



WESTERN PRACTICE SALES

John M. Cahill Associates

#DC-1172 *Facility* San Jose, California

With current rent at only \$2,587 per month, this move-in ready Facility won't last long!

The office is conveniently located in a Professional Medical/Dental Building on busy major thoroughfare, near popular Retail Locations, major Highways and residential neighborhoods.

The office occupies approximately 1,176 square feet and consists of 5 fully equipped OPs, Reception area, Doctor's office, Business office, Sterilization, Lab, Storage, and 2 Restrooms.

Full Price: \$80,000

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

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 years	Expiration date:	September 2020		
Do you share space with another dentist?	No				
Rent per month	\$ 2,587.00/month	Common area, maintenance fees /taxes included?	Yes		
If not included, current amount paid?	N/A	Are utilities included?	Yes, Water		
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:	~ 1,176 sf	Carpet?	No	Air conditioning?	Yes
Number of fully equipped ops:	5	Plumbed for additional ops?	No		
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes
Business office:	Yes	Restrooms:	Yes, 2	Sterilization:	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):	Medical/Dental Professional Building on busy major thoroughfare, near popular Retail locations, major Highways and residential neighborhoods				

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:	Remodeled in 2012				
Average age of Equipment:	~ 8 years				
Any equipment leases?	No	Equipment is right/left-handed/convertible?	Right/Convertible		

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.