



WESTERN PRACTICE SALES

John M. Cahill Associates

#BC-1199

Office Space for Lease
San Leandro, California

Move-In Ready San Leandro Dental office space now available.

The office occupies approximately 770 square feet and consists of 3 plumbed OPs, Reception area, Sterilization, Darkroom, Lab, Storage, and 2 Restrooms.

Call Us to Make Arrangements for Office Visit

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-1199

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

PRACTICE INFORMATION SHEET

OFFICE SPACE & LEASE INFORMATION

Is the building/suite owned?	Yes	Is building available for purchase?	Possibly				
Rent per month	\$2,500.00/month	Common area, maintenance fees /taxes included?	Yes				
If not included, current amount paid?	N/A	Are utilities included?	No				
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:	~ 700 sf	Carpet?	Yes	Air conditioning?	Yes		
Number of Ops:	Plumbed for 3 dental chairs						
Reception area:	Yes	Dark room:	Yes	Doctor's office:	No	Lab:	Yes
Business office:	No	Restrooms:	Yes, 2	Sterilization:	Yes	Storage:	Yes

Description of office building, Location and attributes of practice (a brief description): **Built in 1963, this is an individual dental office building.**

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.