



## BUILDING HIGHLIGHTS

This one story office building has easy access off of Martin Luther King Highway directly into BECO Park at Forbes Center. With easy access to Route 50 and I-495, dining and shopping options down the street, and a complimentary Fitness Center and Conference Facility within the park, 4401-4411 is a perfect option for tenants looking to be in the Lanham area.

Property Type: Class B Office

Building Size: 34,943 RSF

Features:

- Tenant only fitness center
- Complimentary conferencing facilities available
- 24 hour roving security

Accessibility:

- Minutes to Route 50, I-95/495, I-295 and New Carrollton Metro station
- Directly along Metro bus route
- Down the street from Vista Gardens Marketplace which includes Starbucks, Chipotle, Ledos, Panera, Buffalo Wild Wings and many other dining options


## LOCATION



## UNPARALLELED AMENITIES

 **BECO FITNESS**  
Tenant-only fitness facilities

 **BECO CONFERENCE CENTER**  
Complimentary conference facilities

 **THE LIVING ROOM**  
Informal meeting spaces

 **BECO AUTOCARE**  
On-site auto care

 **BECO TICKETS**  
Discounted sports tickets



## LEASING INFORMATION

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