



## WESTERN PRACTICE SALES

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John M. Cahill Associates

### #BC-1015 *Facility* San Ramon, California

If you've ever wanted to practice in San Ramon, rated one of the best places to live in California, Here's your chance! Consider the *Fantastic Location, beautiful Build-outs and well-equipped Office* already set in place and ready for you to build the practice of your dreams!

Nestled in the panoramic San Ramon Hills, the office is conveniently located in an attractive, well-maintained, 3-story mirrored professional building with garden style courtyard, water fountain and botanical garden with ample on-site parking w/ close proximity and easy accessibility to public transportation: the CCTA bus line within just a short jaunt from the I-680.

The office occupies approximately 1,586 square feet and consists of 3 fully equipped Ops, Reception area, Doctor's office, Sterilization, Lab, Storage, and Restroom.

***Full Price: \$200,000***

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

Timothy G. Giroux, DDS  
Jon B. Noble, MBA

John M. Cahill, MBA  
Edmond P. Cahill, JD

**800.641.4179**

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

**We look forward to serving you**

**#BC-1015****WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$ 200,000****FACILITY INFORMATION SHEET****OFFICE SPACE & LEASE INFORMATION**

|                                                                                            |                                                                                                                                                          |                                                |                                       |                      |               |
|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|---------------------------------------|----------------------|---------------|
| Is the building/suite owned?                                                               | <b>No</b>                                                                                                                                                | Is building available for purchase?            | <b>N/A</b>                            |                      |               |
| Is the space leased?                                                                       | <b>Yes</b>                                                                                                                                               | Is lease renewable?                            | <b>Yes</b>                            | Is lease assignable? | <b>Yes</b>    |
| Term of Lease:                                                                             | <b>2 yrs</b>                                                                                                                                             | Expiration date:                               | <b>Nov 2019</b>                       |                      |               |
| Rent per month                                                                             | <b>\$6,353.56/month</b>                                                                                                                                  | Common area, maintenance fees /taxes included? | <b>Yes</b>                            |                      |               |
| If not included, current amount paid?                                                      | <b>N/A</b>                                                                                                                                               | Are utilities included?                        | <b>Yes, Electric &amp; Janitorial</b> |                      |               |
| Is the rent considered above, below or at fair market value?                               | <b>Above</b>                                                                                                                                             |                                                |                                       |                      |               |
| Type of Building:                                                                          | <b>Condo</b>                                                                                                                                             | <input checked="" type="checkbox"/>            | Free-standing                         | Professional         | Retail Center |
| Office Square footage:                                                                     | <b>1586 sf</b>                                                                                                                                           | Carpet?                                        | <b>No</b>                             | Air conditioning?    | <b>Yes</b>    |
| Number of fully equipped ops:                                                              | <b>3</b>                                                                                                                                                 | Plumbed for additional ops?                    | <b>Yes, 2 additional</b>              |                      |               |
| Reception area:                                                                            | <b>Yes</b>                                                                                                                                               | Dark room:                                     | <b>No</b>                             | Doctor's office:     | <b>Yes</b>    |
| Business office:                                                                           | <b>No</b>                                                                                                                                                | Restrooms:                                     | <b>Yes</b>                            | Sterilization:       | <b>Yes</b>    |
| Digital X-ray:                                                                             | <b>Yes</b>                                                                                                                                               | Cerec:                                         | <b>No</b>                             | Laser:               | <b>No</b>     |
| Intra-oral Camera:                                                                         | <b>No</b>                                                                                                                                                | 3D Imager:                                     | <b>No</b>                             |                      |               |
| Description of office building, Location and attributes of practice (a brief description): | <b>3-story garden style Professional building w/ ample on-site parking and close proximity to the CCTA bus line, just a short jaunt off of the I-680</b> |                                                |                                       |                      |               |

**EQUIPMENT & LEASEHOLDS**

Occasionally some specialized items may be excluded from the sale, such as: Articulators, Endo and/or Implant Systems. These items will be referenced as "excluded" on Seller's Equipment list. In addition, Buyer understands that the following items may also be excluded from the sale: diplomas, certificates, cameras, photographs, artwork and miscellaneous personal items.

|                                                             |                                                         |                                             |                    |  |  |
|-------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------|--------------------|--|--|
| Describe age and characteristics of leasehold improvements: | <b>Impressive, New Leasehold Improvements</b>           |                                             |                    |  |  |
| Average age of Equipment:                                   | <b>All in good functioning condition. ~ 5 years old</b> |                                             |                    |  |  |
| Any equipment leases?                                       | <b>No</b>                                               | Equipment is right/left-handed/convertible? | <b>Convertible</b> |  |  |

**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.**