



FC Forbes
Center

**Office Space
For Lease**
Lanham, MD 20706



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klnb

Accessibility

- 2.5 miles (5 mins) to US Route 50
- 3.9 miles (7 mins) to I-495
- 12.8 miles (32 mins) to DC
- 21.5 miles (25 mins) to Annapolis
- 4.7 miles (10 mins) to MD - Route 450
- New Carrollton Metro Station 2.8 miles (6 mins) away
- 11.6 miles (27 min) to UM Capital Region Medical Center
- 32 miles (43 mins) to Baltimore



Building Amenities

(Located at 4425 Forbes Blvd)



Fitness facility



Conference center



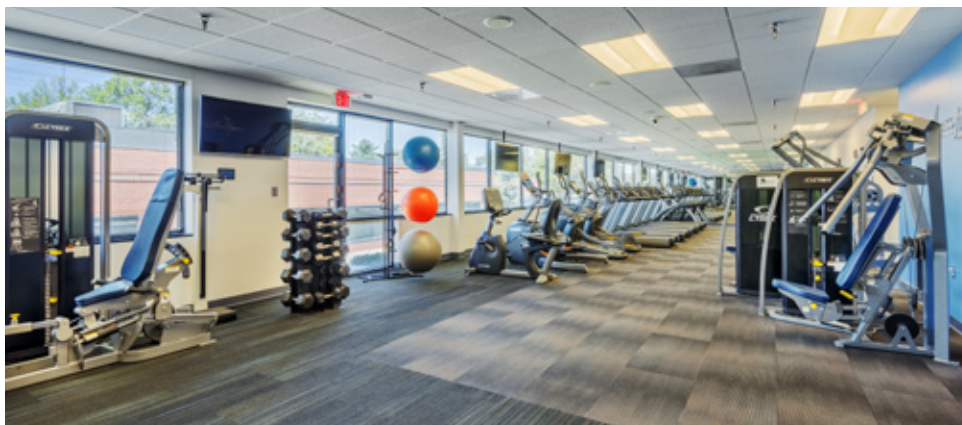
Lounge



Outdoor seating area



On-site building engineers and property management



Local Amenities



Vista Gardens Marketplace

- Ledo's
- Chipotle
- Buffalo Wild Wings
- Habit Burger
- Jersey Mike's
- Chick-fil-a
- Target
- Shoppers
- Home Depot
- Slim Chickens
- Tropical Smoothie
- Wawa
- Amazon
- Warehouse



Woodmore Town Center

- Wegmans
- Copper Canyon Grill
- Starbucks
- Best Buy
- Costco
- Nordstrom
- Silver Diner
- Smoothie King
- Nando's
- Crumbl
- Cava



Enterprise Center

- Taco Bell
- Little Caesars
- Wendy's
- Teppanyaki Grill
- Aldi
- TJ Maxx

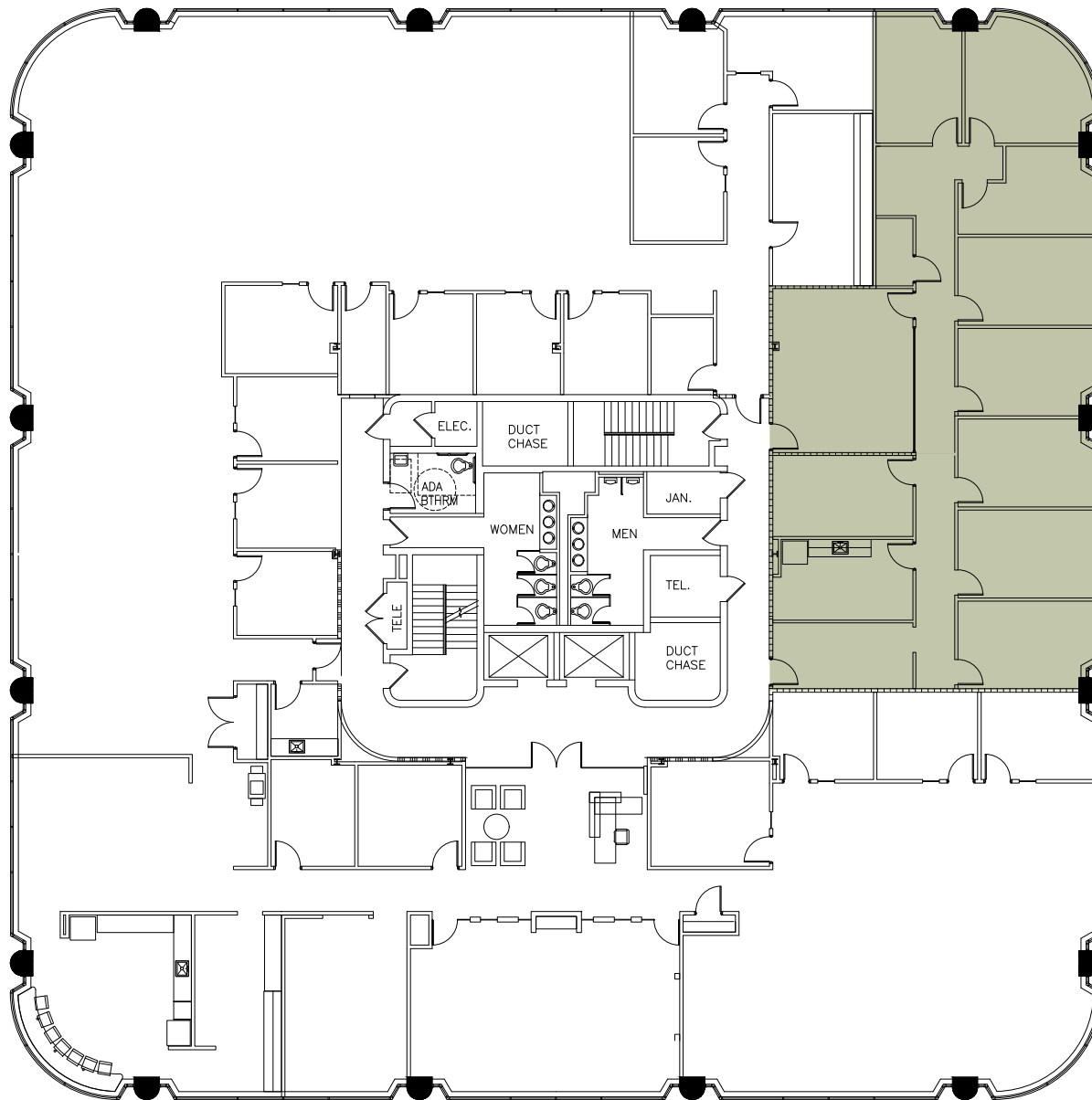


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4601
Presidents Dr
Lanham, MD 20706

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4601 Forbes Boulevard



301

3rd Floor
Suite 301

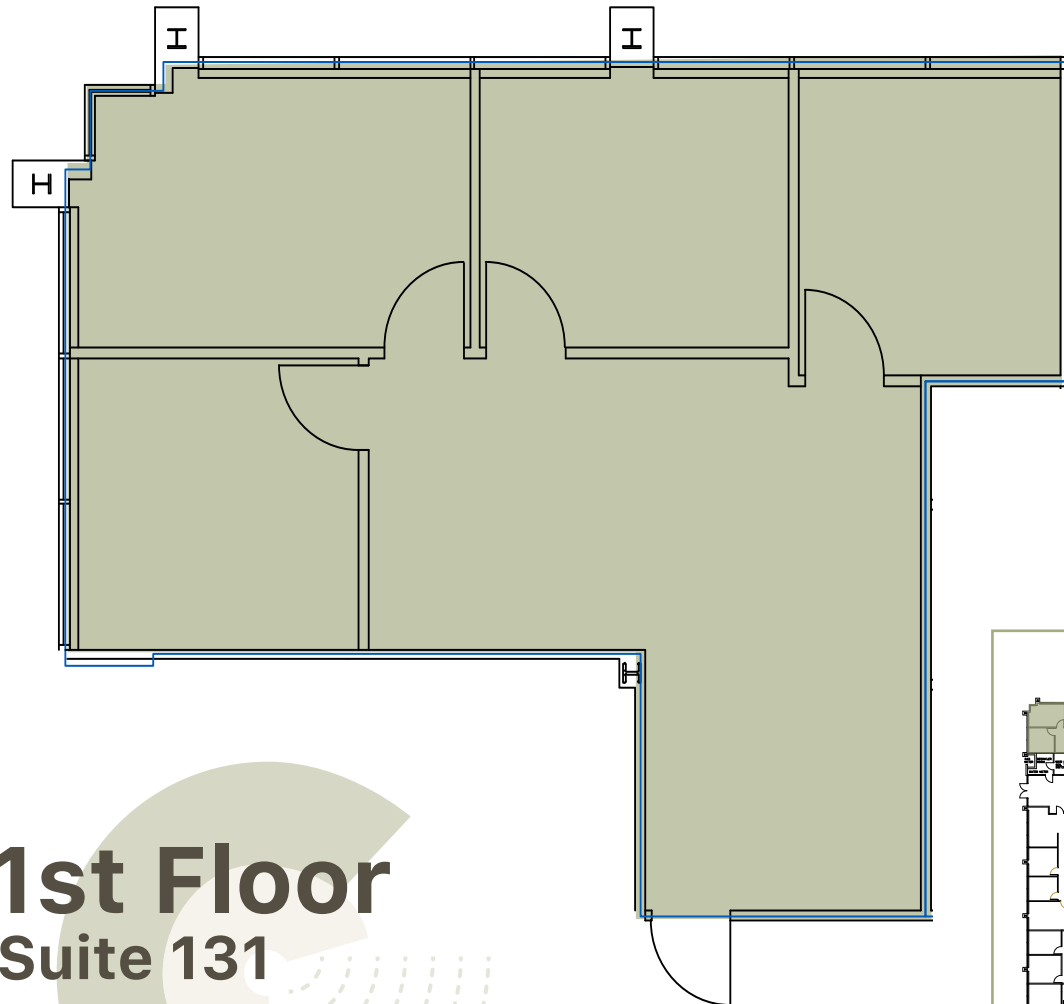
3,064 SF

FC

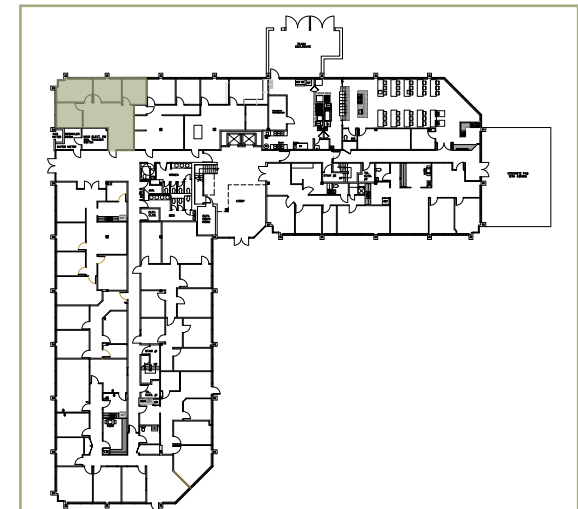
4601
Presidents Dr
Lanham, MD 20706

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4601 Presidents Drive

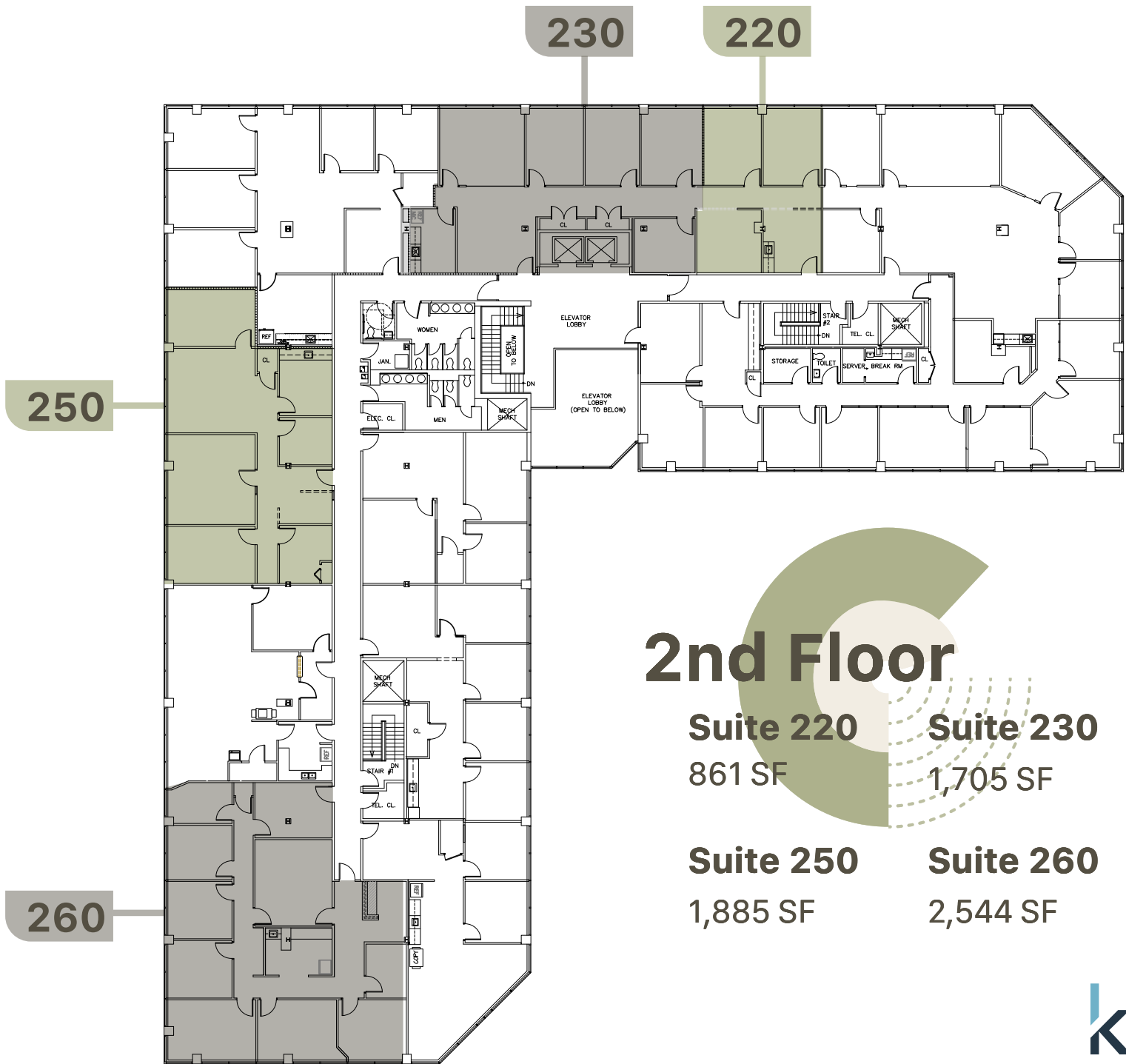


1st Floor
Suite 131
950 SF



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4601 Presidents Drive



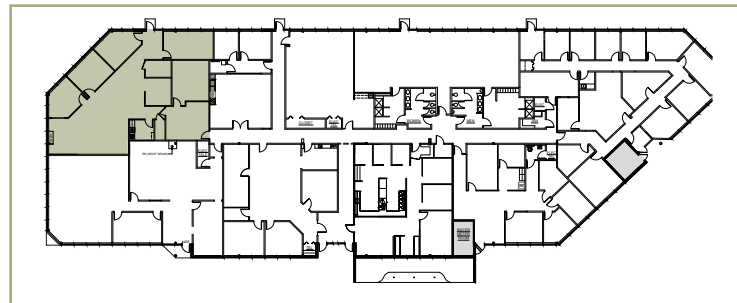
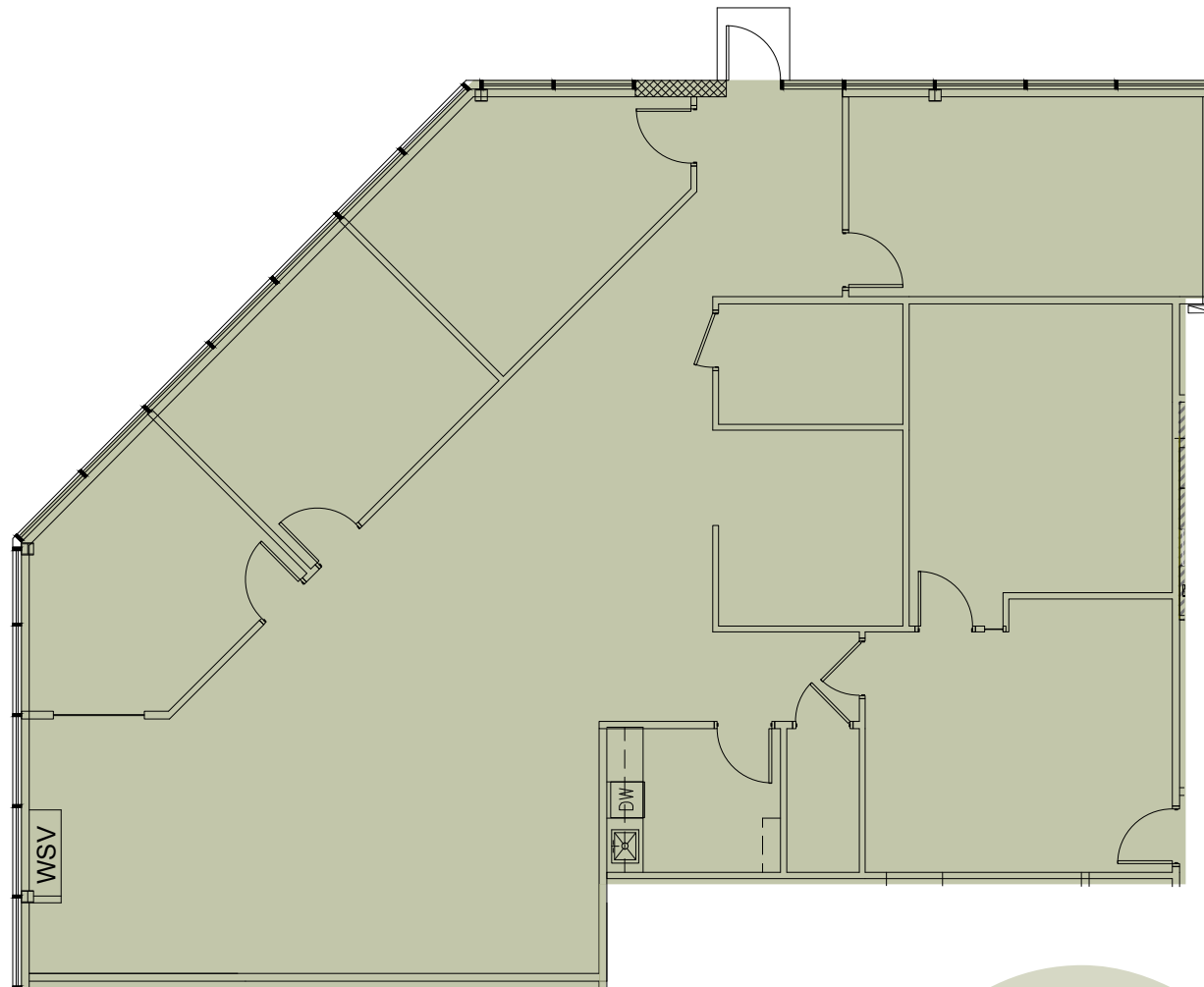
2nd Floor

Suite 220 861 SF	Suite 230 1,705 SF
Suite 250 1,885 SF	Suite 260 2,544 SF

4601
Presidents Dr
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4425 Forbes Blvd



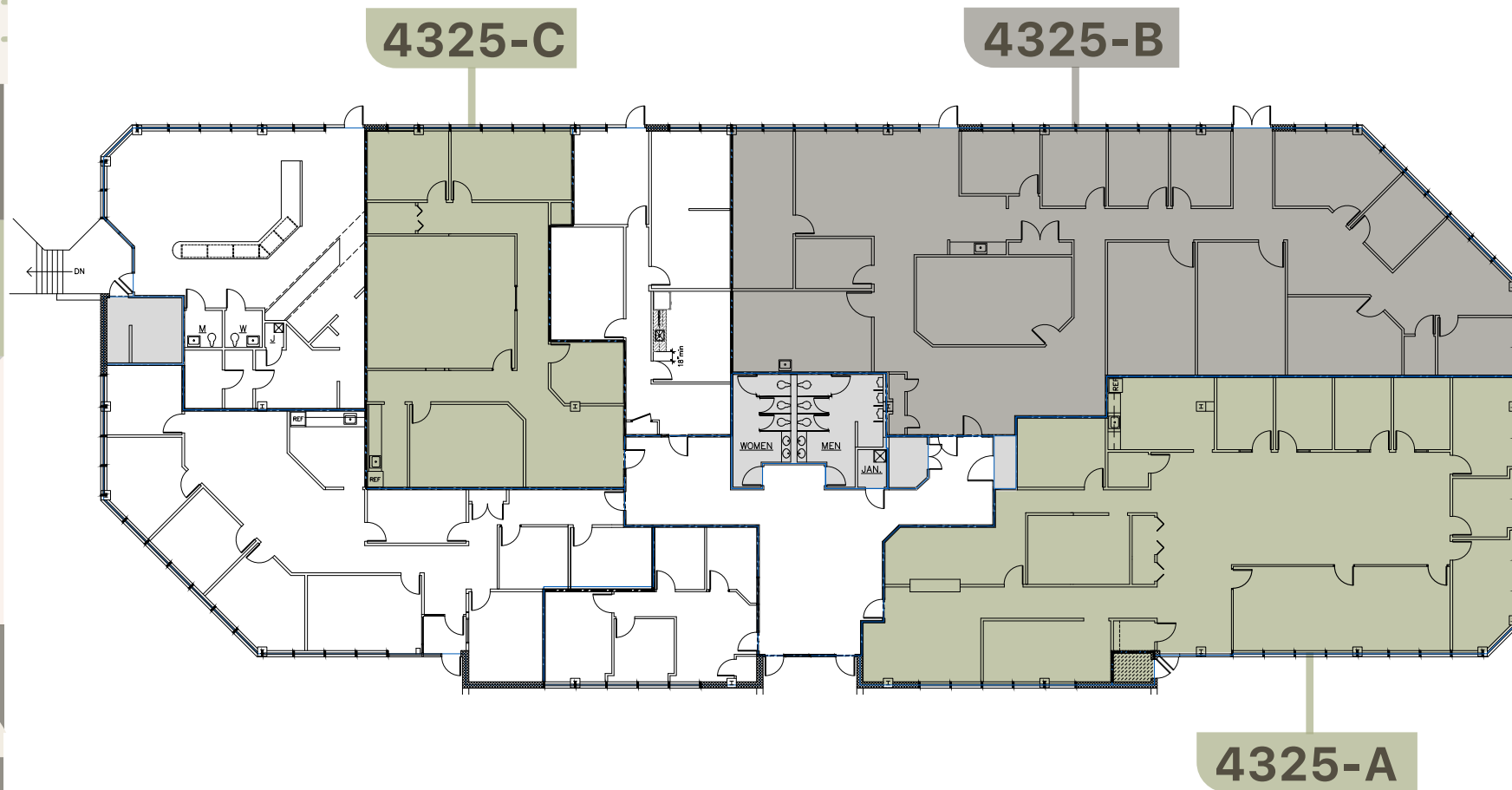
3rd Floor
SPEC Suite 4425 C
3,015 SF

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4425
Forbes Blvd
Lanham, MD 20706

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4325 Forbes Blvd



1st Floor

Suite 4325-C

2,310 SF

Suite 4325-A

4,552 SF

Suite 4325-B

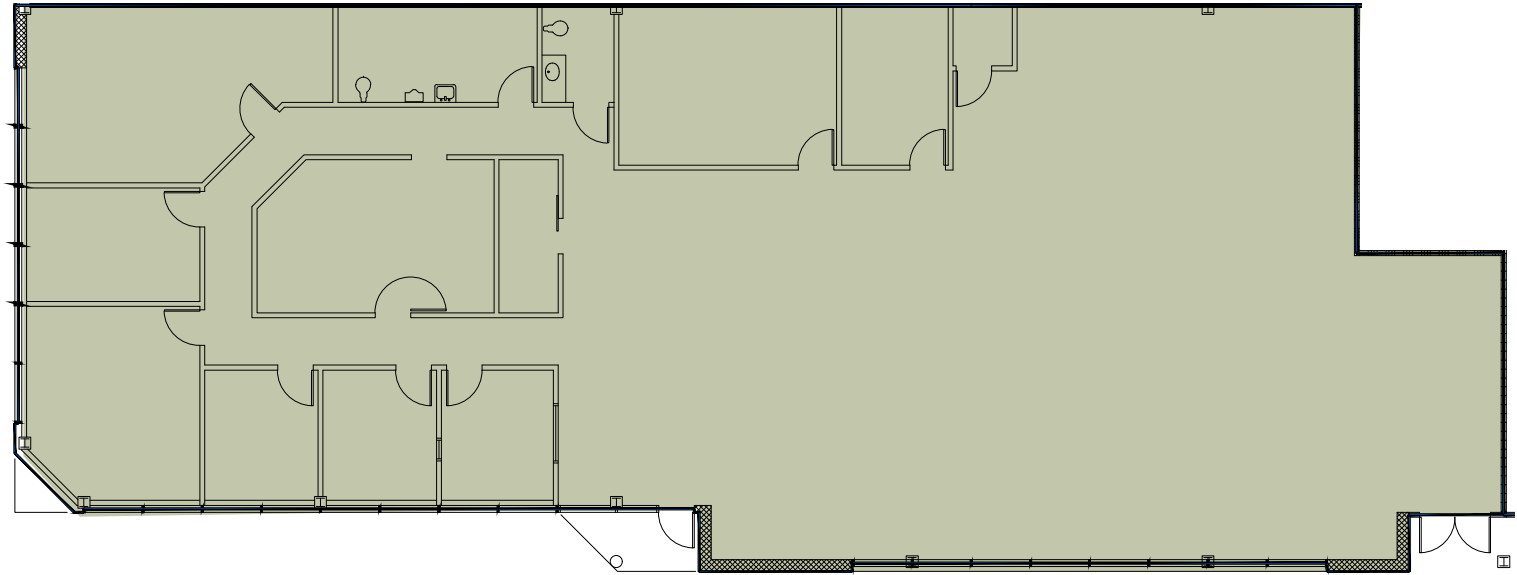
5,488 SF

4325

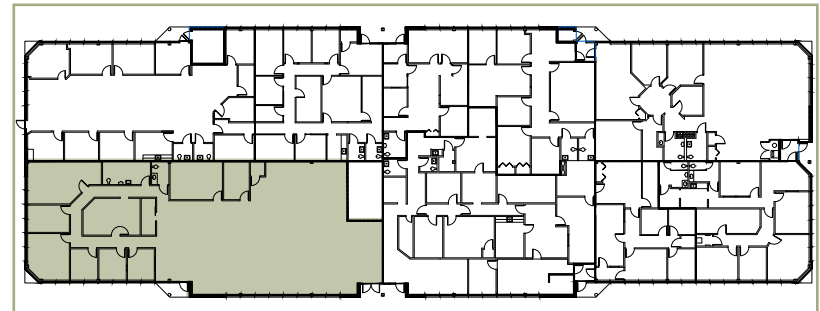
Forbes Blvd
Lanham, MD 20706

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4473 Forbes Blvd



Suite 4473
5,371 SF

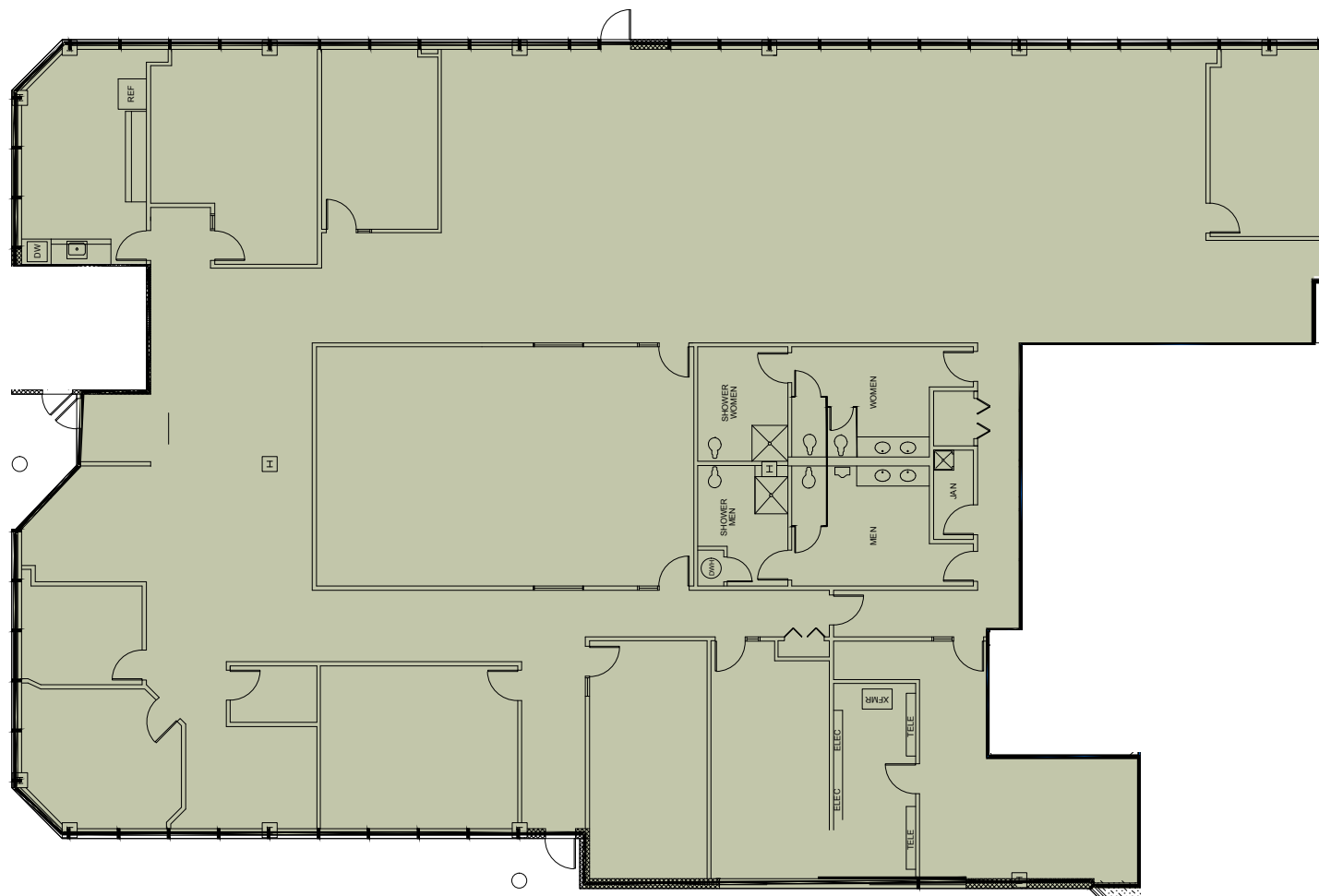


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4473
Forbes Blvd
Lanham, MD 20706

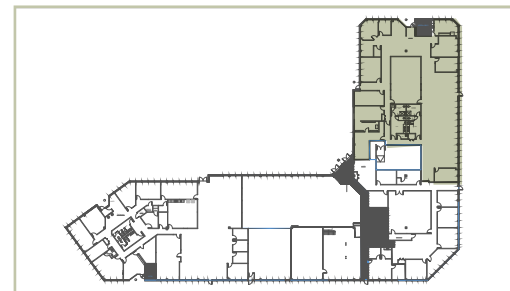
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4401-4411 Forbes Blvd



Suite 4411

9,425 SF



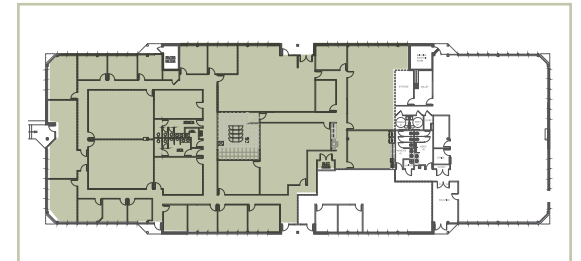
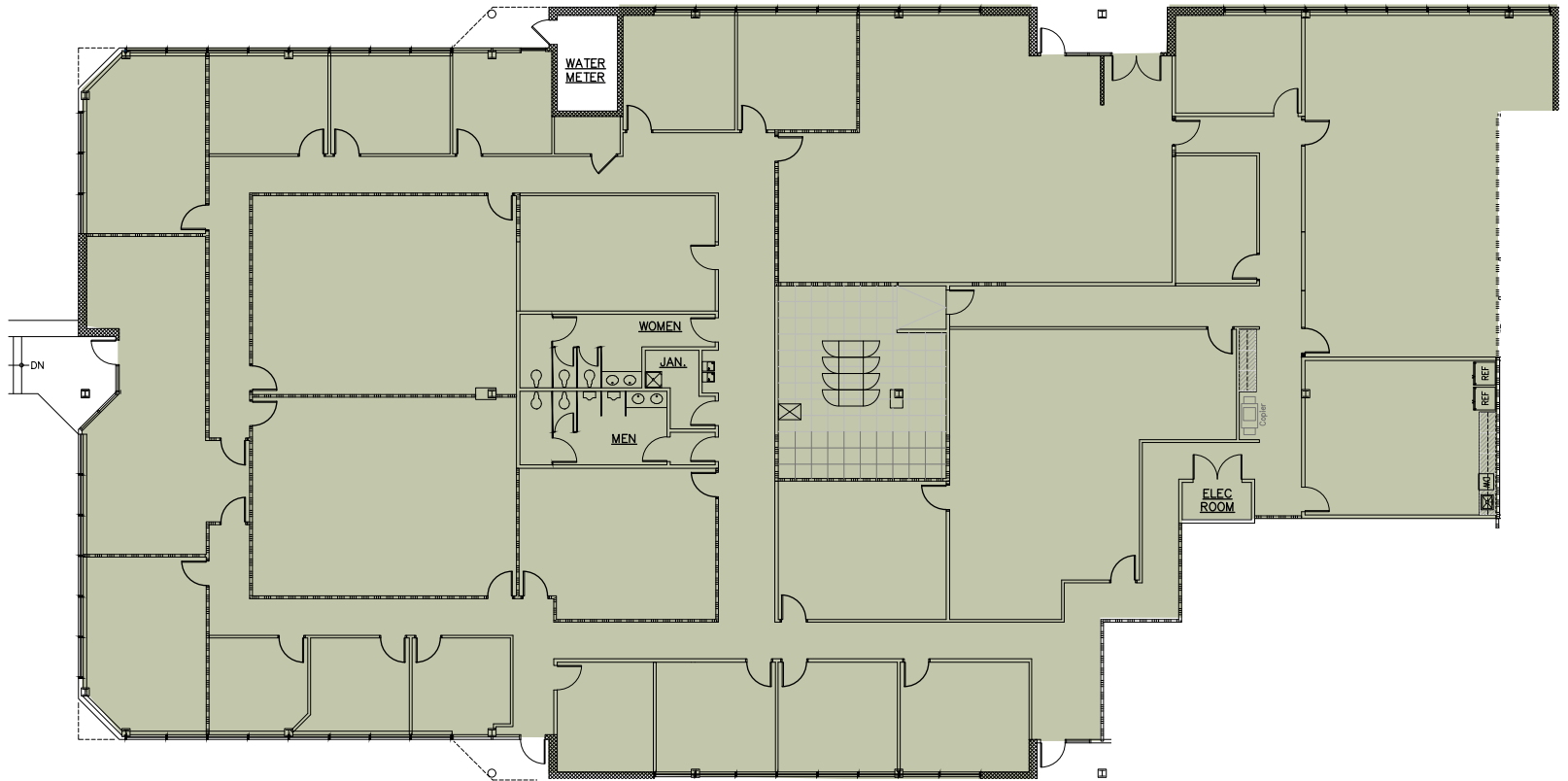
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4401-
4411

Forbes Blvd
Lanham, MD 20706

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4459-4461 Forbes Blvd



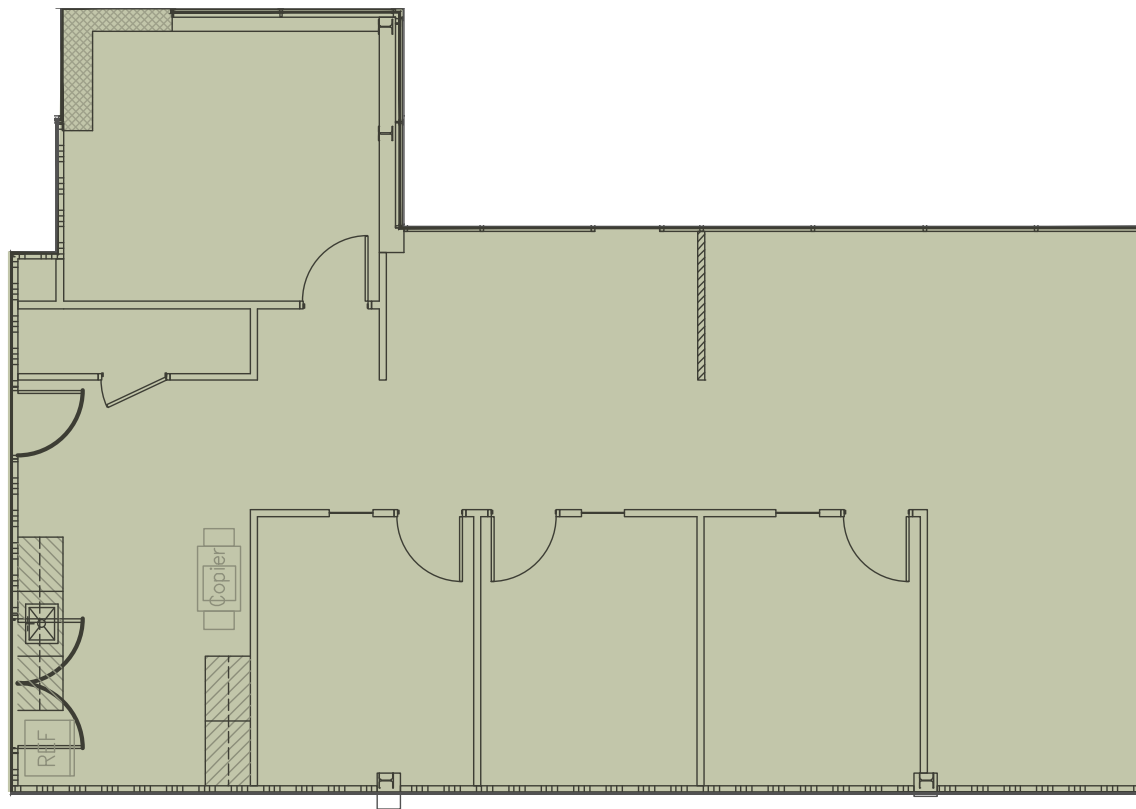
Suite 4459

14,574 SF
Available 06/01/2025

4459-
4461

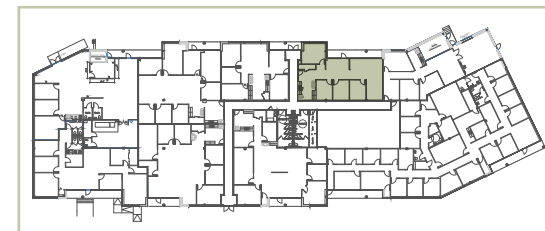
Forbes Blvd
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4401-4445 Nicole Drive



Suite 4415-C

1,694 SF



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4401-
4445

Nicole Dr
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