



WESTERN PRACTICE SALES

John M. Cahill Associates

#DC-1352 *Facility* Palo Alto, California

This move-in Facility is ideal for an astute Dental Specialist who would *appreciate and value the benefit of a General Dentist in the adjoining office suite for a built-in networking referral base.*

Office is conveniently located in a highly visible, easily accessible, well-maintained, single-story, free-standing Building on busy corridor of desirable downtown neighborhood generating busy foot & vehicle traffic, with ample parking in private lot.

This well-maintained office occupies approximately 1,102 square feet and consists of 4 fully equipped OPs: all OPs have view of tranquil backyard landscaping, Reception area, Doctor's office, Business office, Sterilization, Darkroom, Lab, Storage, and 2 Restrooms.

Full Price: \$85,000

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

Timothy G. Giroux, DDS
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800.641.4179

► **Honesty** ► **Integrity** ► **Professionalism** ► **Experience**

We look forward to serving you

DC-1352

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$85,000

FACILITY INFORMATION SHEET

OFFICE SPACE & LEASE INFORMATION

| | | | | | | | | | |
|--|--------------------------|--|-----------------|----------------------|---------------|--------------------|-----|------------|----|
| Is the building/suite owned? | No | Is building available for purchase? | No | | | | | | |
| Is the space leased? | Yes | Is lease renewable? | Yes | Is lease assignable? | Yes | | | | |
| Term of Lease: | 5 yrs w/ option to renew | Expiration date: | October 2030 | | | | | | |
| Do you share space with another dentist? | No | | | | | | | | |
| Rent per month | \$8,500.00/month | Common area, maintenance fees /taxes included? | Yes | | | | | | |
| If not included, current amount paid? | N/A | Are utilities included? | Yes, Water only | | | | | | |
| Is the rent considered above, below or at fair market value? | Below Market | | | | | | | | |
| Type of Building: | Condo | Free-standing | X | Professional | Retail Center | | | | |
| Office Square footage: | ~ 1,102 sf | Carpet? | No | Air conditioning? | Yes | | | | |
| Number of fully equipped OPs: | 4 | Plumbed for additional OPs? | No | | | | | | |
| Reception area: | Yes | Dark room: | Yes | Doctor's office: | Yes | Lab: | Yes | | |
| Business office: | Yes | Restrooms: | Yes, 2 | Sterilization: | Yes | Storage: | Yes | | |
| Digital X-ray: | Yes | Cerec: | No | Laser: | No | Intra-oral Camera: | Yes | 3D Imager: | No |

Description of office building, Location and attributes of practice (a brief description): **Established, well-maintained, single-story, free-standing building w/ 2 dental suites w/ General Dentist in adjoining suite. Desirable downtown location w/ private parking lot and ample foot and vehicle traffic: all OPs have tranquil views**

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 regularly updated and maintained, in good fully functioning condition | | |
| Average age of Equipment: | ~ 20 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.