



## BUILDING HIGHLIGHTS

This one story office building has excellent visibility from Forbes Boulevard and offers tenants excellent signage opportunities. It is a plug and play opportunity with 18' ceiling heights, an open floorplan, and an indoor basketball court. 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, 4260-4296 Forbes is a perfect option for tenants looking to be in the Lanham area.

Property Type: Class B Flex

Building Size: 54,692 RSF

- Features:
- Building signage available
  - Frontage on Forbes Boulevard
  - Open ceiling concept
  - 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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