



# Forbes Center



**Industrial/Flex  
Space for Lease**  
Lanham, MD 20706

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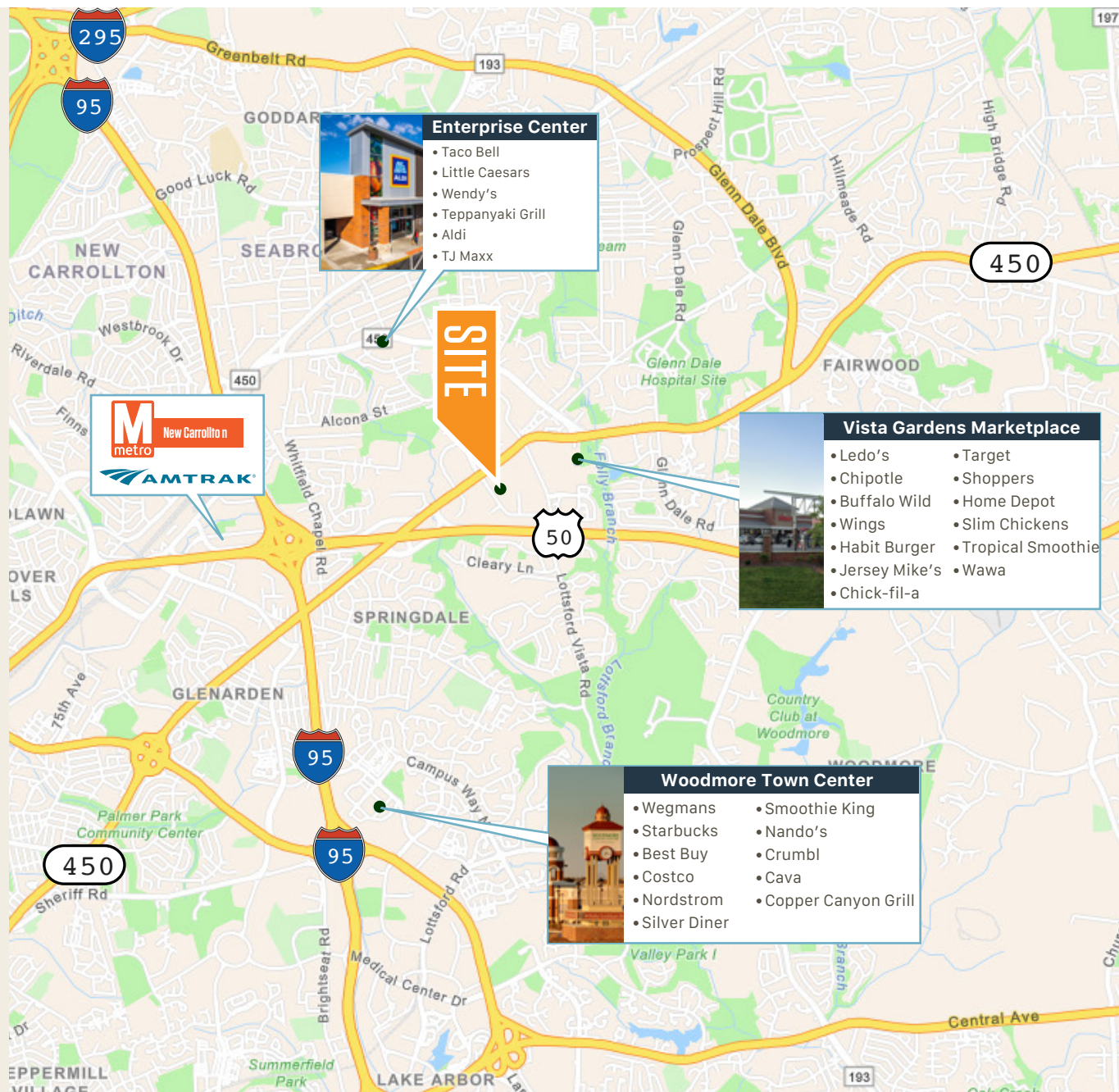
**Keiry Martinez**  
kmartinez@klnb.com  
703.334.5629



# 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

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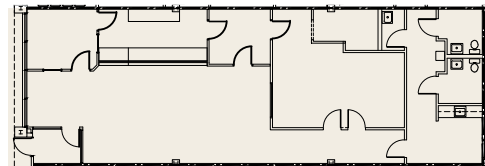
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# 4451 Parliament Place

## Suite C

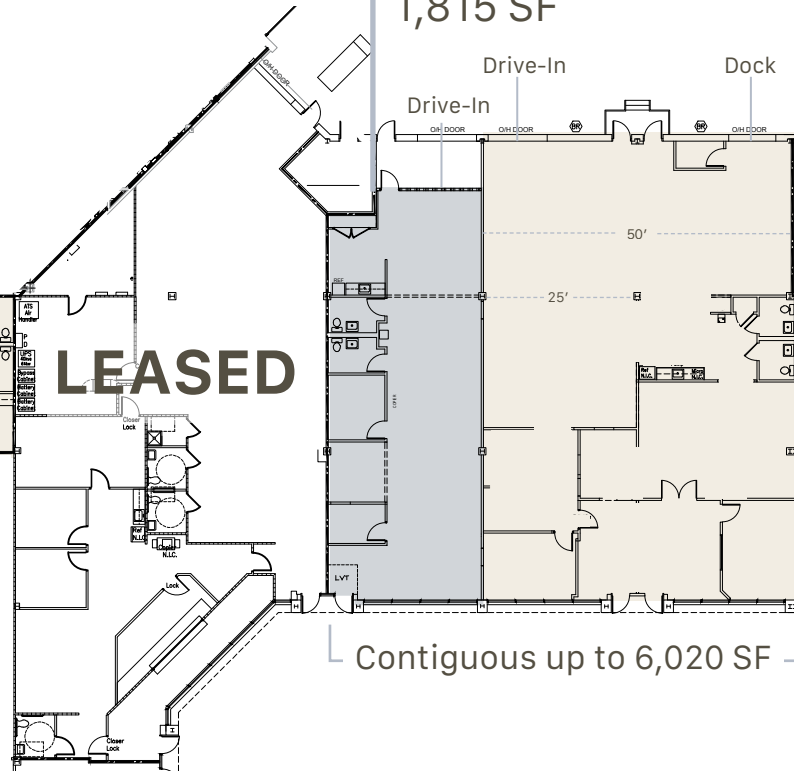
2,100 SF  
100% Office Space



## Suite J

1,815 SF

Drive-In Drive-In Dock



## Suite L

4,205 SF

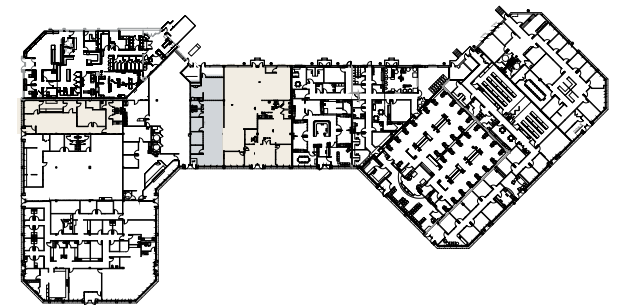
[Click Here for Suite L Video](#)

LEASED

Contiguous up to 6,020 SF

### 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)
- Colum Spacing: 25 feet
- HVAC: Fully Conditioned
- Power:



4451

Parliament Place  
Lanham, MD 20706

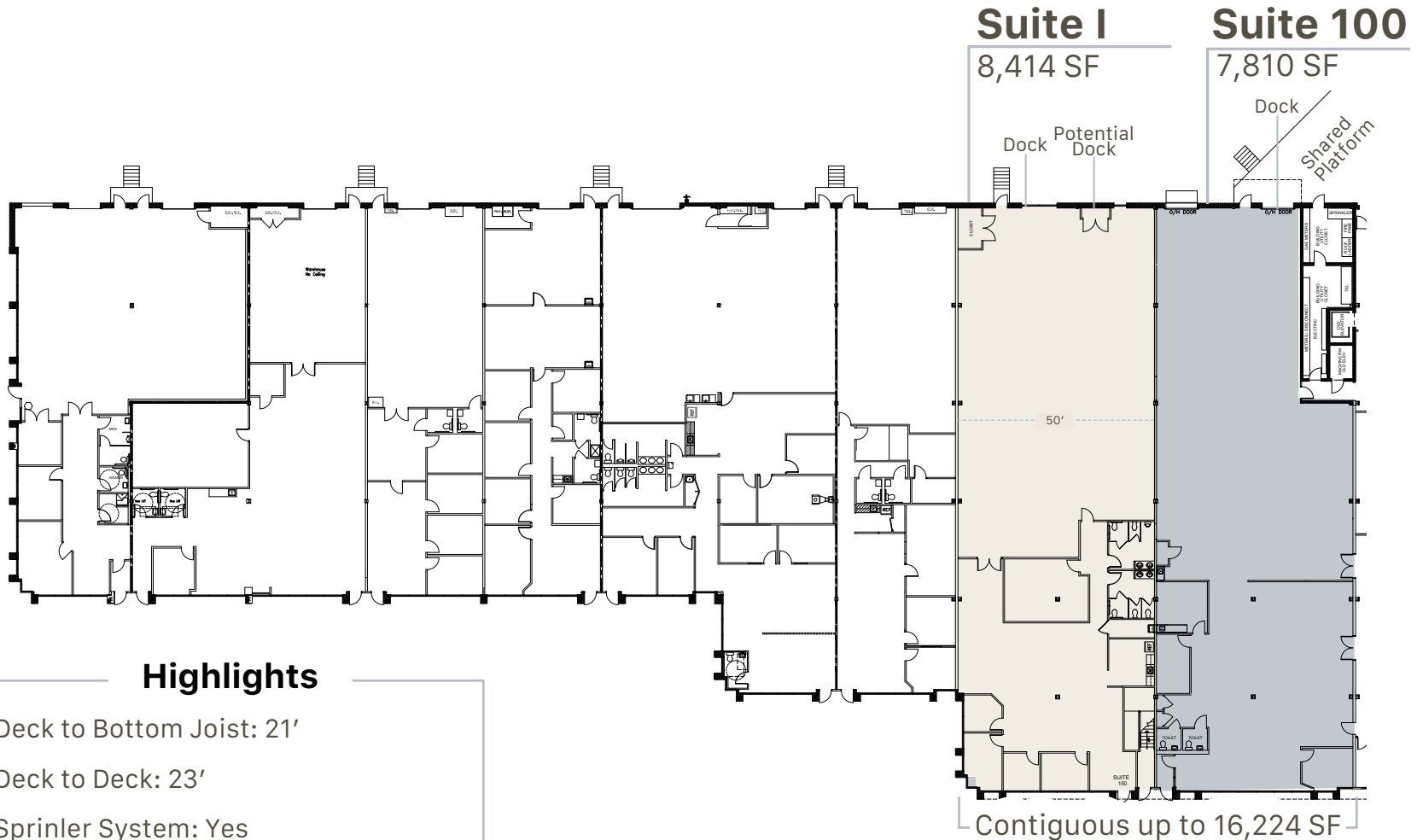
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# 4501 Forbes Blvd



## Highlights

- Deck to Bottom Joist: 21'
- Deck to Deck: 23'
- Sprinkler System: Yes
- # of Docks: 3 | Suite I (1) Suite 100 (2)
- # of Potential Docks: 1 | Suite I
- Colum Spacing: 25 feet
- HVAC: Fully Conditioned

[Click Here for Suite 100 Video](#)

**4501**  
Forbes Blvd  
Lanham, MD 20706

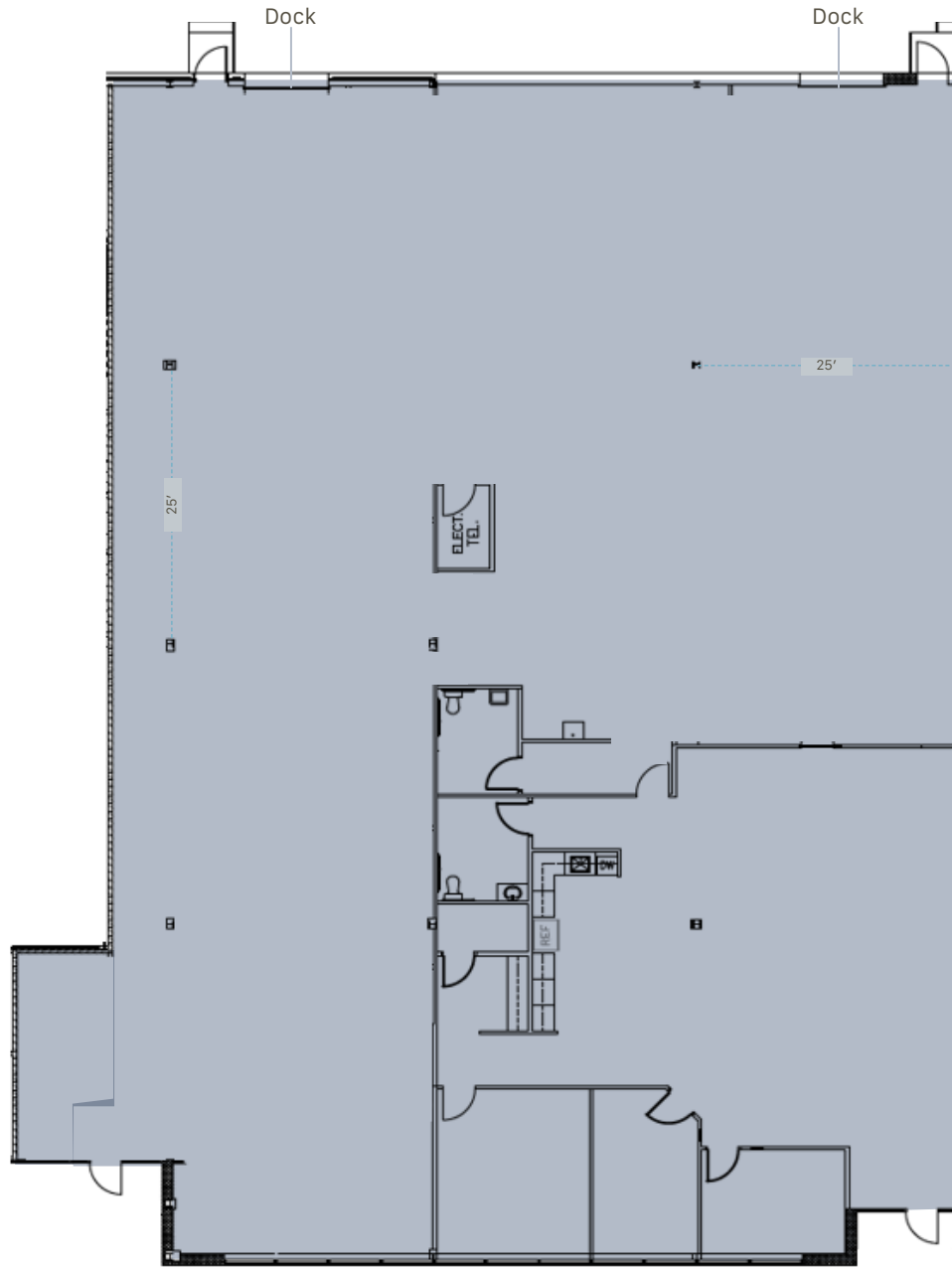
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# 4385 Nicole Drive



**Demo Plan**

## Suite 4385

9,383 SF

### Highlights

Deck to Bottom Joist: 14'

Deck to Deck: 16'

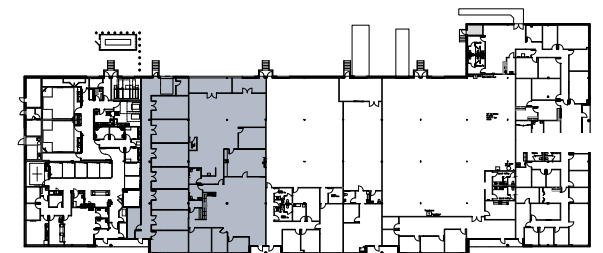
Sprinkler System: Yes

# of Docks: 2

Column Spacing: 25 feet

HVAC: Fully Conditioned

Power:



FC

4451-  
4485

Nicole Drive  
Lanham, MD 20706

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# 4451-4485 Nicole Drive

Contiguous up to 13,296 SF

**Suite 4485**

5,804 SF

**Suite 4481**

5,873 SF

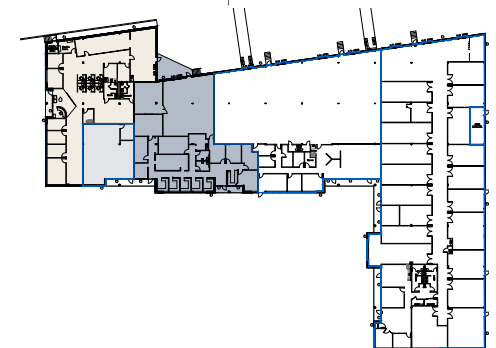
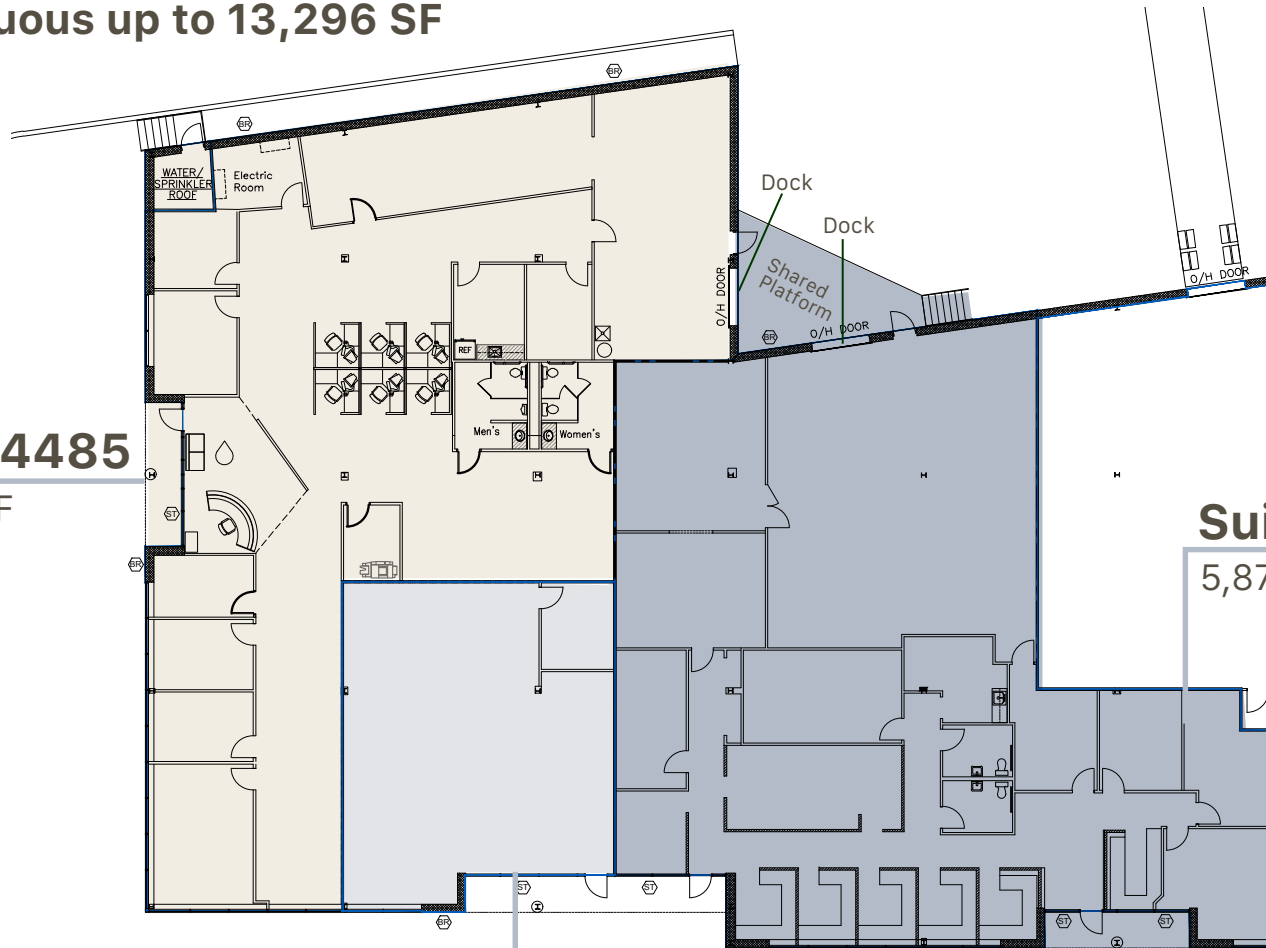
**Suite 4484**

1,619 SF

## Highlights

Sprinkler System: Yes

# of Docks: 2 | Suite 4485 (1) Suite 4481 (1)



4451-  
4485

Nicole Drive  
Lanham, MD 20706

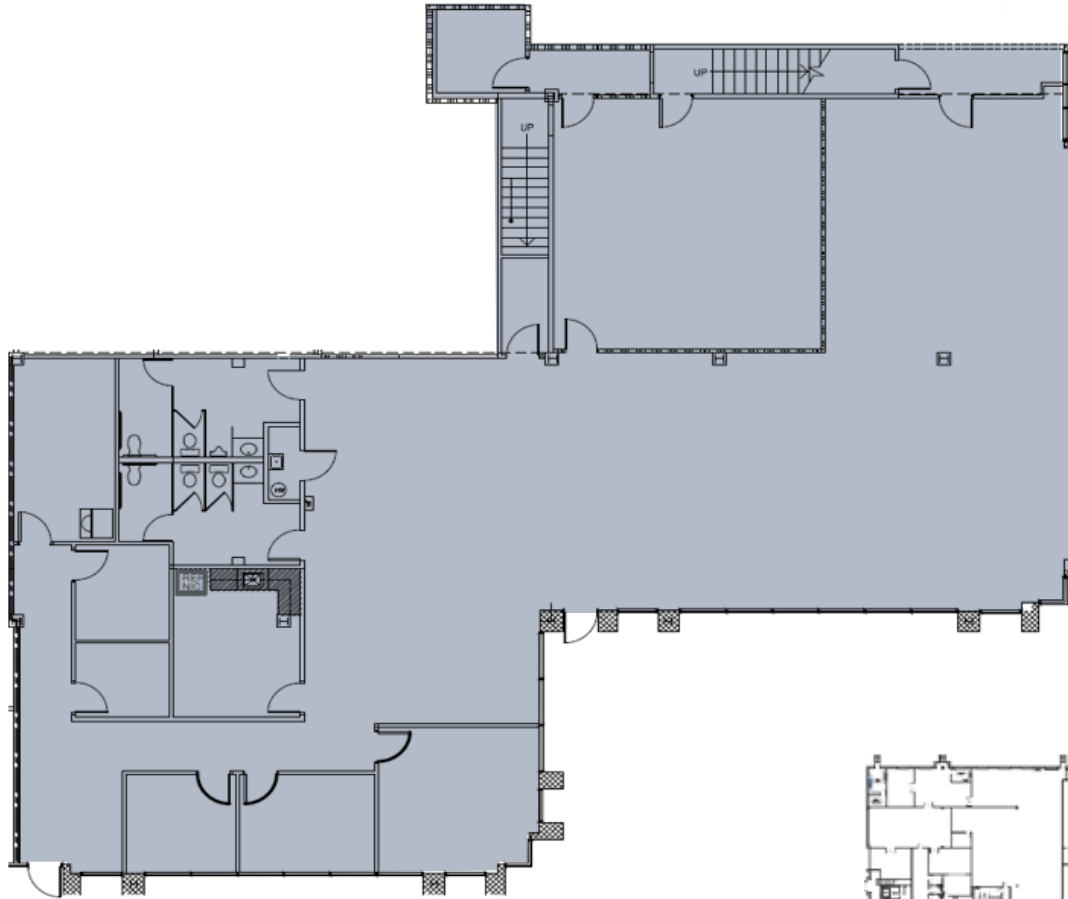
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# 10123 Senate Drive



**Suite 10123**  
5,579 SF

[Click Here for Suite 10123 Video](#)



**10123**

Senate Drive  
Lanham, MD 20706

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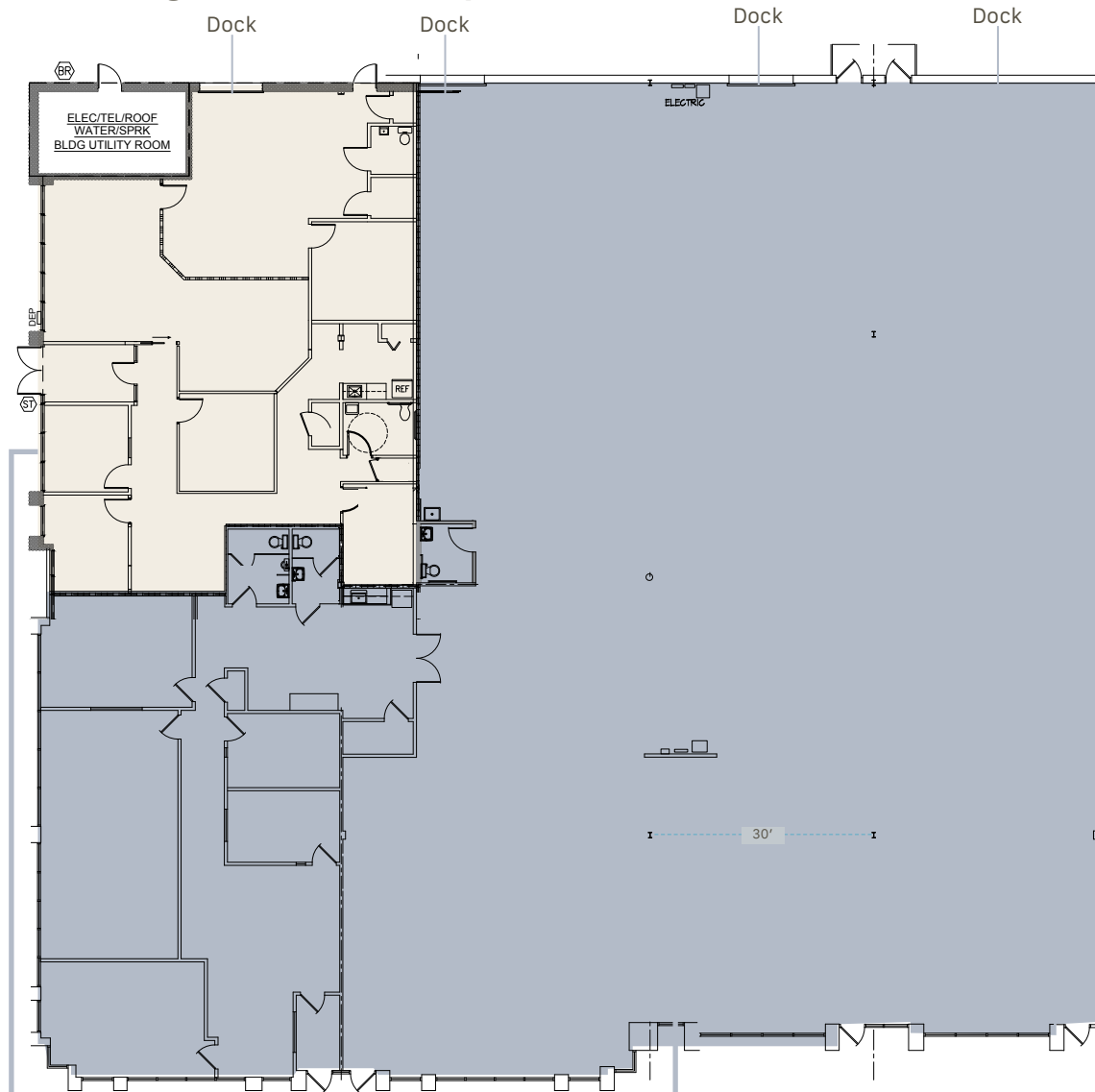
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# 4611 Assembly Drive

Contiguous up to 16,183 SF



## Suite A

2,866 SF

## Suite D

13,317 SF

### Highlights

Deck to Bottom Joist: 16'

Deck to Deck: 18'

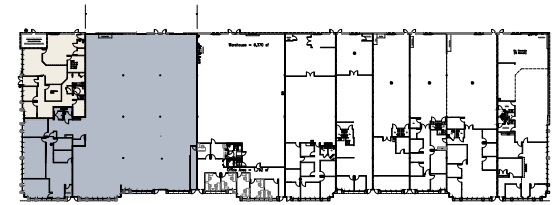
Sprinkler System: Yes

# of Docks: 4 | Suite A (1) Suite D (3)

# of Potential Docks: 1 | Suite I

Column Spacing: 30 feet

HVAC: Fully Conditioned



4611

Assembly Drive  
Lanham, MD 20706

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