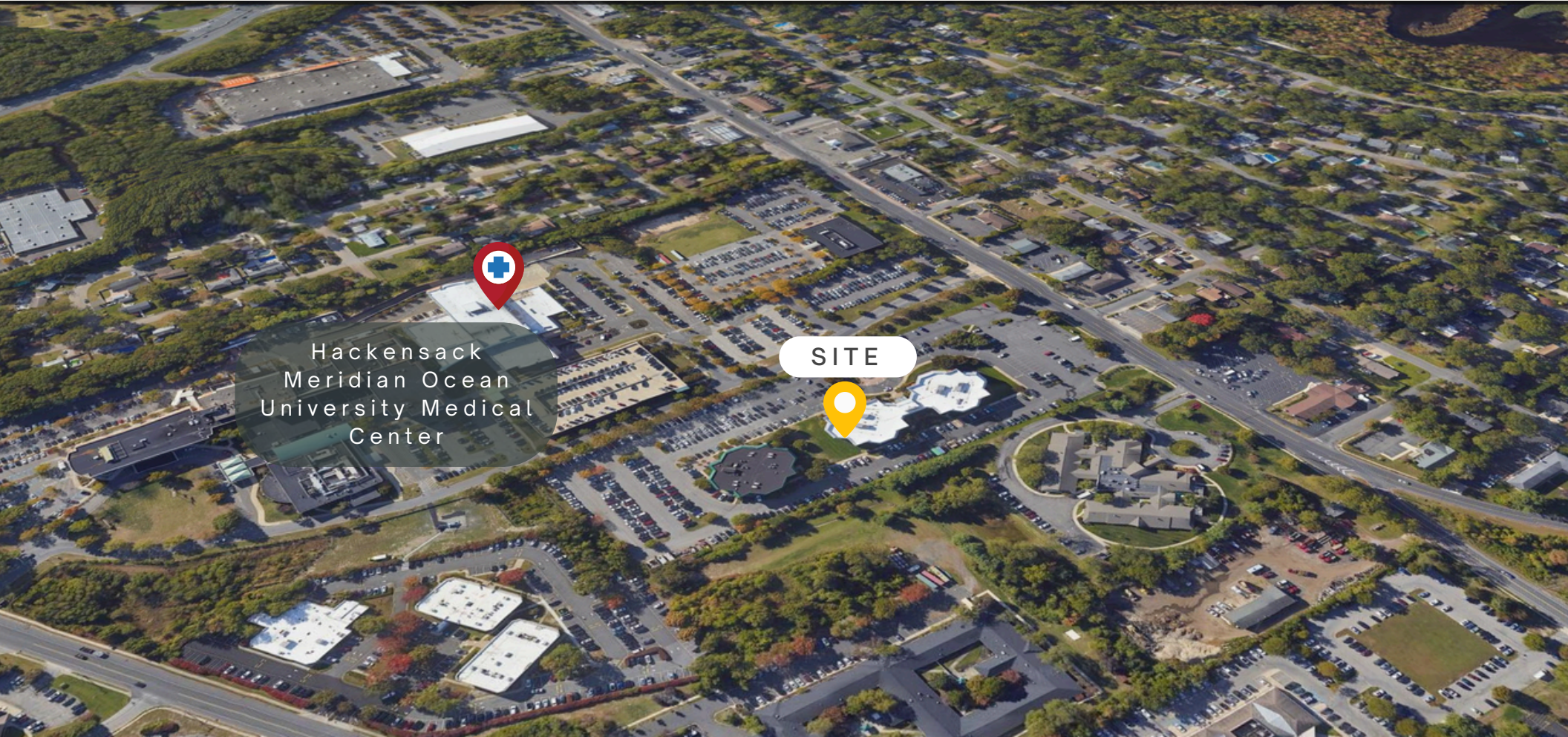


1608 Route 88

TURNKEY DENTAL OFFICE FOR SALE



PRACTICE
REAL ESTATE



Hackensack
Meridian Ocean
University Medical
Center

SITE

SALE

1608 ROUTE 88, SUITE 205 // BRICK, NJ // 08724

TURNKEY
DENTAL
OFFICE

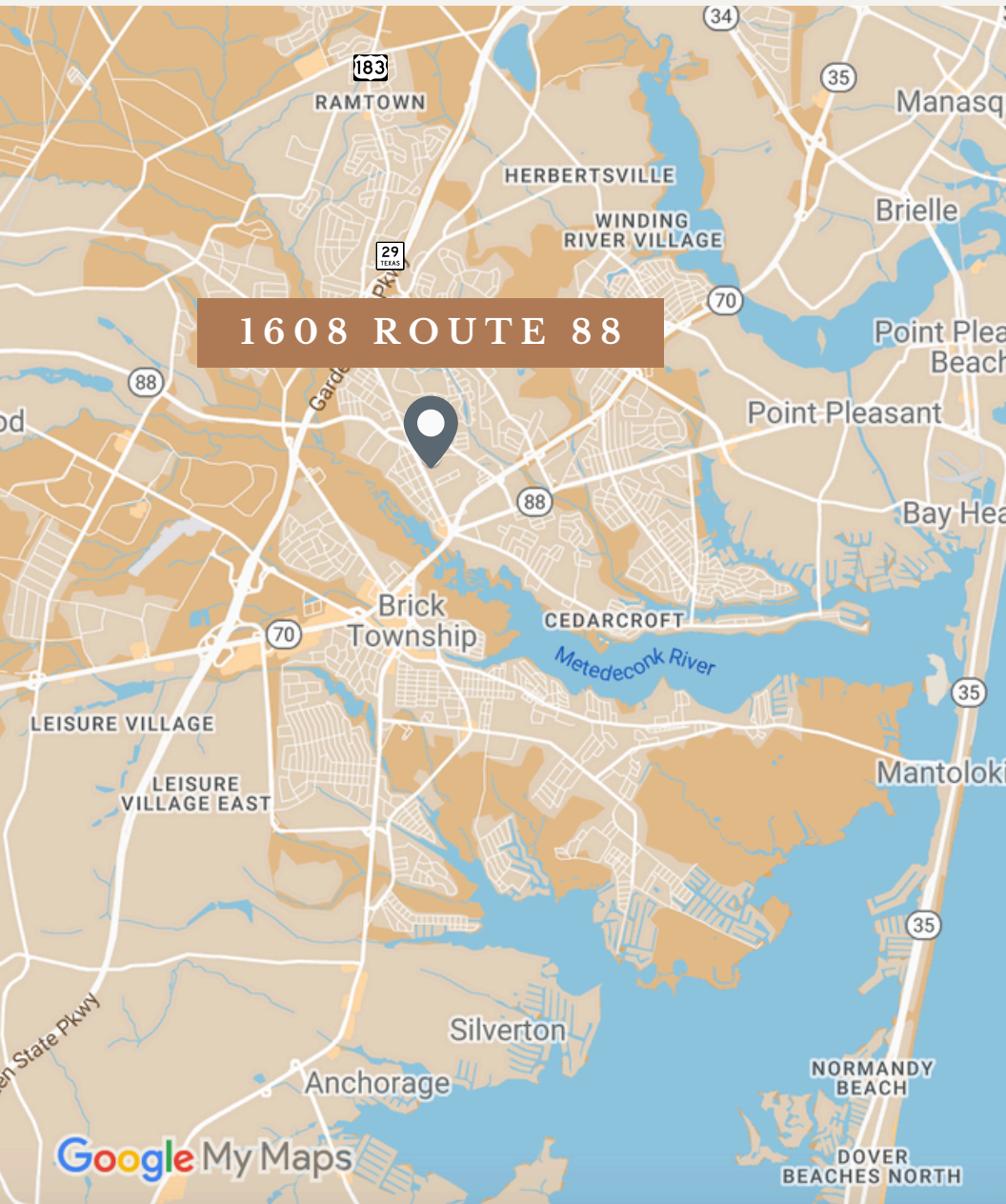
Reed Wisley
RWisley@PracticeRealEstateGroup.com
646/943.4445

1608 Route 88

TURNKEY DENTAL OFFICE FOR SALE



PRACTICE
REAL ESTATE



AVAILABILITY

- Unit 205 | 1,200 SF

ASKING PRICE

- \$795,000

EXECUTIVE SUMMARY

- Turnkey dental office space with ample parking and elevator service within high profile professional three story building.
- Directly in front of HMH Ocean University Medical Center.
- Office resides in a prestigious 86,362 SF Class B medical building with plentiful opportunities for medical referrals.
- Rare plug and play opportunity, perfect for a dentist or specialist who is ready to start seeing patients ASAP

1608 Route 88

TURNKEY DENTAL OFFICE FOR SALE



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PROPERTY FACTS

- Unit Size: 1,200 SF
- No. Available Units: 1
- Property Type: Office
- Property Subtype: Medical
- Sale Type: Investment or Owner User
- Building Size: 86,362 SF
- Building Class: B
- Floors: 2
- Year Built: 1987
- Parking Ratio: 4.15/1,000 SF

FEATURES

- Prestigious 3-story medical building with 2 elevators and ample parking
- Excellent location with easy access to Route 9, Route 70 and all points east
- Next door to Seton Northwest Medical Center
- Second generation dental, turnkey condition
- Ideal opportunity for a dentist or specialty dentist looking to see patients within weeks.

1608 Route 88

TURNKEY DENTAL OFFICE FOR SALE



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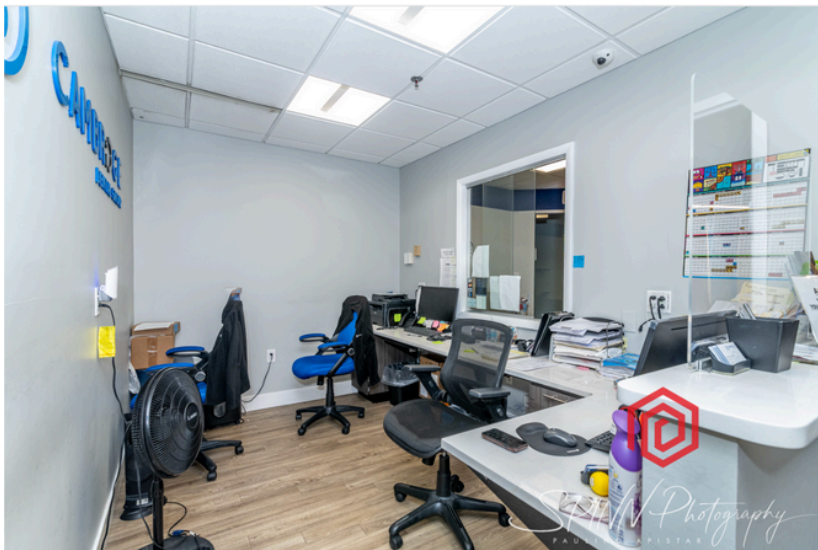
SPINN Photography
PAULINO APSTAR

1608 Route 88

TURNKEY DENTAL OFFICE FOR SALE



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1608 Route 88

TURNKEY DENTAL OFFICE FOR SALE



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REAL ESTATE

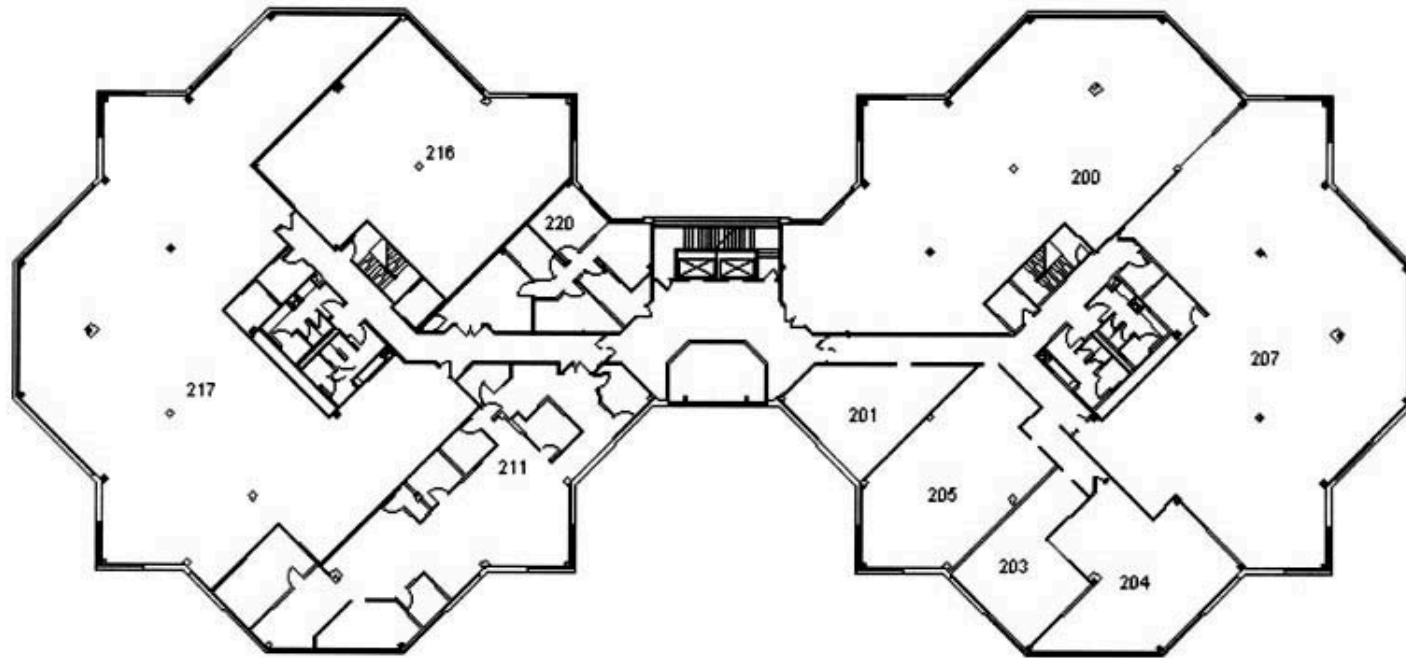


1608 Route 88

TURNKEY DENTAL OFFICE FOR SALE



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SECOND FLOOR PLANS

1608 ROUTE 88, SUITE 205
New Jersey, 08724

for more information, contact

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646/943.4445

PRACTICE REAL ESTATE GROUP
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AUSTIN, TX 78758
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Thomas Allen	576767	TAllen@PracticeRealEstateGroup.com	713/299.4602
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Reed Wrisley	639519	RWrisley@PracticeRealEstateGroup.com	646/943.4445
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date