



WESTERN PRACTICE SALES

John M. Cahill Associates

#DN-1317 *Facility* Pleasanton, California

This amazing *turn-key facility* is an excellent opportunity for: a new graduate looking to start up with low initial cost, an established dentist seeking a Satellite location, or a dentist looking to reduce their overhead/Rent. This facility designed with office efficiency and patient flow in mind, is surrounded by stately birch trees, beautiful ivy and well-manicured lawns, giving your patients a feeling of comfort and tranquility upon arrival. If you peruse our website regularly, you will notice that a Facility in this community *rarely* comes along, so **DO NOT HESITATE to make a decision or take action!**

The office is conveniently located in an attractive, well-maintained, single-story, free-standing Professional building w/ ample parking in a medical plaza of professional corridor in desirable neighborhood, near some of Bay Area's best schools! In addition, it has excellent visibility, curb appeal, signage and easy accessibility.

This digital-ready Office occupies approximately 1,100 square feet and consists of 3 fully equipped Ops, plus plumbed for 1 additional - all in great condition, a Reception area, Doctor's office, Business office, Sterilization, Lab, Storage and Restroom.

Full Price: \$175,000

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

DN-1317

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$ 175,000

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:	5 yrs w/ 5-yr option		Expiration date:	Feb 2025	
Do you share space with another dentist?	No				
Rent per month	2,100.00/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?	Below Fair Market				
Type of Building:	Condo	Free-standing	X	Professional	Retail Center
Office Square footage:	~ 1,100 sq ft	Carpet?	No	Air conditioning?	Yes
Number of fully equipped OPs:	3	Plumbed for additional OPs?	Yes, 1		
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes
Business office:	Yes	Restrooms:	Yes, 1	Sterilization:	Yes
Digital X-ray:	Yes	Cerec:	No	Laser:	No
		Intra-oral Camera:	Yes	3D Imager:	Yes
Description of office building, Location and attributes of practice (a brief description):	Attractive, well-maintained single-story, free-standing Professional building w/ ample parking in established corridor of desirable neighborhood				

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: **All equipment are regularly maintained and updated, all in good functioning condition**

Average age of Equipment: ~ 1 – 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.