



Forbes Center



Industrial/Flex Space for Lease

Lanham, MD 20706

Kenneth Fellows
kfellows@klnb.com
301.222.0210

Robert Pugh
rpugh@klnb.com
301.222.0211

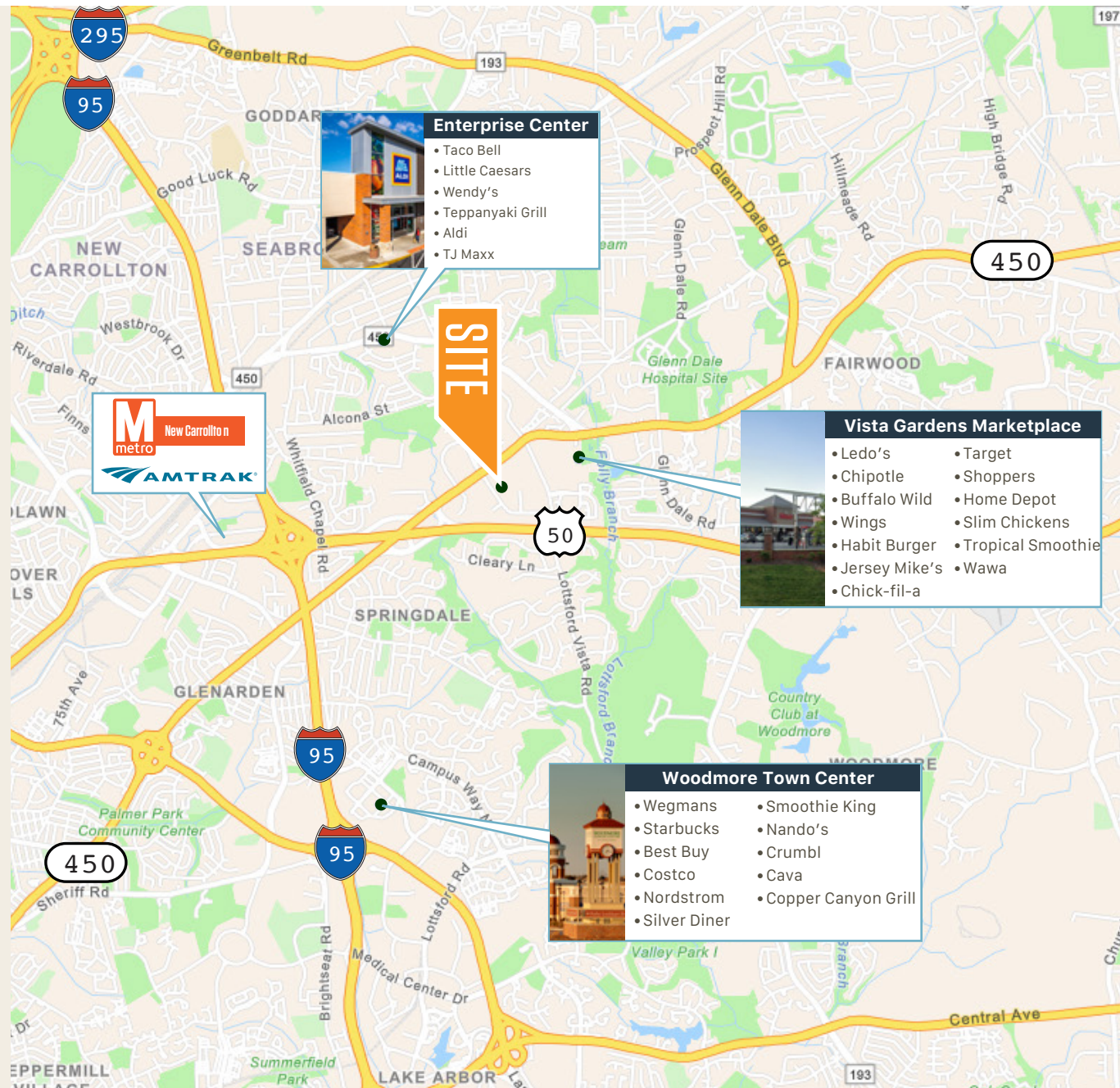
Keiry Martinez
kmartinez@klnb.com
703.334.5629

klnb

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
- 5.1 miles to UM Capital Region Medical Center
- 32 miles to Baltimore



4601

Presidents Dr
Lanham, MD 20706

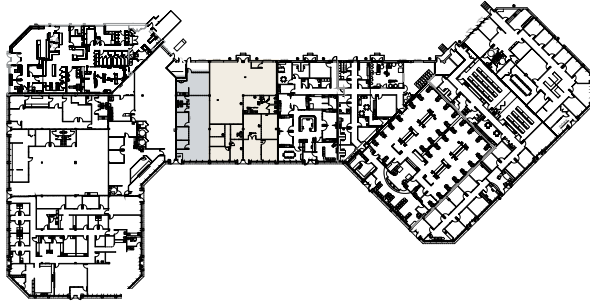
Kenneth Fellows
kfellows@klnb.com
301-222-0210

Robert Pugh
rpugh@klnb.com
301-222-0211

Keiry Martinez
kmartinez@klnb.com
703-334-5629

klnb

4451 Parliament Place



Highlights

Deck to Bottom Joist: 16'

Deck to Deck: 18'

Sprinkler System: Yes

of Docks: 1 (Suite L)

of Drive-Ins: 2 | Suite J (1) Suite L (1)

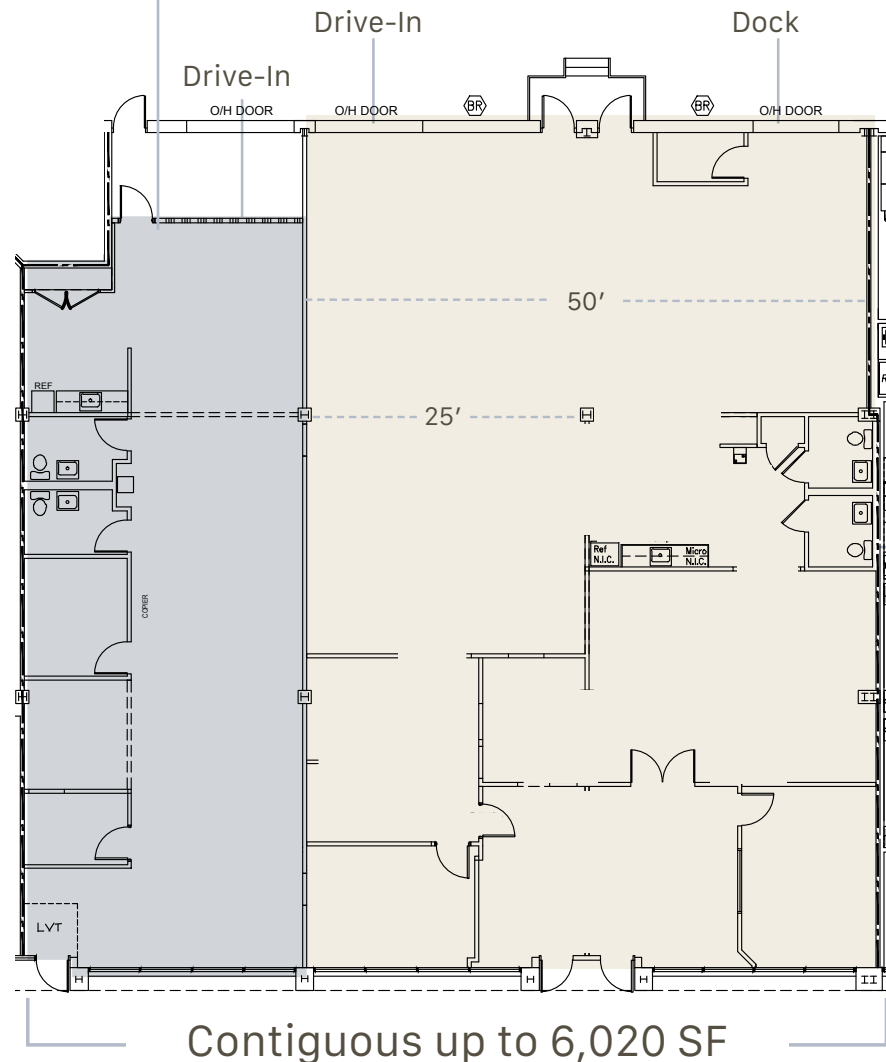
Column Spacing: 25 feet

HVAC: Fully Conditioned

Power: 3,000 Amps, 480/277V

Suite J

1,815 SF



Suite L

4,205 SF

Contiguous up to 6,020 SF

4451

Parliament Place
Lanham, MD 20706

Kenneth Fellows
kfellows@klnb.com
301-222-0210

Robert Pugh
rpugh@klnb.com
301-222-0211

Keiry Martinez
kmartinez@klnb.com
703-334-5629

klnb



Forbes Center

Kenneth Fellows

kfellows@klnb.com

301.222.0210

Robert Pugh

rpugh@klnb.com

301.222.0211

Keiry Martinez

kmartinez@klnb.com

703.334.5629

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.