



WESTERN PRACTICE SALES

John M. Cahill Associates

DC-1094 *Facility* Los Gatos, California

Build the practice of your dreams and your success story here, in this amazing, established Los Gatos neighborhood. Facility is move-in ready and awaits your talent, skill, energy! Seller has two Prosthodontic practices which he needs to focus his time and energy on.

The office is conveniently located in an attractive, well-maintained, 2-story Medical/Dental Professional building with easy freeway accessibility and best of all, close proximity to the Netflix HQ in the highly desirable high-tech corridor, in which Netflix has developed a large presence.

The office occupies approximately 1,059 square feet and consists of 2 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:

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

We look forward to serving you

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? | Negotiable |
| Term of Lease: | 7 years + one 7-yr option | Expiration date: | April 2023 + option to renew | | |
| Do you share space with another dentist? | No | | | | |
| Rent per month | \$4,599.88/month | Common area, maintenance fees /taxes included? | Yes | | |
| If not included, current amount paid? | N/A | Are utilities included? | Yes | | |
| Is the rent considered above, below or at fair market value? | Fair Market | | | | |
| Type of Building: | Condo | Free-standing | Professional | X | Retail Center |
| Office Square footage: | 1,059 sf | Carpet? | No | Air conditioning? | Yes |
| Number of fully equipped ops: | 2 | Plumbed for additional ops? | No (Possible in Lab) | | |
| Reception area: | Yes | Dark room: | No | Doctor's office: | Yes |
| | | Lab: | Yes | | |
| Business office: | | Restrooms: | Yes, 1 | Sterilization: | Yes |
| | | Storage: | Yes | | |
| Digital X-ray: | Yes | Cerec: | No | Laser: | No |
| | | Intra-oral Camera: | No | 3D Imager: | No |
| Description of office building, Location and attributes of practice (a brief description): | Attractive, well-maintained, 2-story Medical/Dental Professional Building w easy freeway accessibility and close proximity to Netflix HQ | | | | |

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: | | | | | |
| Average age of Equipment: | ~ 3 - 10 yrs | | | | |
| Any equipment leases? | No | Equipment is right/left-handed/convertible? | Right | | |

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.