



WESTERN PRACTICE SALES

John M. Cahill Associates

#DC-1400 *Facility* Pleasanton, California

Live and Practice in this vibrant, family-oriented city, a highly desirable community with thriving businesses, annual events, prime real estate, top-rated schools with its excellent geographic location within the Bay Area. *Step right in and practice your best dentistry in this well-appointed, turn-key facility!*

Office is conveniently located in a well-maintained, attractive, single-story Dental Professional building w/ ample parking on a highly visible, easily accessible thoroughfare in a desirable neighborhood.

Office occupies approximately 720 square feet and consists of 2 fully equipped OPs with plumbing for 1 (one) additional OP, Reception Area, Doctor's Office, Sterilization/Lab, Business Office/Employee Lounge, Storage and Restroom.

Full Price: \$100,000

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

FACILITY 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-yr lease	Expiration date:	April 2026		
Do you share space with another dentist?	N/A				
Rent per month	\$1,611.82/month	Common area, maintenance fees /taxes included?	Yes		
If not included, current amount paid?			Are utilities included?	Yes, Water & Trash	
Is the rent considered above, below or at fair market value?	Below Market				
Type of Building:	Condo	Free-standing	Professional	X	Retail Center
Office Square footage:	~ 720 sq ft	Carpet?	Yes	Air conditioning?	Yes
Number of fully equipped OPs:	2	Plumbed for additional OPs?	Yes, 1 additional = 3 Total		
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes
		Restrooms:	Yes, 1		
Business Office/Employee Lounge:	Yes	Sterilization/Lab:	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):	Well-maintained, attractive single-story Dental Professional building w/ ample parking on a highly visible, easily accessible thoroughfare in a 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 is regularly maintained, upgraded, updated and in good functioning condition				
Average age of Equipment:	~ 8 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.