



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

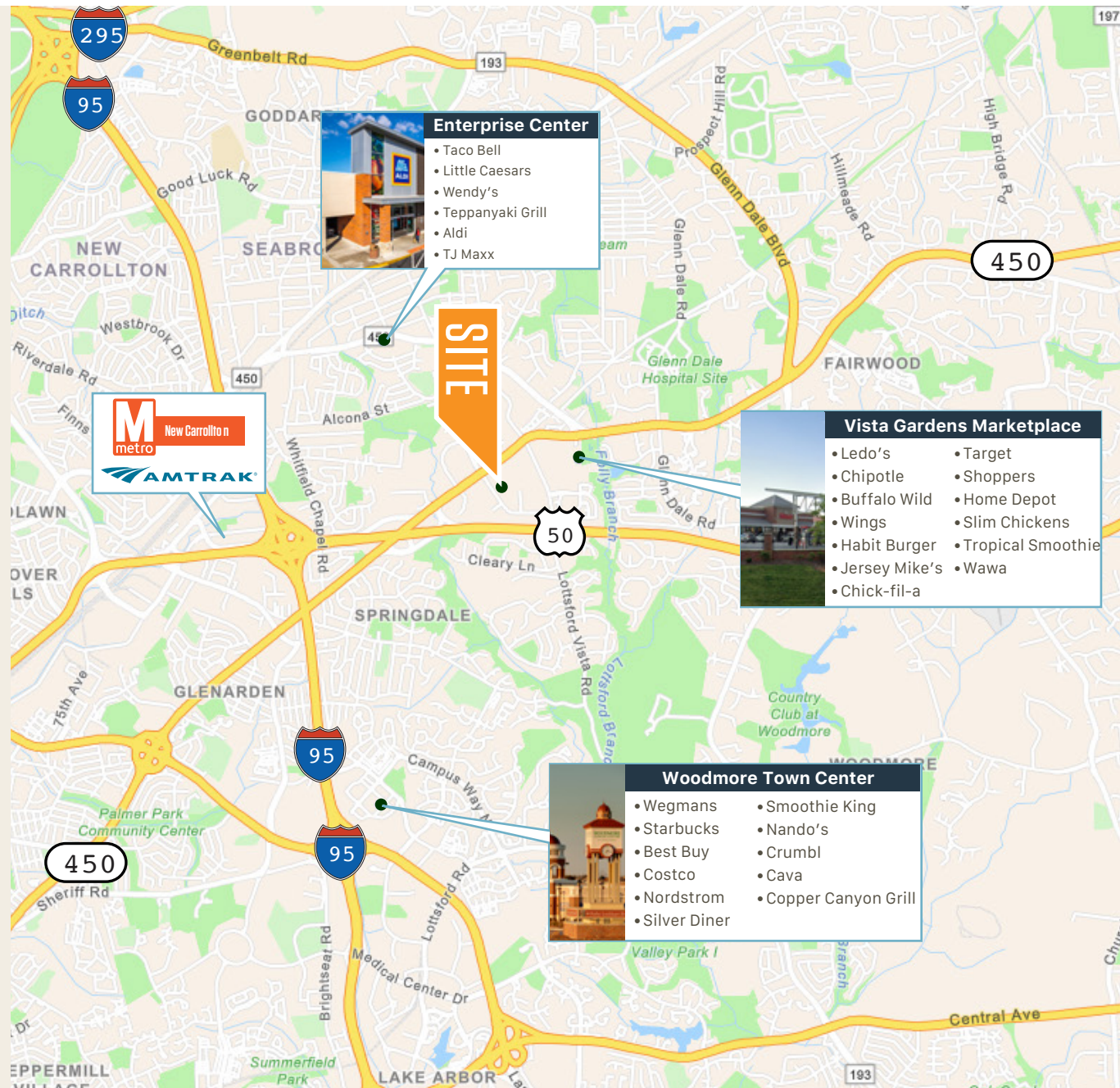
Keiry Martinez
kmartinez@klnb.com
703.334.5629

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

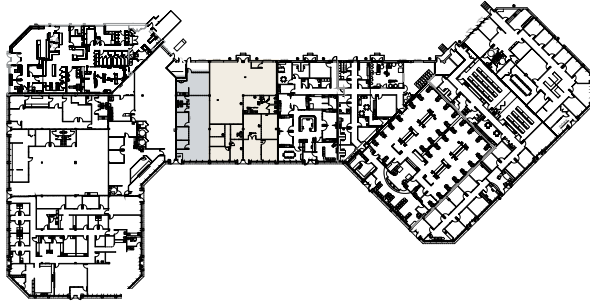
Kenneth Fellows
kfellows@klnb.com
301-222-0210

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)

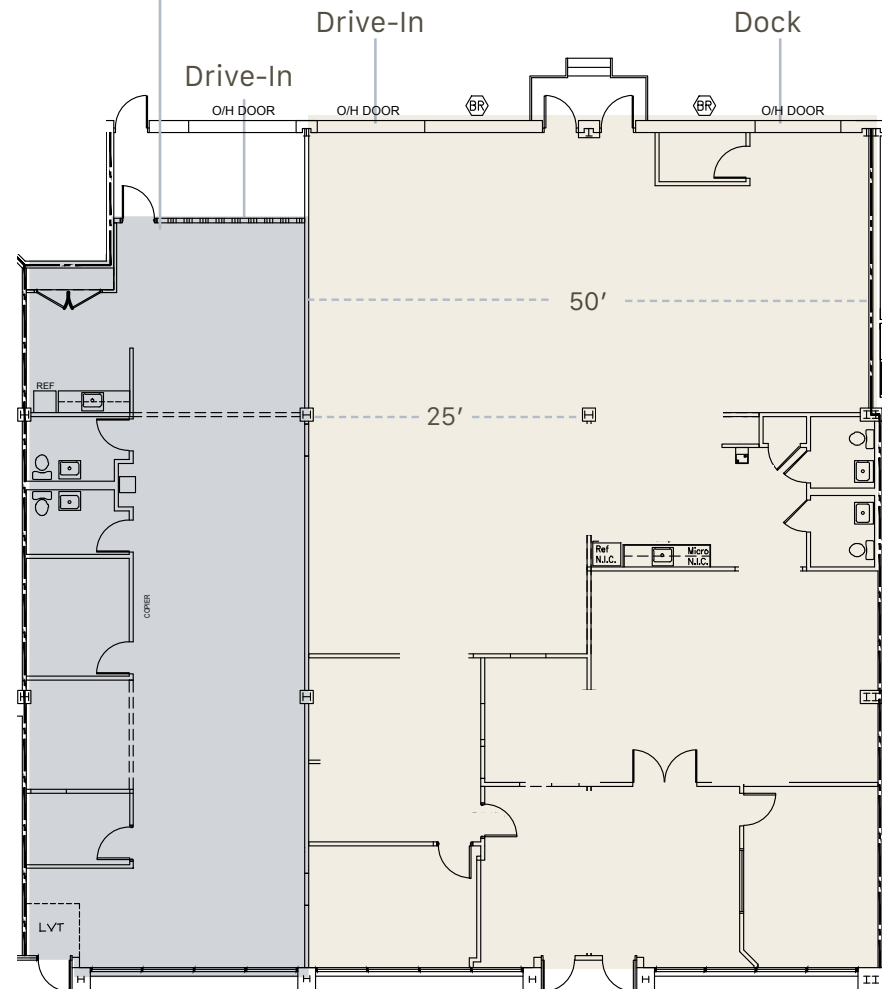
Column Spacing: 25 feet

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

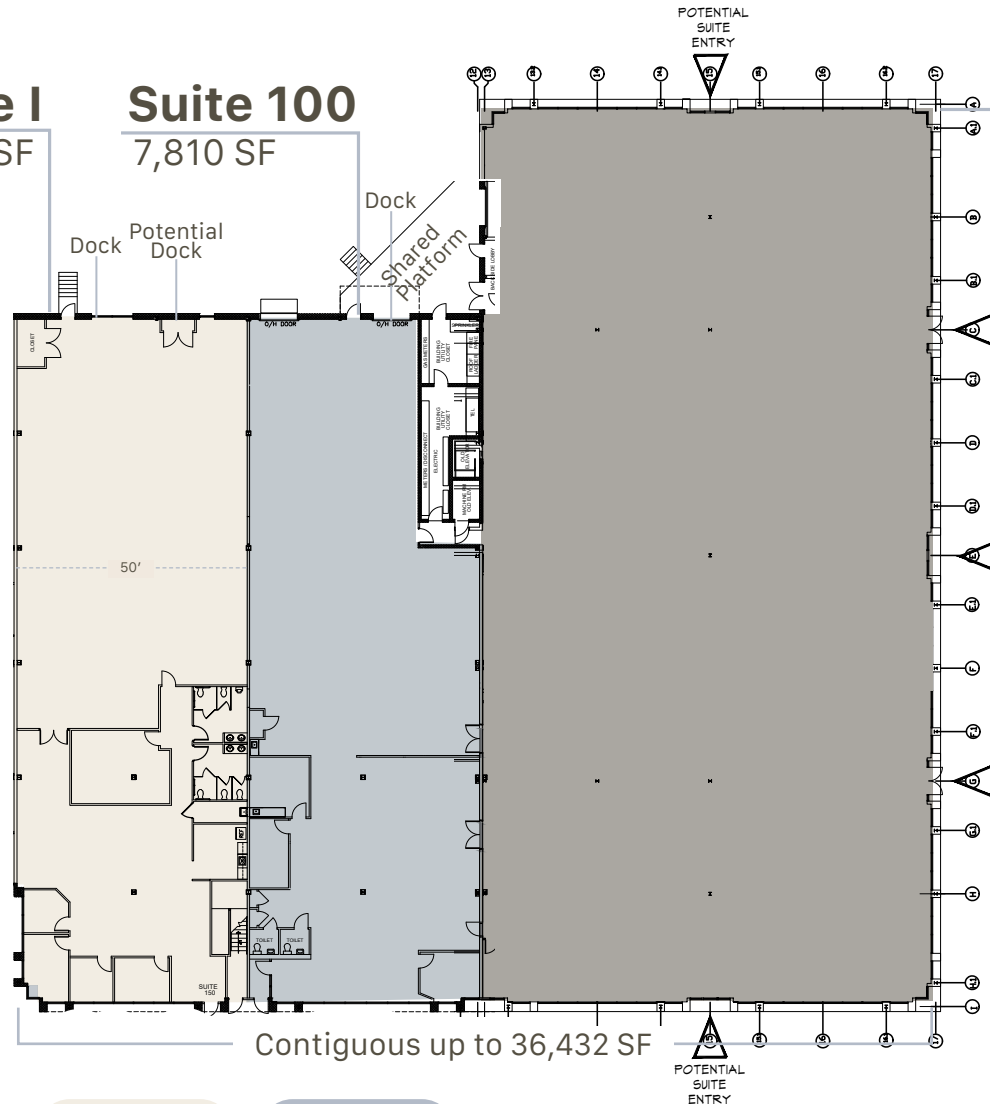
klnb

4501 Forbes Blvd

Suite I
8,414 SF

Suite 100
7,810 SF

Suite 130
20,208 SF



Contiguous up to 36,432 SF

[Click Here for Suite 130 Video](#)

[Click Here for Suite 100 Video](#)

Highlights

Suite I: add 8' in Office and 22' Bottom of Joist 22', 24' Deck to Deck

Suite 100: 8' in Office and 9' in Warehouse (finished ceiling), 22' to Joist, 24' to Deck Deck to Deck: 24'

Suite 130: Ceiling to Bottom Joist 22', Bottom of Joist 22', 24' Deck to Deck

Sprinkler System: Yes

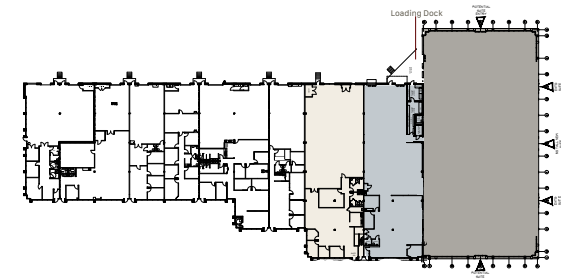
of Docks: 4 | Suite I (1) Suite 100 (2) Suite 130 (1)

of Potential Docks: 1 | Suite I

Column Spacing: 25 feet

HVAC: Fully Conditioned

Power: 1,600 Amps, 480/277V



4501
Forbes Blvd
Lanham, MD 20706

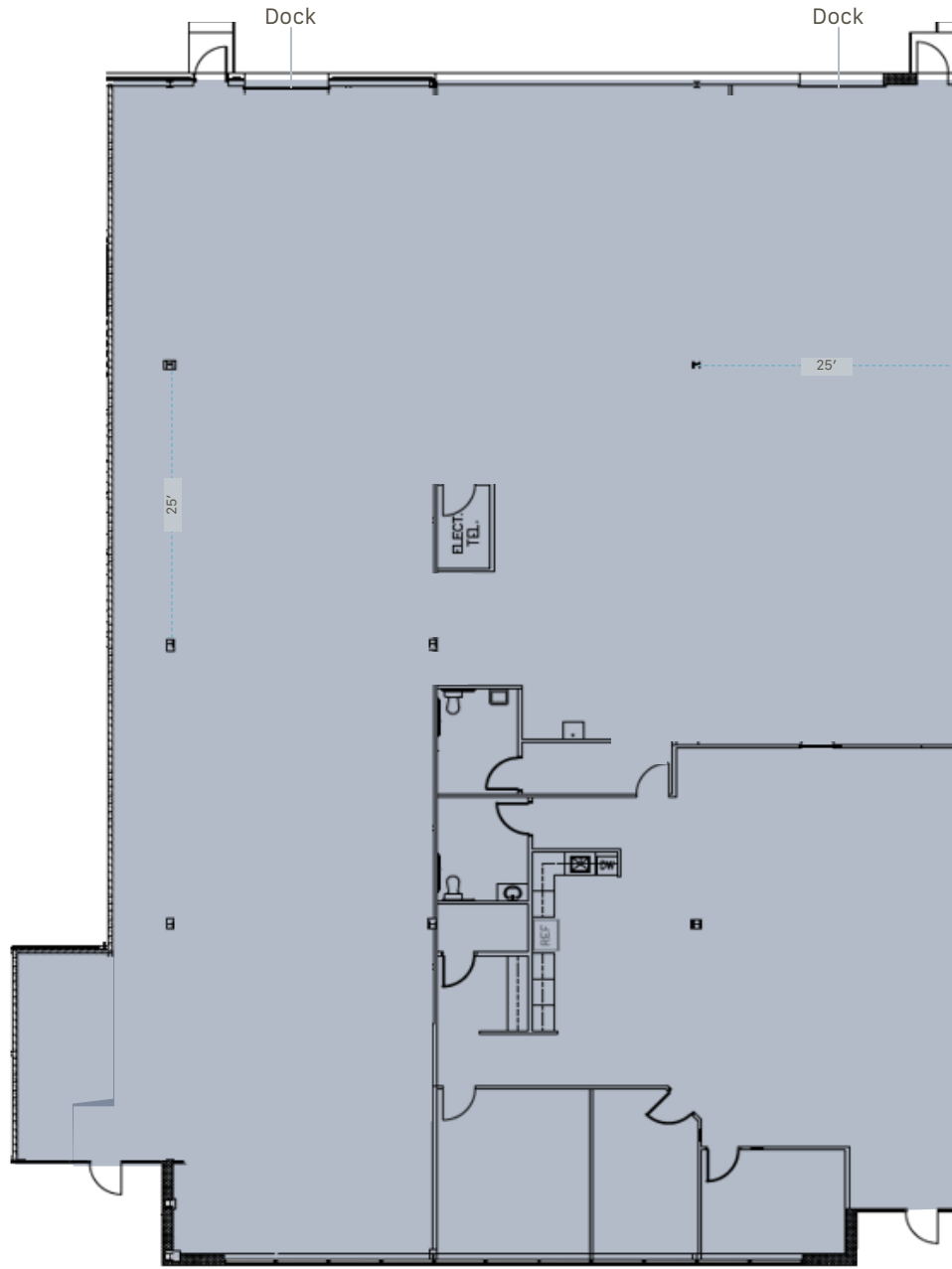
Kenneth Fellows
kfellows@klnb.com
301-222-0210

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

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

klnb

4385 Nicole Drive



Demo Plan

Suite 4385

9,383 SF

Highlights

Deck to Bottom Joist: 14'

Deck to Deck: 16'

Sprinkler System: Yes

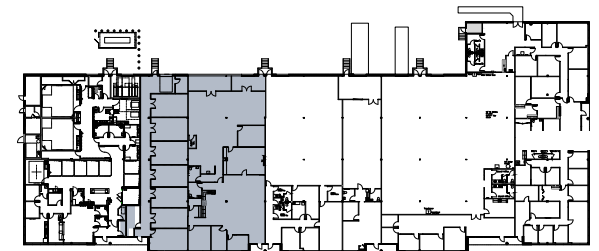
of Docks: 2

Column Spacing: 25 feet

HVAC: Fully Conditioned

Power: 1,600 Amps, 480/277V

[Click Here for a Virtual Tour](#)



4451-
4485

Nicole Drive
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

4451-4485 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)

Power: 1,600 Amps, 480/277V

4451-
4485

Nicole Drive
Lanham, MD 20706

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

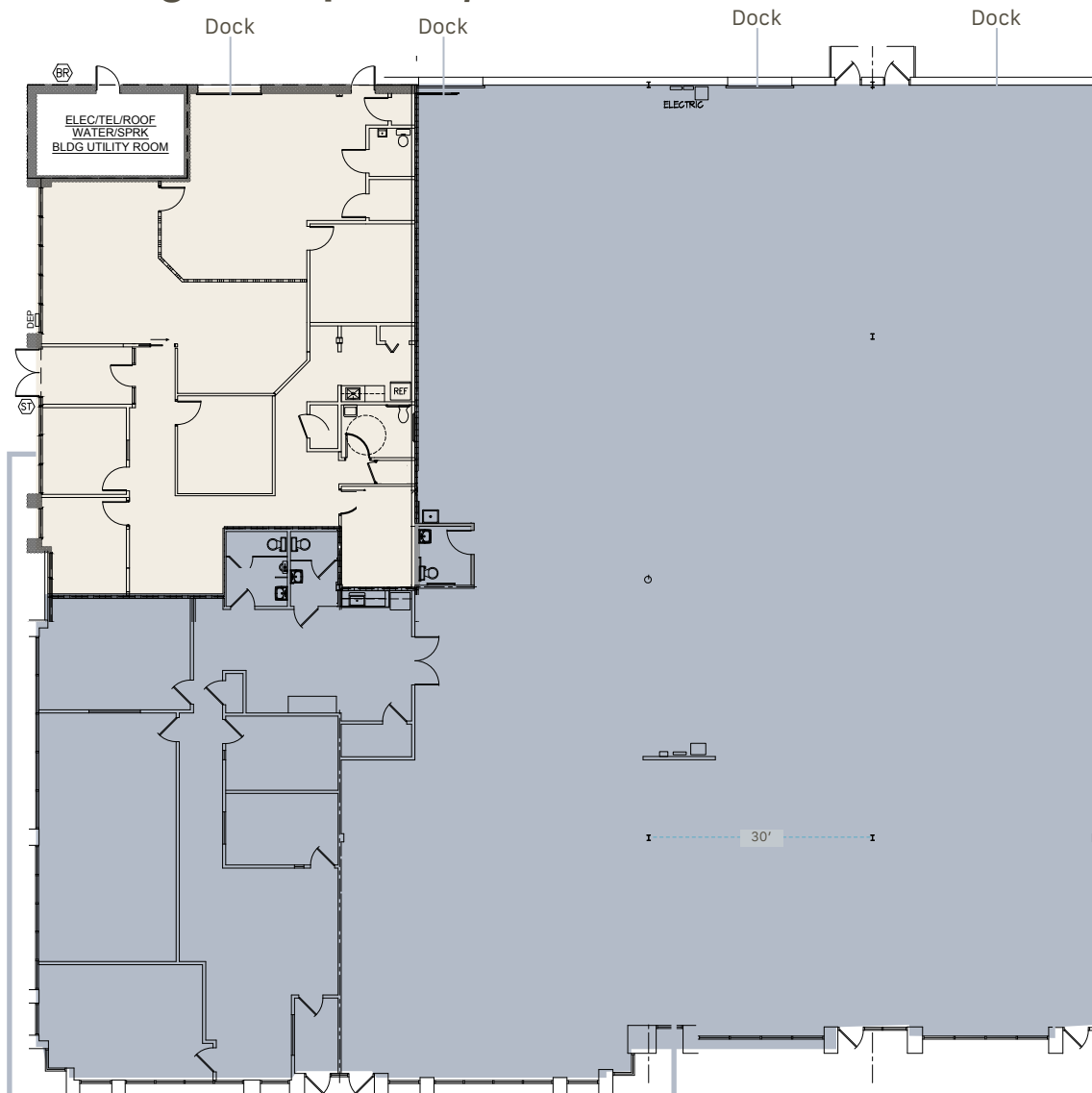
Robert Pugh
rpugh@klnb.com
301-222-0211

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

klnb

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)

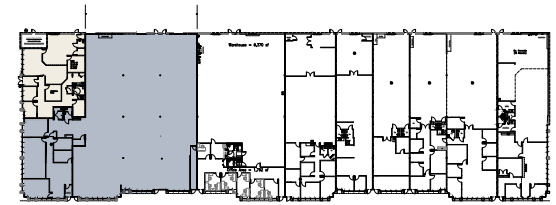
of Potential Docks: 1 | Suite I

Column Spacing: 30 feet

HVAC: Fully Conditioned

Power: 1,600 Amps, 480/277V

[Click Here for a Virtual Tour](#)



4611

Assembly Drive
Lanham, MD 20706

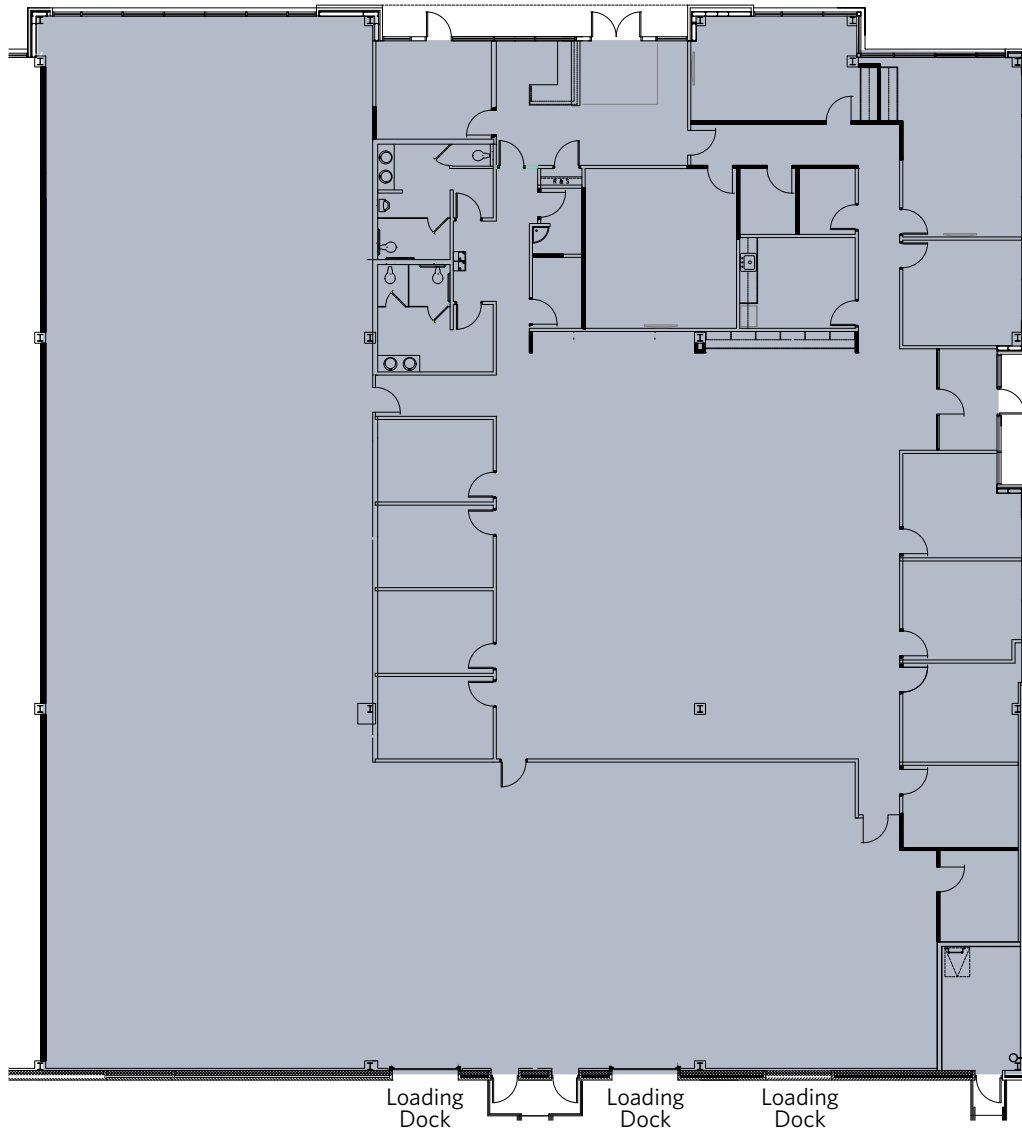
Kenneth Fellows
kfellows@klnb.com
301-222-0210

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

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

klnb

4260 Forbes Blvd



*Hypothetical Demo Plan

Suite 4276

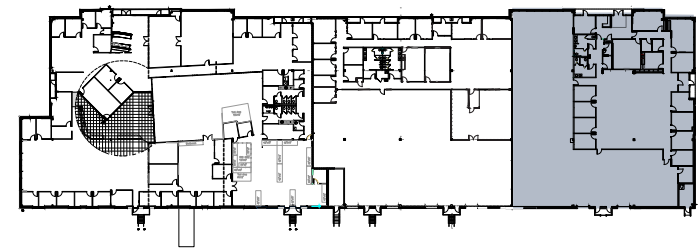
15,761 SF

Highlights

Sprinkler System: Yes

of Docks: 3

HVAC: Fully Conditioned



4260

Forbes Blvd
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.