

# 4451-4461 FORBES BLVD.

4451-4461 Forbes Boulevard  
Lanham, MD 20706



## BUILDING HIGHLIGHTS

This one story office building has excellent visibility from Forbes Boulevard and offers tenants excellent signage opportunities. 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, 4451-4461 is a perfect option for tenants looking to be in the Lanham area.

Property Type: Class B Office

Building Size: 22,642 RSF

Features:

- Frontage on Forbes Boulevard
- 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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