



# Forbes Center

**Space for Lease**  
**4501 Forbes Blvd**  
Lanham, MD 20706

**Up to  
36,100 SF  
Contiguous**



**NEW Flex/ Industrial | Approximately 20,000 SF**

**Kenneth Fellows**  
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**klnb**

# Building Stats

**Suite A** 7,896 SF

**Suite B** 4,956 SF

**Suite C** 7,824 SF

**Suite A & B** 12,052 SF

**Suite B & C** 12,780 SF

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**Total:** 19,876 SF

- 8' Wide Service/ Loading Corridor
- 3 Phase 800 Amps
- 21' Bottom of Joist
- 23' 5-5 Slab to Slab
- Approx 100' Deep x 200' Wide
- 25' x 25' Column Spacing
- Extensive Glassline 2 Stories
- Building Signage Opportunity

**FC**

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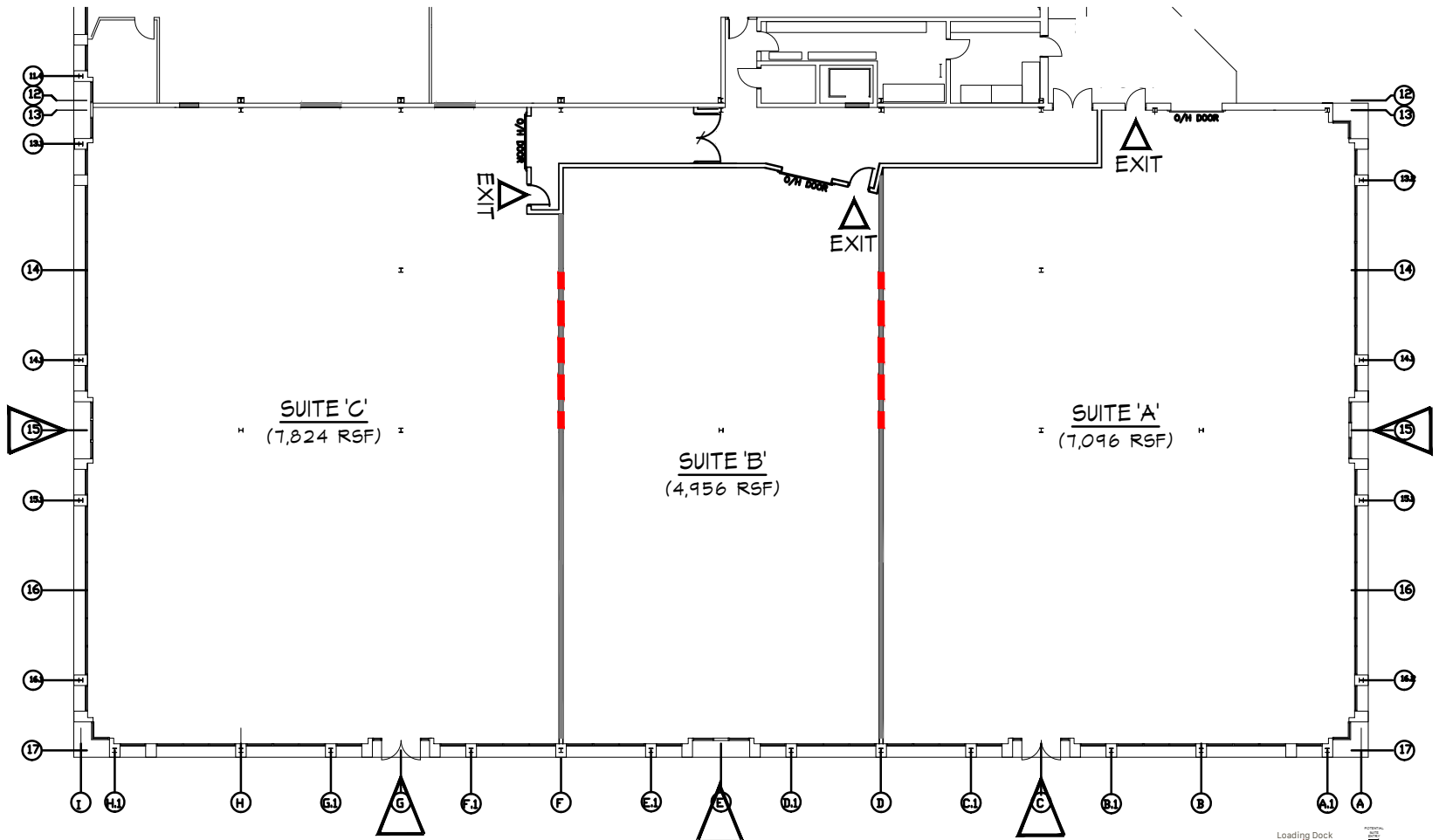
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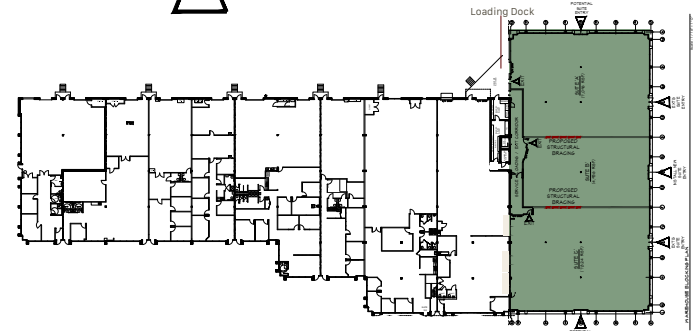
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**19,876 SF**

\*Hypothetical Demising Plan



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# Building Amenities

(Located at 4425 Forbes Blvd)



Fitness facility



Conference center



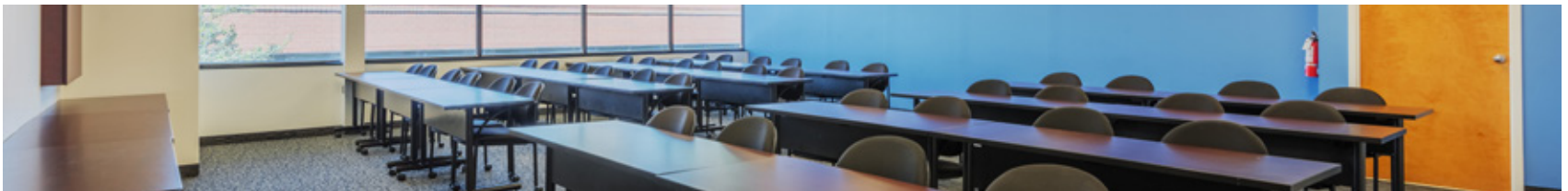
Lounge



Outdoor seating area



On-site building engineers and property management



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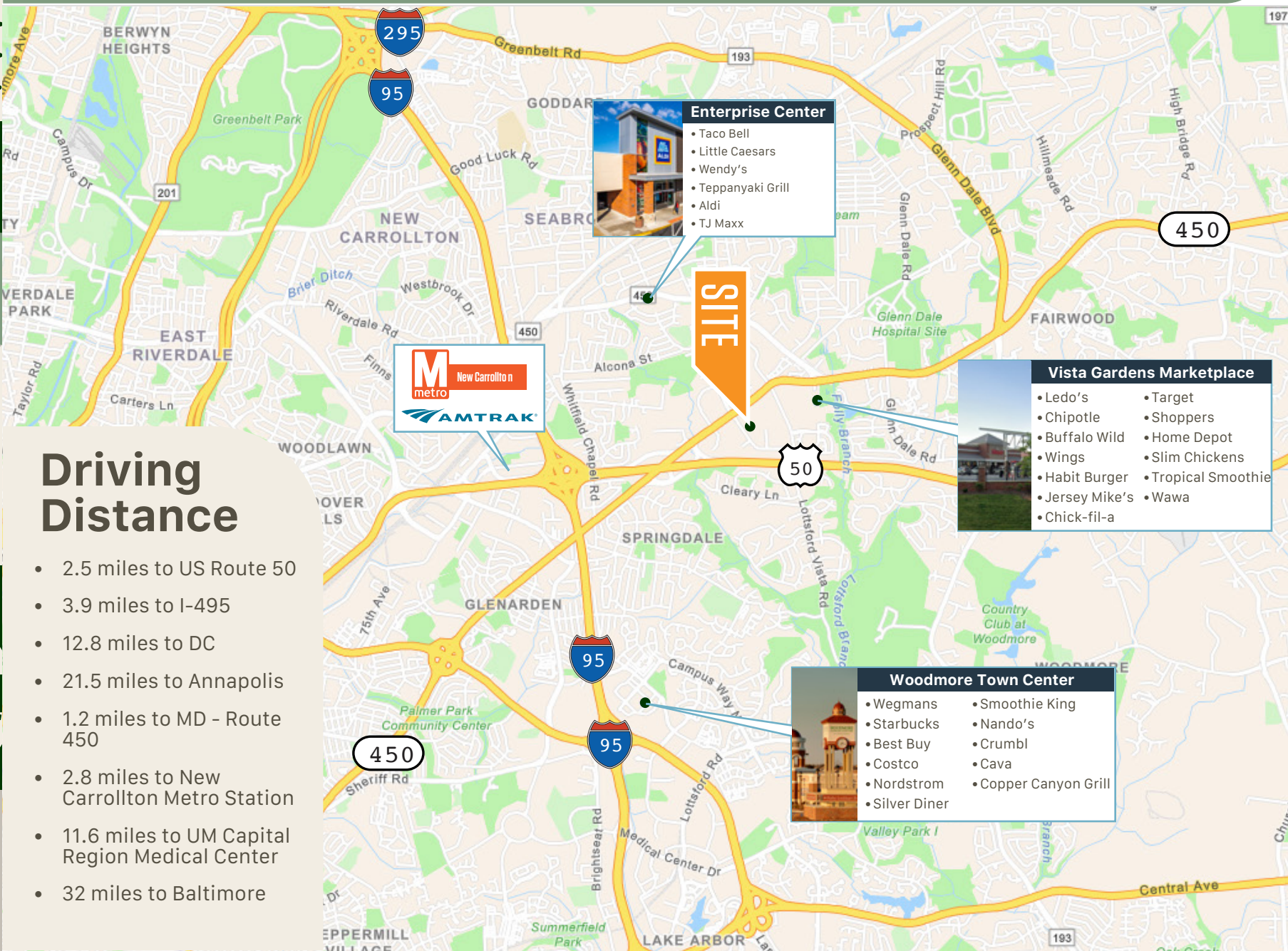
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# Accessibility



## 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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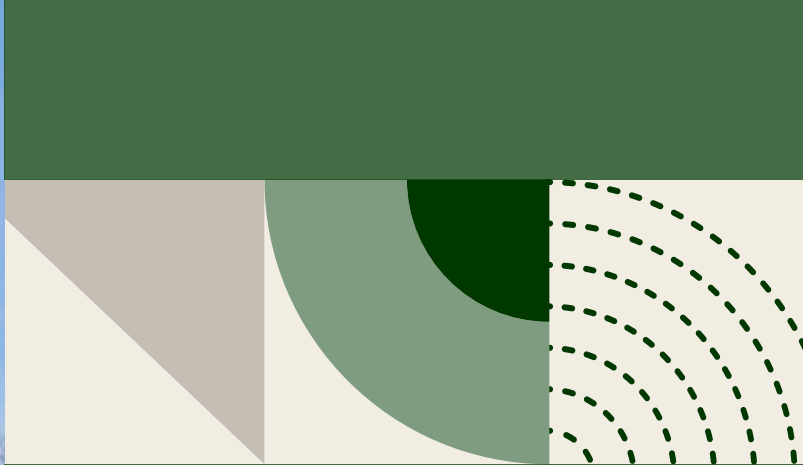
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