



PROTECT YOUR PRACTICE FROM \$100,000 TRAPS IN YOUR VETERINARY OFFICE LEASE

Whether you are starting or buying a veterinary clinic, renewing your lease, selling, transitioning or relocating, it's critical that your lease is set up to properly protect your investment, and prevent your landlord from gaining an unfair advantage.

A typical lease agreement is full of terms and clauses that can easily cost a veterinarian hundreds of thousands of dollars in rent and mistakes, considered by industry experts as one of the most important contracts you will ever sign in your career.

Founded 20 years ago by doctors, Cirrus Consulting Group is the industry leader in healthcare office lease negotiations, having proudly negotiated over 10,000 healthcare office leases. We review the lease to flag important dates, identify potential risks, and develop a lease improvement and negotiation strategy to help animal healthcare providers achieve fair and equitable leasing terms.

54%

of veterinarians across the country are overpaying in rent for their practice.

85%

of veterinarians across the country have a lease that can prevent them from ever selling their practice.

Schedule a complimentary office lease consultation with a leasing expert today by dialing 1.800.459.3413 or emailing info@cirrusconsultinggroup.com.



COMMON LEASE TRAPS

Assignment Language: Can your landlord deny your request to assign the practice, or terminate your lease altogether? Do they have the right to collect proceeds of your eventual practice sale?

Relocation Clause: Is there a relocation clause in the lease that allows your landlord to relocate you if they find a higher paying tenant? Who pays for your moving expenses, you or your landlord?

Exclusivity: Does your lease permit your landlord to move competing animal health professionals right next door to your business?

Death and Disability Protection: Does your lease offer protection in the event of death or disability, preventing your family or estate from incurring hundreds of thousands of dollars in rent and debt if you're unable to work?

Personal Risk: Who is the tenant listed on your lease agreement? Is it you personally or your incorporated entity?

The above are just some of the \$100,000 lease traps that thousands of animal health professionals face every day. The solution?

KNOW WHAT'S IN YOUR LEASE.

Research and a solid lease negotiation strategy are critical to the success and longevity of your veterinary practice.

VETERINARY OFFICE LEASING SERVICES

LEASE ANALYSIS

Our leasing experts review your lease to identify hidden risks, agreement economics and critical action dates.

We educate you on the traps uncovered in your lease, and help you build an effective negotiation strategy.

LEASE NEGOTIATION

We identify hidden risks in your lease and develop an improvement strategy for what your ideal lease should look like.

We handle the entire process from start to finish, securing a lease that protects your investment.

SCHEDULE YOUR COMPLIMENTARY CONSULTATION WITH A LEASING EXPERT TODAY!

Phone: 1.800.459.3413

Email: info@cirrusconsultinggroup.com

Online: www.cirrusconsultinggroup.com/vet