



BUILDING HIGHLIGHTS

This property features a one-story office/flex building which can adapt to your needs, including offices with backend warehouse space with loading docks. 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, 4451-4485 is a perfect option for tenants looking to be in the Lanham area.

Property Type:	Class B Flex
Building Size:	41,286 RSF
Features:	<ul style="list-style-type: none">• Loading Docks• Tenant only fitness center• Complimentary conferencing facilities available• 24 hour roving security
Accessibility:	<ul style="list-style-type: none">• 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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