

**Basic & Essential Information**  
**Margate State-of-the-Art 9 Chairs Brand-new Office inside a Retail Plaza**

***Office Basic Assets:***

9 Chairs,  
3 Restrooms  
Digital Pano with Cepha  
Computers in each operatory (Dentrix)  
Dr's private office  
Treatment Coordinator Office  
Generous waiting room, Lab & Machine Room

***Office size, Lease & Location:***

1,800 SF  
Rent \$2,980 (+/-) Gross Rent  
Lease left 8 years & 1 option to renew.  
Facing State Road 7 with 50,000 cars per day

***Office Staff:***

Office Never has been Open for Business

***Days of Operation:***

Good Exposure & Good Location for Doctor decided how many days wants to open  
Office doesn't have restrictions to open 24/7

***Gross collections:***

N/A

***Source of Income:***

A Mix Demographic with good quality of patients for:  
PPO's  
FFS  
HMO's

Video at <https://youtu.be/rNjCxnSFgo4> listing at <https://www.dentalbrokerflorida.com/>

May you desire to proceed with an office visit, book a showing within the web listing  
Demographics of the Office surrounding area