

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

LEASE OPPORTUNITY FOR DENTAL OFFICE!

LARGE FORMAT WITH MANY OPTIONS FOR OPERATORIES!

5-8 GP AND/OR 4-8 OPEN BAY + SURGICAL ROOM!

VERY LARGE LOBBY POTENTIAL!

ADA PARKING AND RAMP IN REAR OF BUILDING!

LISTING #	25 - 286	PRICE:	NA	A/R'S:	
LOCATION:	Huntington Park	Est.		POPULATION:	Hispanic
DESCRIPTION:	# of Ops:	# Not Plumbed:	Sq. Ft.	4,345 sq ft	
Lease	<u>X</u>	Own		Option/Renew	
		Yrs. Remain	NEW	\$/Month	\$6,500 total

COMMENTS: This could be your dream multi-specialty practice in a very patient rich area! Landlord is very flexible on remodeling options for a long-term dental tenant! Very reasonable rent. Private parking in back and large public parking lot one block north of the building! Landlord has medical office next door for instant referral patients! Was former medical office approved by city. Plumbing costs low due to raised foundation and current configuration of building lends itself to great options to building out large, functional multi-specialty dental practice or shared dental / medical space! Landlord will negotiate favorable, long-term lease for new dental tenant.

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REGISTRATION AGREEMENT – CONFIDENTIALITY

IMPORTANT: Please fax back this form to obtain the office location and financial data @ 949-548-0525

In consideration of **FIRST CHOICE PRACTICE SALES INC.**, hereinafter called **FIRST CHOICE**, supplying me with confidential information concerning the following businesses, or any other businesses to which you may otherwise introduce me, I agree to use such confidential information obtained only for purposes of evaluation to purchase. I further agree not to divulge such information to others, except to secure professional advice. **I further agree not to directly contact the owner, employees, landlord, suppliers or disturb any business relationship which includes requesting a position as an associate or asking for permission to visit the practice during practice hours of the seller without first obtaining seller's permission through FIRST CHOICE PRACTICE SALES, INC.**

Should I, or anyone to whom I have introduced those confidential business listings that you previously presented to me, purchase or acquire an interest in any of those businesses, I agree to conduct all negotiations through your office. I further understand that the seller will be responsible for the payment of the commission to **FIRST CHOICE PRACTICE SALES**. I further understand and agree that if I should purchase all or any portion, lease, become an associate of or come into possession of the business through direct negotiations with the seller and without **FIRST CHOICE's** involvement, within one year from the expiration of the listing agreement, then a commission is due **FIRST CHOICE** and I will assume responsibility for the payment of that commission.

The commission referred to above is ten percent (10%) of the total purchase price or \$15,000, whichever is greater. Should any controversy arise as a result of this agreement, **FIRST CHOICE** and I hereby agree to have the matter settled by and under the rules of the American Arbitration Association without the necessity of a court order. All rights of discovery allowed by law may be used and the prevailing party shall be entitled to actual attorney fees and costs. Any decision shall be final and binding upon myself and **FIRST CHOICE**.

NO AGENCY RELATIONSHIP IS CREATED BY SIGNING THIS AGREEMENT.

Listing No. 25 – 286

Location Huntington Park

Accepted and Agreed to:

Signature

Agent

Print Name

Print Name

Date

Date

Address

17821 17th Street, Suite 180
Tustin, CA 92780
(949) 548-4559

City Zip

Phone (Circle One: Mobile/Home/Business)

E-mail Address

Any additions or deletions to this page other than information we have requested will void your request and we will not provide any additional information. Thank you.

PLEASE FAX BACK TO: 949 548-0525

Phone: (949) 548-4559 • Fax: (949) 548-0525 • www.firstchoicedds.com

ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIFICATION – BROKER MAKES NO WARRANTIES