



WESTERN PRACTICE SALES

John M. Cahill Associates

#DC-930 *Facility* **Fremont, California**

Located in the East Bay, Fremont is now the fourth most populous city in the Bay Area and the closest Alameda County city to Silicon Valley! “There is something about Mission San Jose which seems to attract graduates; the majority of the people living here are college-educated. This locale is a great place to raise kids since it's mostly occupied by married couples and has a safe, friendly vibe. In regards to income, people who live in Mission San Jose tend to make a fair amount of money.” With these favorable demographics, sink your roots down in this diverse, historic community and build your dream practice within this facility to create your success story!

The highly visible, easily accessible office is conveniently located in an attractive, well-maintained, 2-story Professional/Retail building of mixed tenants: dental practices, optometry, salon, and thriving businesses in the highly desirable Mission San Jose neighborhood. It occupies approximately 1,846 square feet and consists of 5 Operatories, Reception Area, Office Manager's Office, Back Office Area, Pano Area, Employee Restroom, Large Sterilization/Lab Area & large Breakroom.

Free! Simply Take Over Lease!

For further details or on-site visit, please contact:

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▶ **Honesty** ▶ **Integrity** ▶ **Professionalism** ▶ **Experience**

We look forward to serving you

#DC-930**WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****PRACTICE INFORMATION SHEET****OFFICE OPERATION INFORMATION**Type of Practice: **General** Reason for Selling: **Relocation****OFFICE SPACE & LEASE INFORMATION**Is the building/suite owned? **No** Is building available for purchase? **N/A**Is the space leased? **Yes** Is lease renewable? **Yes** Is lease assignable? **Yes**Term of Lease*: **5 yrs w 1 (one) 5-yr option** Expiration date: **November 2019****Office Lease will be provided by Landlord to interested Buyer*Rent per month: **\$5,786.00/monthly** Common area/maintenance fees /taxes included? **Yes**If not included, current amount? **N/A** Are utilities included? **No**Is the rent considered above, below or at fair market value? **Fair Market Value**Type of Building: Condo **Free-standing X** **Professional X** Retail CenterOffice Square footage: **~ 1,846 sq. ft** Carpet? **Yes** Air conditioning? **Yes**Number of fully equipped ops: **5** Plumbed for additional ops? **No**Reception: **Yes** Dark Room: Doctor's Office: **Yes** Lab:Business Office: **Yes** Restrooms: **Yes** Sterilization: Storage:Description of office building, Location and attributes of practice (a brief description): **Attractive, well-maintained, 2-story Professional/Retail Building ~ 15,000/sf building with mixed tenants, professional services, thriving businesses and elevator in one of the most desirable neighborhoods (Mission San Jose) in Fremont****Contents of Suite Available Upon Request**

NOTE: The Seller has furnished the preceding information to WESTERN PRACTICE SALES/JOHN M. CAHILL ASSOCIATES. This information has not been verified. A potential Buyer should verify the accuracy of all information to his/her own satisfaction.

WESTERN PRACTICE SALES/JOHN M. CAHILL ASSOCIATES are agents of the Seller and therefore represent the interest of the Seller. We strongly advise a potential purchaser to seek independent counsel to represent his/her interests. Counsel may be, but is not limited to, an attorney, accountant, appraiser, broker or management consultant. Fees of such counsel are the sole responsibility of the purchaser.