



## WESTERN PRACTICE SALES

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John M. Cahill Associates

### # DC-1311 *Facility* Los Gatos, California

***Two Suites to Choose From!*** Both with high-end leasehold improvements and were completed in 2013 & 2015, respectively.

Both suites are conveniently located in well-established 20-yr-old, single-story Class A building with excellent signage and ample parking on a busy thoroughfare in this highly desirable corridor of very affluent neighborhood.

**Suite 100** occupies approximately 2,001 square feet and consists of 7 fully equipped OPs, Reception area, Doctor's office, Business office, Sterilization, Lab, and Restroom.

**Suite 120** occupies approximately 1,400 square feet and consists of 6 fully equipped OPs, Reception area, Doctor's office, Business office, Sterilization, Lab, and Restroom.

***Full Price per Suite: \$300,000***

**We invite you to take a virtual tour of both suites:**

Suite 100: <https://my.matterport.com/show/?m=co5EVxTa465>  
Suite 120: <https://my.matterport.com/show/?m=CCWcKmqBoVK>

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

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

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Edmond P. Cahill, JD

**800.641.4179**

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

**We look forward to serving you**

# DC-1311

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$300,000

## FACILITY INFORMATION SHEET

## SUITE 100 - OFFICE SPACE &amp; LEASE INFORMATION

Is the building/suite owned?	Yes	Is building available for purchase?	No
Is the space leased?	No	Is lease renewable?	N/A
Is lease assignable?	N/A	Term of Lease:	Expiration date:
Term of Lease:	Seller owns Building	Expiration date:	N/A
Do you share space with another dentist?	No		
Rent per month	\$10,000.00/month	Common area, maintenance fees /taxes included?	No
If not included, current amount paid?	\$1,800.00/month	Are utilities included?	No
Is the rent considered above, below or at fair market value?	Fair Market		
Type of Building:	Condo X	Free-standing	Professional X
			Retail Center
Office Square footage:	~ 2,001 sf	Carpet?	Yes
		Air conditioning?	Yes
Number of fully equipped OPs:	7	Plumbed for additional OPs?	Yes, 1 additional
Reception area:	Yes	Dark room:	No
Doctor's office:	Yes	Lab:	Yes
Business office:	Yes	Restrooms:	Yes, 1
Sterilization:	Yes	Storage:	No
Digital X-ray:	No	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, long-established, single-story, 20-yr-old Class A building with excellent signage & ample parking on busy thoroughfare in very affluent neighborhood		

## EQUIPMENT &amp; 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: **2013: high-end leasehold improvements**

Average age of Equipment: **Varies**

Any equipment leases? **No** Equipment is right/left-handed/convertible? **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.**

**#DC-1311****WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$300,000****FACILITY INFORMATION SHEET****SUITE 120 - OFFICE SPACE & LEASE INFORMATION**

Is the building/suite owned?	<b>Yes</b>	Is building available for purchase?	<b>No</b>						
Is the space leased?	<b>No</b>	Is lease renewable?	<b>N/A</b>	Is lease assignable?	<b>N/A</b>				
Term of Lease:	<b>Seller owns Building</b>		Expiration date:	<b>N/A</b>					
Do you share space with another dentist?	<b>No</b>								
Rent per month	<b>\$7,000.00/month</b>	Common area, maintenance fees /taxes included?	<b>No</b>						
If not included, current amount paid?	<b>\$1,300.00/month</b>	Are utilities included?	<b>No</b>						
Is the rent considered above, below or at fair market value?	<b>Fair Market</b>								
Type of Building:	<b>Condo</b>	<input checked="" type="checkbox"/>	Free-standing	<b>Professional</b>	<input checked="" type="checkbox"/>	Retail Center			
Office Square footage:	<b>~ 1,400 sf</b>	Carpet?	<b>Yes</b>	Air conditioning?	<b>Yes</b>				
Number of fully equipped OPs:	<b>6</b>	Plumbed for additional OPs?	<b>No</b>						
Reception area:	<b>Yes</b>	Dark room:	<b>No</b>	Doctor's office:	<b>Yes</b>	Lab:	<b>Yes</b>		
Business office:	<b>Yes</b>	Restrooms:	<b>Yes, 1</b>	Sterilization:	<b>Yes</b>	Storage:	<b>No</b>		
Digital X-ray:	<b>No</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): **Attractive, well-maintained, long-established, single-story, 20-yr-old Class A building with excellent signage & ample parking on busy thoroughfare in very affluent neighborhood**

**EQUIPMENT & LEASEHOLDS**

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Describe age and characteristics of leasehold improvements: **2015: high-end leasehold improvements**

Average age of Equipment: **Varies**

Any equipment leases? **No** Equipment is right/left-handed/convertible? **Convertible**

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