

4401-4445 NICOLE DRIVE

4401-4445 Nicole Drive
Lanham, MD 20706



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, This is a perfect option for tenants looking to be in the Lanham area.

Property Type: Class C Flex

Building Size: 40,411 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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