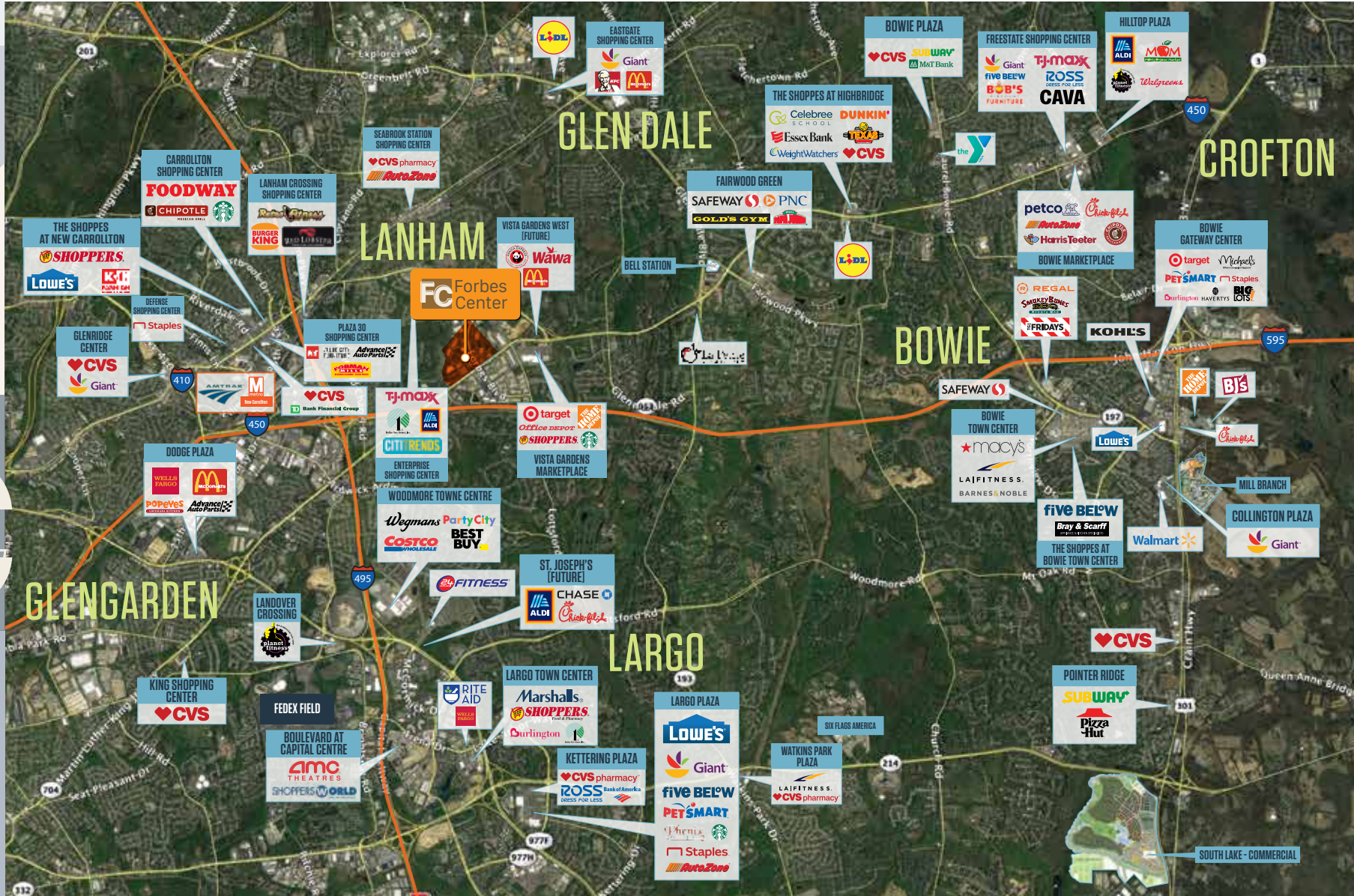
Keiry Martinez
kmartinez@klnb.com
703.334.5629

Aaron Carroll
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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 |
| Jersey Mike's | Warehouse |
| Chick-fil-a | |
| Target | |
| Shoppers | |
| Home Depot | |



Woodmore Town Center

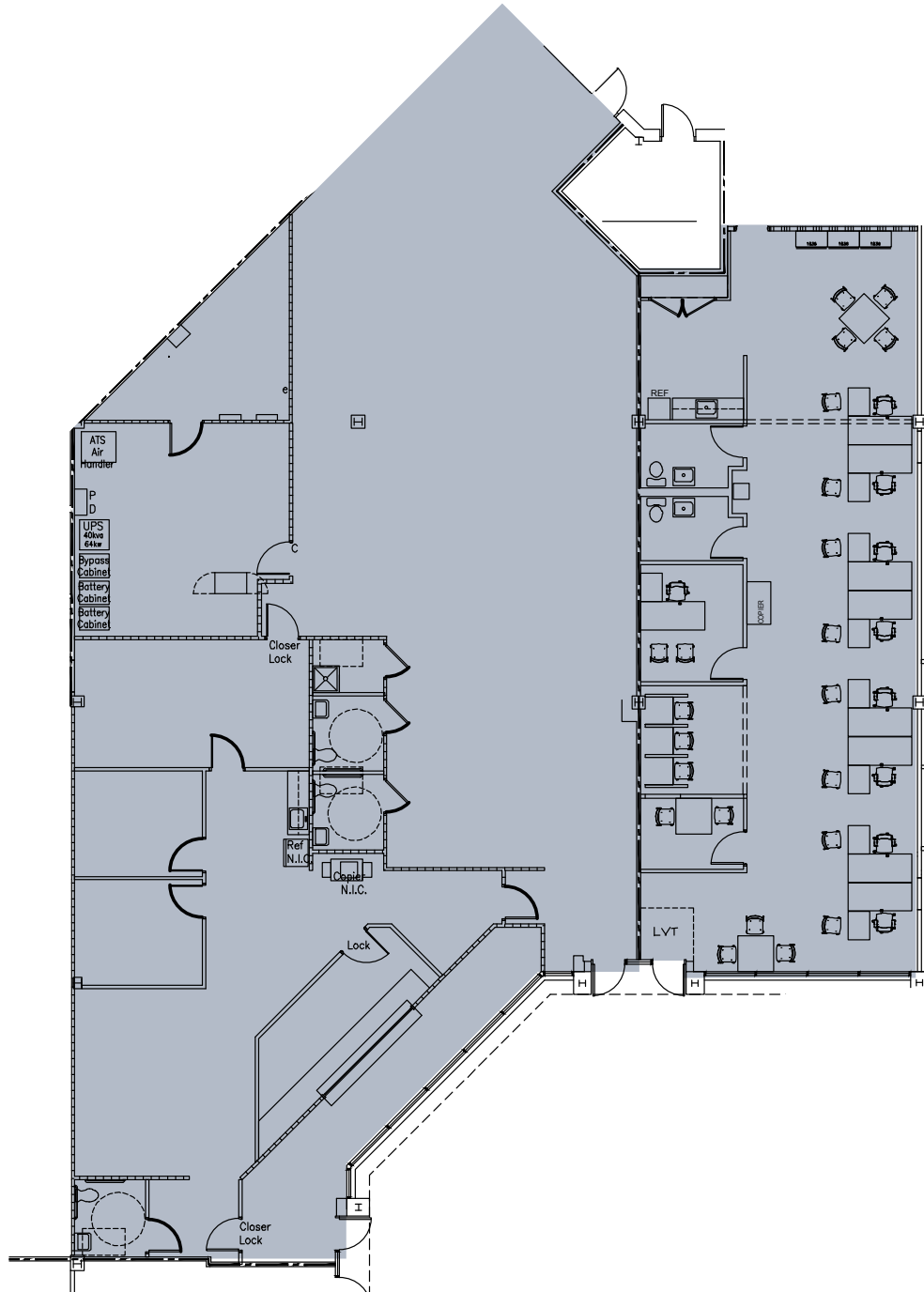
- | | |
|---------------------|---------|
| Wegmans | Nando's |
| Copper Canyon Grill | Crumbl |
| Starbucks | Cava |
| Best Buy | |
| Costco | |
| Nordstrom | |
| Silver Diner | |
| Smoothie King | |



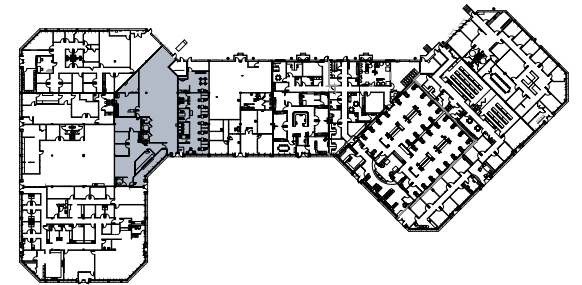
Enterprise Center

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

4451 Parliament Place



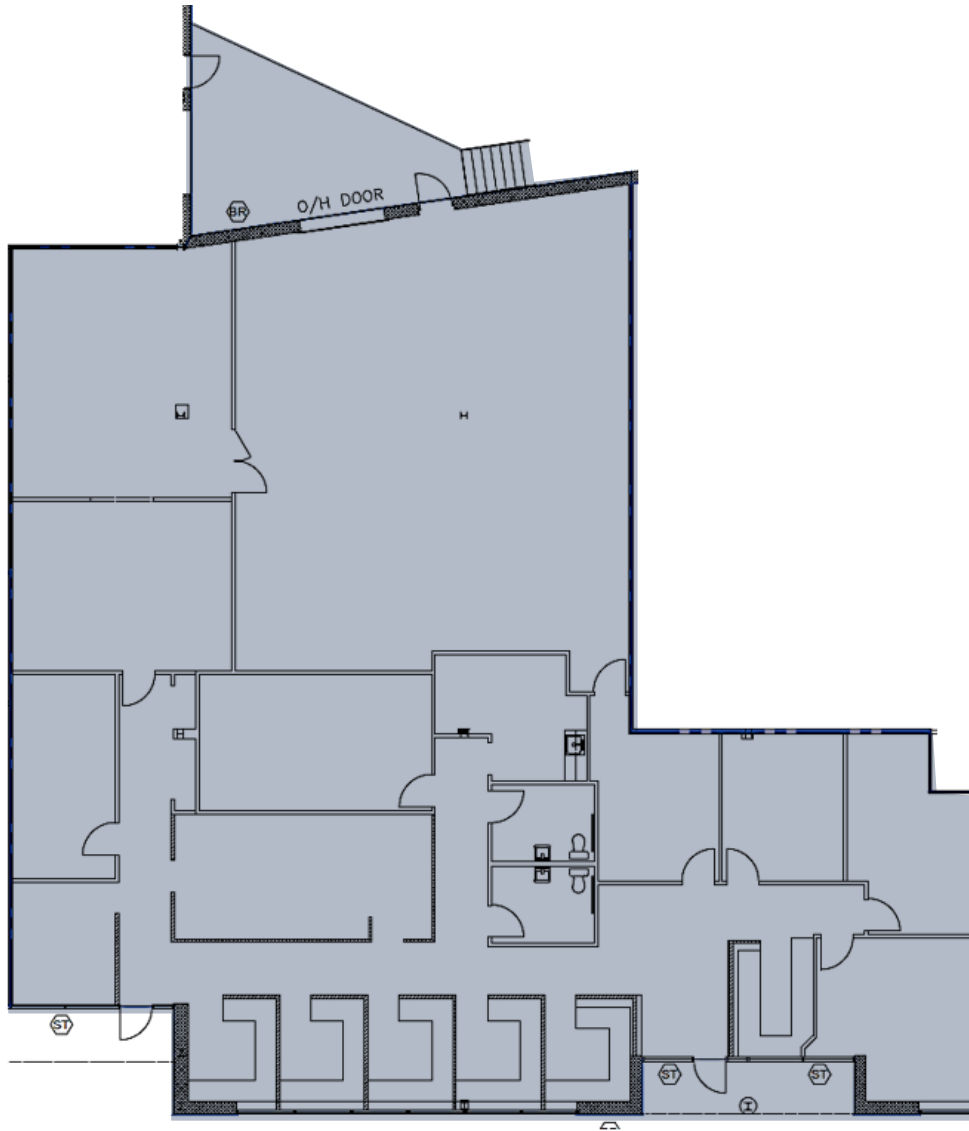
Suite H
Up to 6,686 SF



4451
Parliament Place
Lanham, MD 20706

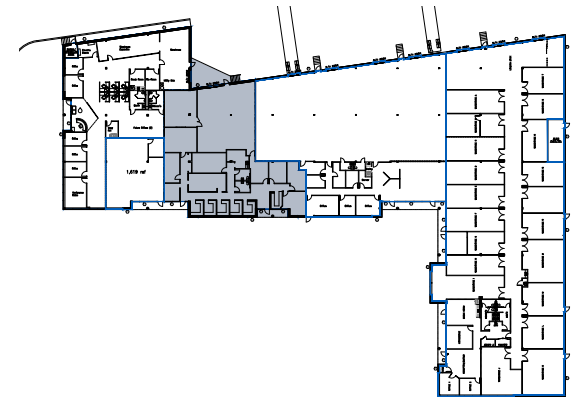
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4451-4485 Nicole Drive



Suite 4481

5,873 SF



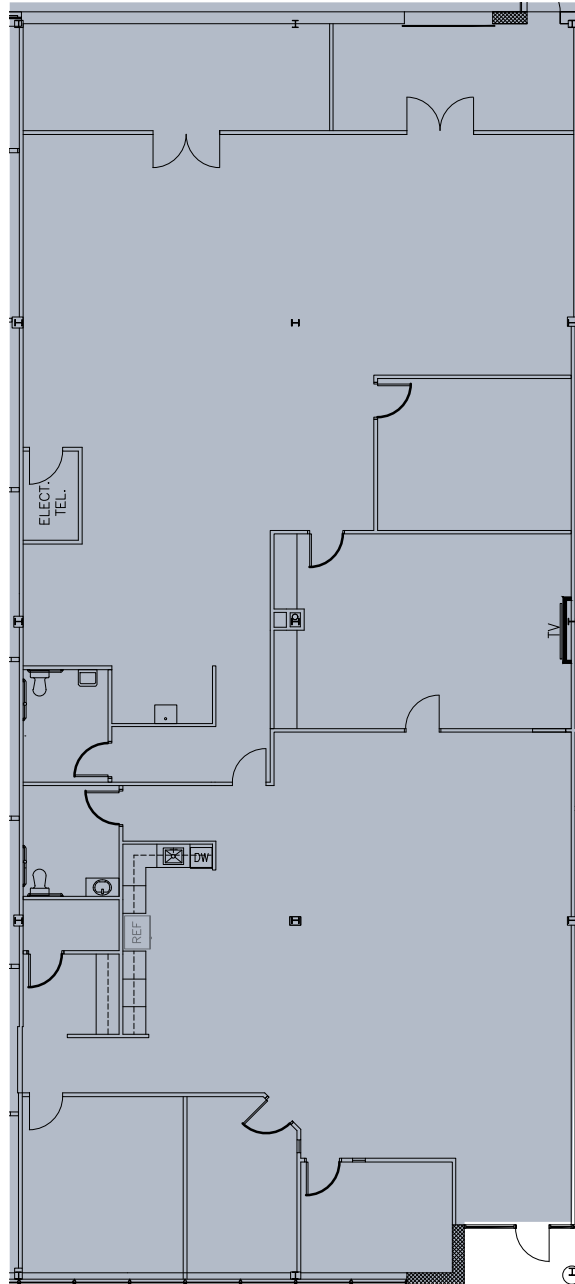
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4485

Nicole Drive
Lanham, MD 20706

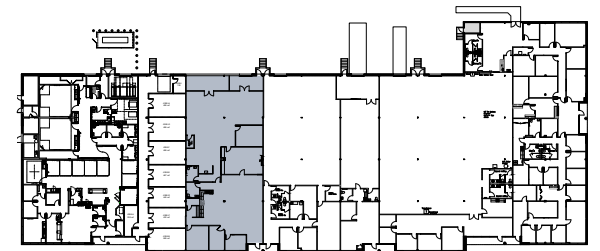
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4451-4485 Nicole Drive



Suite 4385

5,675 SF



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4451-
4485

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Lanham, MD 20706

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