



FOR LEASE

Turnkey Adult Daycare Facility

Available
Immediately

4001 & 4001 A Seven Mile Lane | Pikesville | MD 21208

Call Us 410.435.4004 | Visit Us troutdaniel.com | 30 E. Padonia Road, Suite 504 Timonium, MD 21093



Overview

Available Space

13,400 SF

Lease Rate

\$16.50 PSF

Available

Immediate

Lease Type

Triple Net (NNN)

Lot Size

0.51 ± Acres

Building Size

23,000 ± SF

Zoning

BM (Business Major)

Available Space

13,400 SF

Parking

30 ± Dedicated Spaces

Turnkey Space For Adult Daycare Available Immediately

4001 & 4001 A Seven Mile Lane offers operators a turnkey Adult Medical Daycare center, presently licensed for a 126-person census, available for immediate occupancy. The space is 13,400 SF and can be expanded up to 23,000 SF. The leasable area includes 17 commodes, 1 urinal, 16 sinks, and 1 combination restroom and shower.

Property Features

**Private Restroom /
Shower**

Prep Kitchen

**Large Bank of M/F
Restrooms (14)**

Dining Hall

**Offices and
Therapy Rooms**

**Fully Sprinklered
Facility**

Outdoor Fenced Gathering Area in Rear Premises

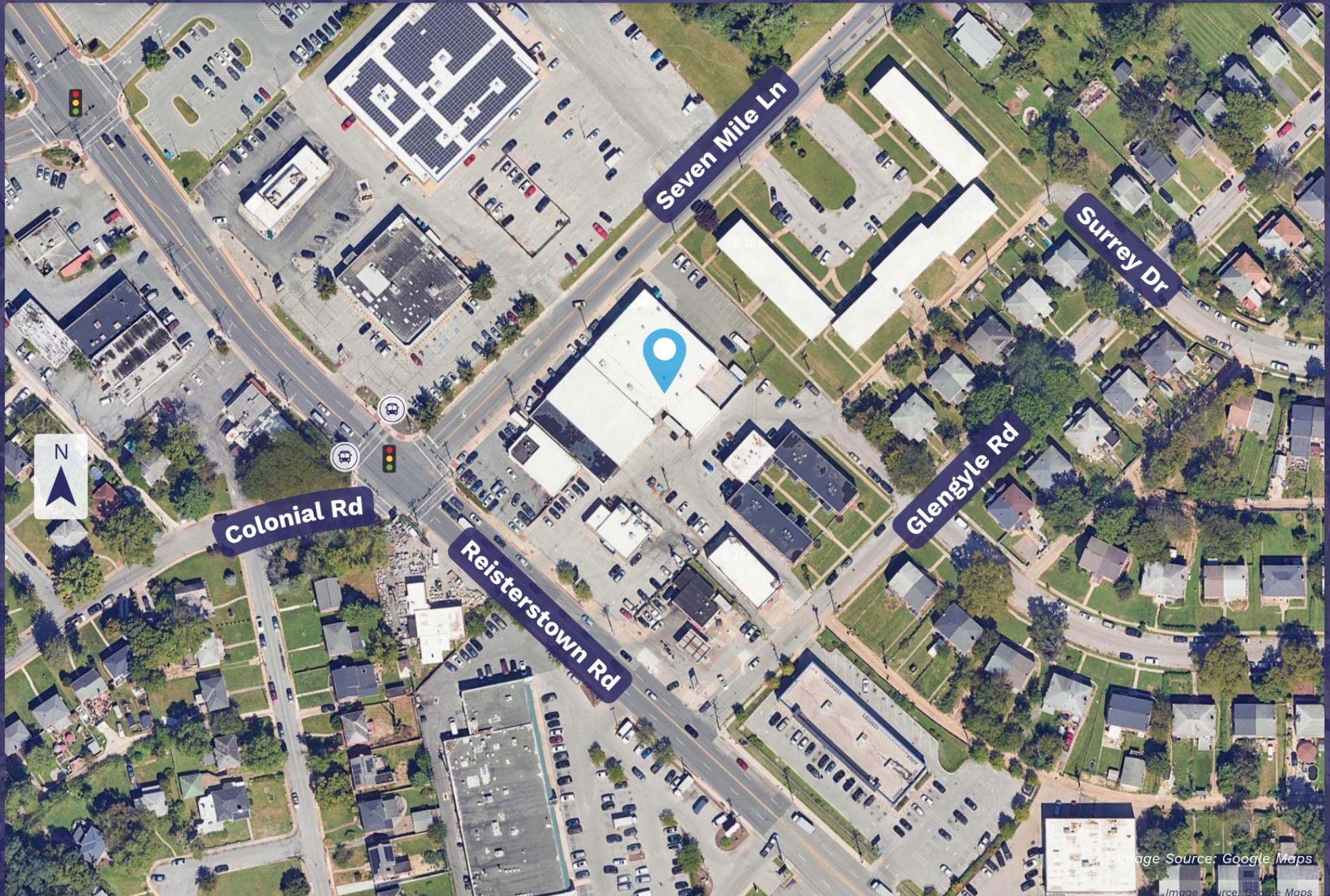
Ideal Uses

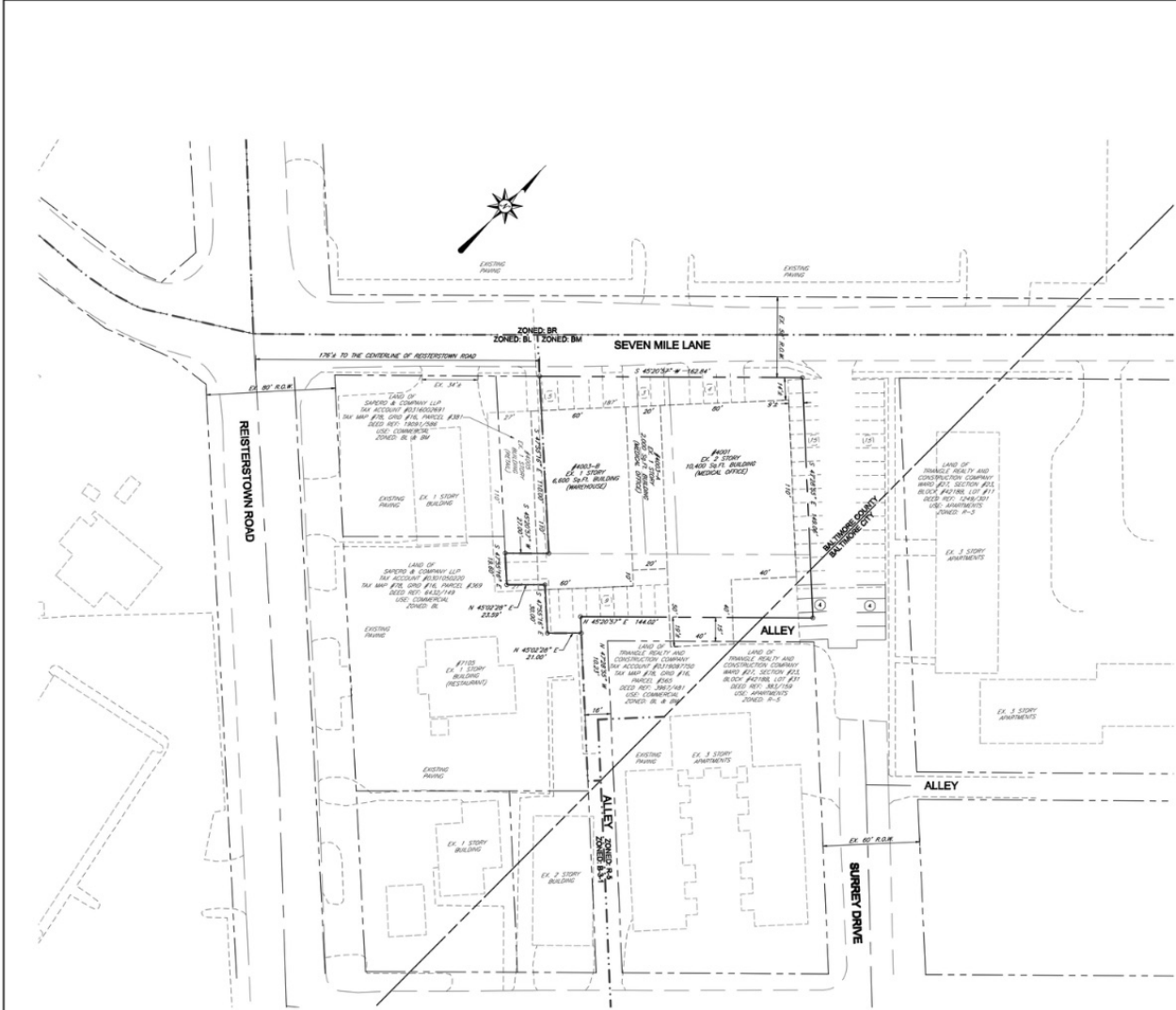
Adult Daycare

Childcare

**Non-Profit /
Programmatic
Space**

Location Overview





1. OWNER:
SAPERO & COMPANY LLP
6999 REGISTERED ROAD
BALTIMORE, MARYLAND 21215-1430

2. SITE AREA
24,988 Sq.Ft. or 0.57 Ac.±

3. PARKING CALCULATIONS:
REQUIRED:
12,400 Sq.Ft. MEDICAL OFFICE @ 4.5/1000 = 56 SPACES
6,600 Sq.Ft. WAREHOUSE @ 1 PER EMPLOYEE AT LARGEST SHIFT.
3 EMPLOYEES AT LARGEST SHIFT = 3 SPACES
TOTAL REQUIRED = 59 SPACES
PROVIDED: 59 SPACES

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

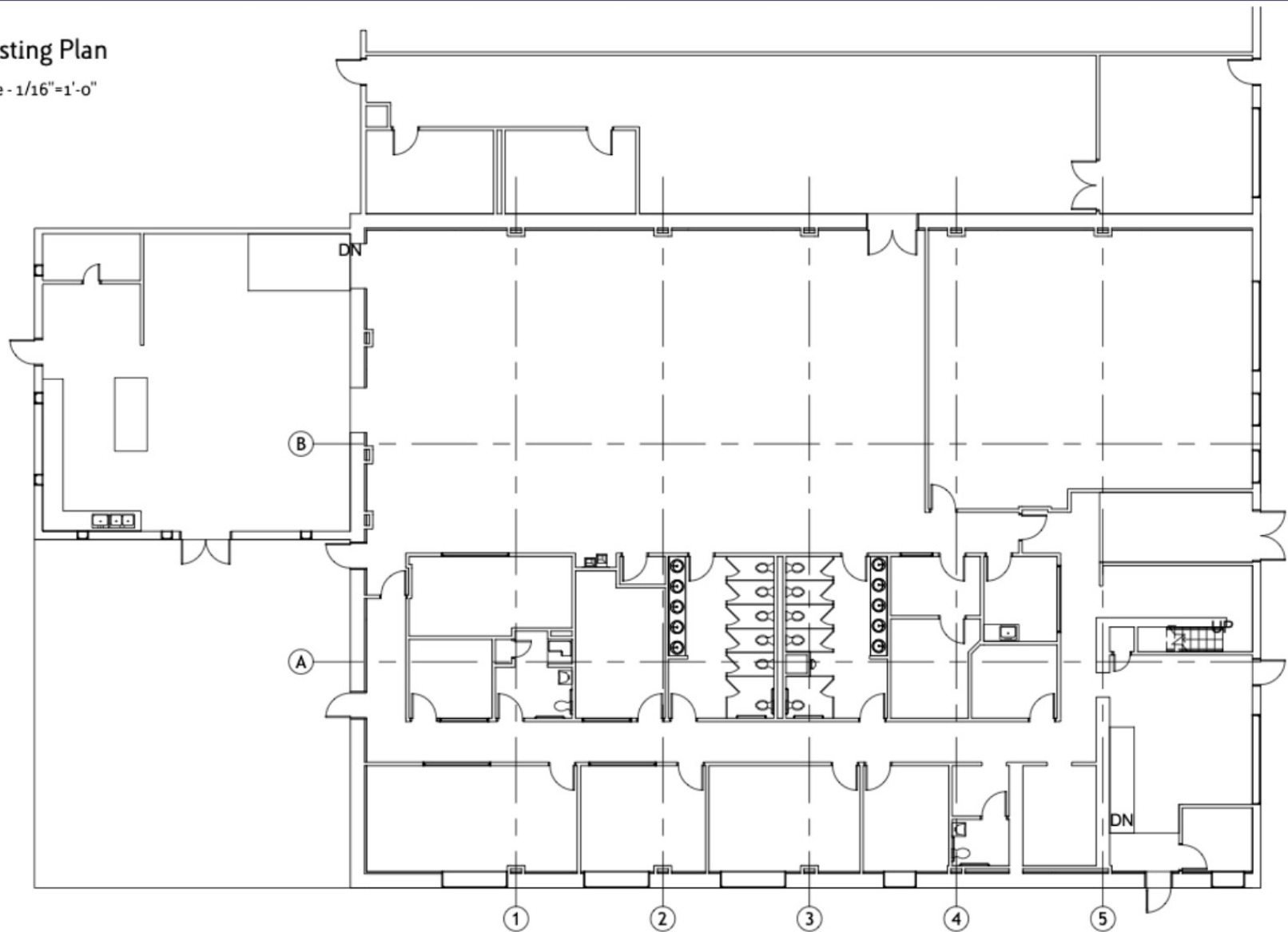
SAPERO & COMPANY, LLP
#4001, #4003-A & #4003-B
SEVEN MILE LANE
REISTERSTOWN, MARYLAND 21215

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	03-05-12	12027	1 OF 1

Existing Plan

Existing Plan

Scale - 1/16"=1'-0"



Rainbow Adult Day Care

4001 Seven Mile Lane - Circle of Friends

02.28.2012

hord | coplan | macht

750 East Pratt Street, Suite 1100 Baltimore MD 21202

410.837.7311 www.hcm2.com

© Hord Coplan Macht, Inc.



Contact Us

 **30 E. Padonia Road, Suite 504**
Timonium, MD 21093

 **Visit Us**
troutdaniel.com

 **Call Us**
410.435.4004

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

Steven Cornblatt

Principal

 443.921.9331

 scornblatt@troutdaniel.com

Danny Autrey

Associate

 312.709.4526

 dautrey@troutdaniel.com

Coleman Tirone

Associate

 443.921.9328

 ctirone@troutdaniel.com