



WESTERN PRACTICE SALES

John M. Cahill Associates

#DN-1032 *Facility* Pleasanton, California

Who doesn't want to live and work here? This community supports thriving home-grown innovation to Fortune 500 companies, from biotech firms to professional services, all within its highly educated population. Consistently ranked as "one of the best cities to live in", one can certainly understand why! Its historic charming downtown, top school system, wide open spaces, spectacular views, abundant recreational opportunities makes it *the perfect place to live, work, practice and raise your family!*

This beautiful, *newly remodeled Facility* is conveniently located in an attractive, well-maintained, single-story Professional building with ample parking, with excellent exposure and easily accessible from major thoroughfares in desirable neighborhood. The office occupies approximately 1,400 square feet and consists of 4 fully equipped Ops, Reception area, Doctor's office, Business office, Sterilization, Darkroom, Lab, Storage, and Restroom.

Full Price: \$185,000

iCat Precise CT Scanner/Pano X-ray Unit Included!

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

Timothy G. Giroux, DDS

John M. Cahill, MBA

Jon B. Noble, MBA

Edmond P. Cahill, JD

800.641.4179

► **Honesty** ► **Integrity** ► **Professionalism** ► **Experience**

We look forward to serving you

DN-1032**WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$185,000****PRACTICE INFORMATION SHEET****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:	~ 6 yrs w/ 10-yr option		Expiration date:	2025	
Do you share space with another dentist?	N/A				
Rent per month	\$ 2,450.00/month	Common area, maintenance fees /taxes included?	Yes		
If not included, current amount paid?			Are utilities included?	No	
Is the rent considered above, below or at fair market value?	Below Market Value				
Type of Building:	Condo	Free-standing	Professional	X	Retail Center
Office Square footage:	~ 1,400 sq. ft.	Carpet?	No	Air conditioning?	Yes
Number of fully equipped ops:	4	Plumbed for additional ops?	No		
Reception area:	Yes	Dark room:	Yes	Doctor's office:	Yes
Business office:	Yes	Restrooms:	Yes	Sterilization:	Yes
Laser:	No	Digital X-ray:	No	Intra-oral Camera:	No
Description of office building, Location and attributes of practice (a brief description):	Newly remodeled, attractive, well-maintained, single-story Professional building easily accessible from major thoroughfare, w ample parking and excellent exposure				

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:	Newly remodeled				
Average age of Equipment:	~ 7 Years				
Any equipment leases?	None	Equipment is right/left-handed/convertible?	Right handed		

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.