

# 4451 PARLIAMENT PLACE

4451 Parliament Place  
Lanham, MD 20706



## BUILDING HIGHLIGHTS

4451 Parliament Place provides great signage opportunities along Martin Luther King Highway. As a one-story office/warehouse property, tenants have access to loading dock doors and limited on-grade loading areas. 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 B Flex

Building Size: 56,519 RSF

- Features:
- Building signage available
  - Frontage on Martin Luther King Highway
  - Limited on-grade loading dock doors
  - 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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