RELOCATING YOUR DENTAL OFFICE

Are you considering relocating your dental practice? Just like starting a new practice, there are many things to consider when you’re selecting a location. First things first, you should assess your needs.

Cresa offers the most to Patterson customers when it comes to real estate selection. Cresa has more than 50 offices in North America, each providing tenant-focused, integrated commercial real estate services. By connecting with a real estate broker, dentists who are considering a move or renovation can be confident that their best interests are kept at the forefront.
LOCATION/SPACE NEEDS ASSESSMENT

When you’re in a space, there are always things you wish were different. Any relocation is an opportunity to reinvent your practice. Step back and assess what you’ve been living without – or what you’ve been putting up with – and keep that in mind while you are considering your relocation.

SITE SELECTION

Before you can identify where you’d like to locate your new practice, there are a few questions you must answer. Where are your customers? Where are your employees? What kind of image do you want to portray and how important is access to the space? Is it important to have certain amenities nearby? Together analyzing these answers, we can help you weigh the importance of visibility, neighbors and other local businesses, accessibility and amenities.

NEGOTIATION

The importance of negotiation can never be exaggerated. But one word above all may be the most important: flexibility. You need to be sure to work with someone who can negotiate flexibility into your lease so you have room to grow and change, especially on a longer lease. The best way to do that is through a process that creates a competitive environment, from RFP submission through lease signing.

DESIGN & CONSTRUCTION

Once you’ve negotiated a lease or purchase agreement that meets your needs, it’s time to design and construct your new office. Your Patterson Dental Equipment Specialist is an expert in new office construction, and will help you manage the project throughout this process. They’ll help you determine who will design the space, help get the necessary permits, make sure code requirements are met, and even connect you with the contractors to do it, on time and under budget.

MOVE OUT OF EXISTING BUILDING

When you are ready to move out of your existing building, you’ll need to confirm and define the move-out terms with your current landlord. Is there a restoration clause? Are there requirements about when you must give notice or move out? These are all important considerations.

For more information about how we can help you with all the details of a lease or purchase agreement, contact Cresa Senior Advisor Tim Carlson at tcarlson@cresa.com or 612.373.0281.

FOR YOUR CONSIDERATION:

Lease terms can vary widely based on where you want to locate, so weigh the differences among medical office space, retail office space, or a traditional office building.

Key Clauses and Terms to Know: Exclusivity, Assignment/Assumption, Termination, Expansion, Relocation, LOI, Lease, PA