



Forbes Center

Space for Lease
4501 Forbes Blvd
Lanham, MD 20706

**Up to
36,100 SF
Contiguous**



Newly Converted Flex/Industrial
±19,876 SF Divisible | 24' Slab-to-Slab | Loading Dock

Kenneth Fellows
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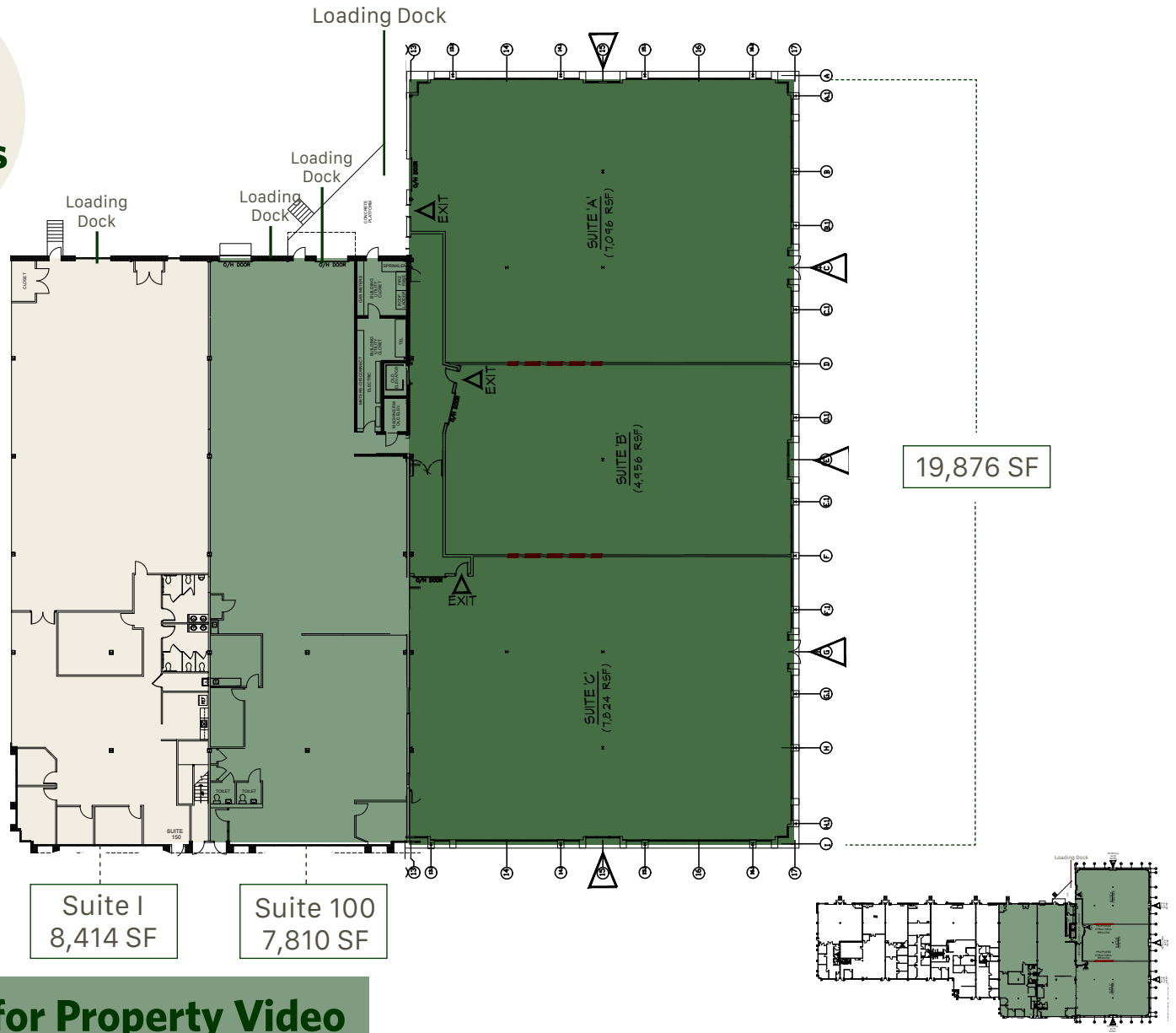
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[Click Here for Property Video](#)

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Building Stats

Suite A 7,096 SF
Suite B 4,956 SF
Suite C 7,824 SF

Suite A & B 12,052 SF
Suite B & C 12,780 SF

Total: 19,876 SF

- Building Signage Opportunity
- Parking Ratio: 4.4/1000
- IE Zoning
- Sprinklers
- LED Lighting
- 8' Wide Service/ Loading Corridor
- 3 Phase 800 Amps
- 22' Ceiling Height Bottom of Joist
- 24' Ceiling Height Slab to Slab
- Approx 100' Deep x 200' Wide
- 25' x 25' Column Spacing
- Extensive Glassline 2 Stories



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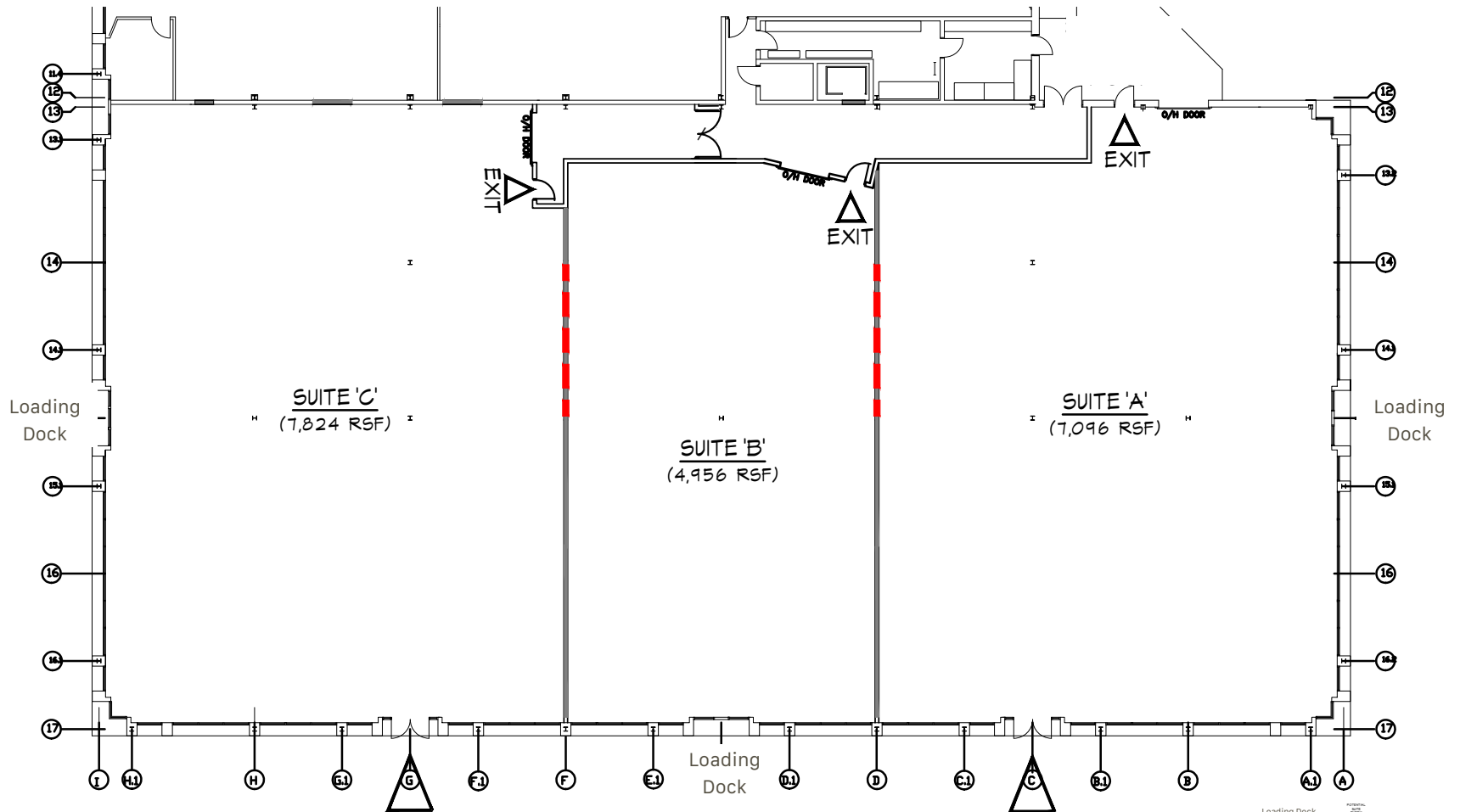
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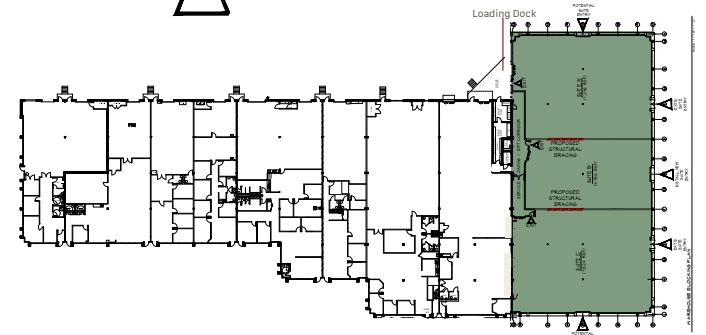
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19,876 SF

*Hypothetical Demising Plan

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Building Amenities

(Located at 4425 Forbes Blvd)



Fitness facility



Conference center



Lounge



Outdoor seating area



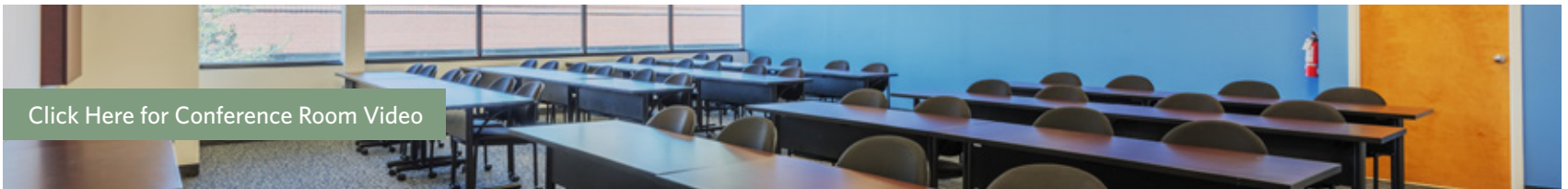
On-site building engineers and property management



[Click Here for Fitness Center Video](#)



[Click Here for Lounge Video](#)



[Click Here for Conference Room Video](#)



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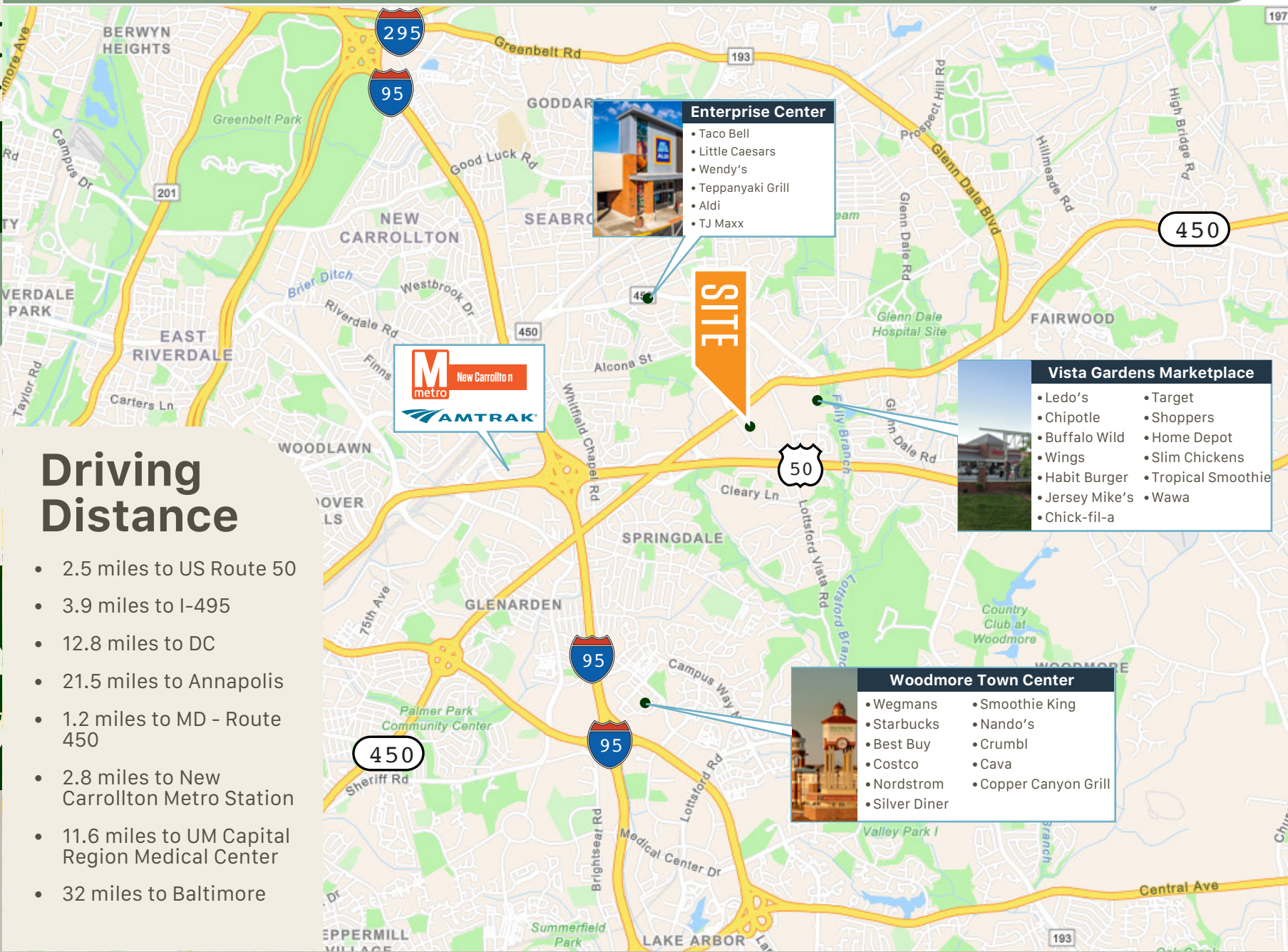
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Accessibility



Driving Distance

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

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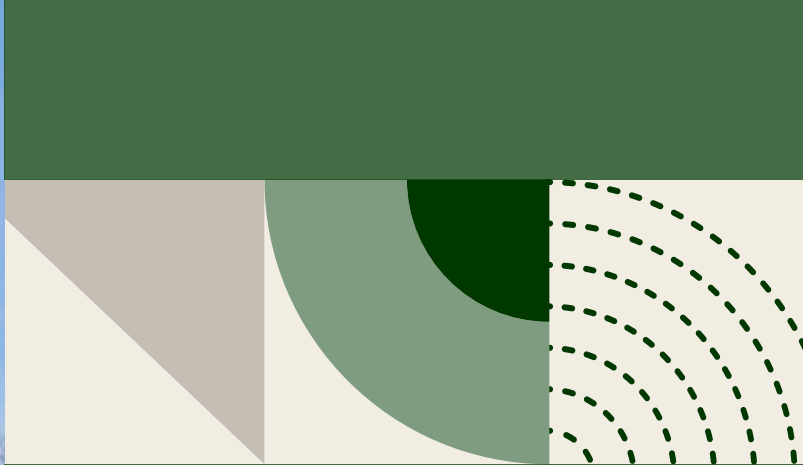
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