

# 425 JOLIET ST, DYER, IN 46311



For more information, please contact:

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**LATITUDE**  
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REAL ESTATE SERVICES

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# LEASING DYER MEDICAL OFFICE

425 Joliet St, Dyer, IN 46311



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 5,500 SF

**Lease Rate:** Negotiable

**Lot Size:** 0.98 Acres

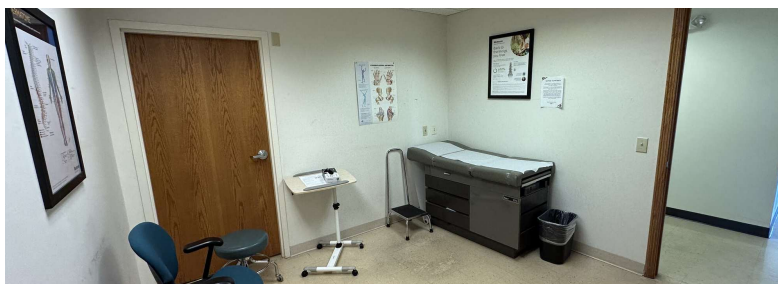
**Year Built:** 2004

**Building Size:** 56800 SF

**Zoning:** Downtown District

### PROPERTY HIGHLIGHTS

- 5,500 square feet of medical time share space available for lease
- Space consists of 9 exam rooms, 1 x-ray room, individual and bullpen offices, conference room, nurses station
- Available Monday to Thursday
- Medical office condo located in the Galleria Building off of Joliet St
- Aggressive and Flexible pricing
- Tenant Improvement allowance available



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## PROPERTY DESCRIPTION



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Premier medical time share suite available within the Galleria Building. Boasting 5,500 square feet, this efficient layout consists of nine exam rooms, 1 x-ray room, private offices, bullpen office, nurse station, conference room, kitchenette, waiting room and reception. Available Monday through Thursday. Depending on the term of the lease, TI allowance is available. The prime location off Joliet Street provides convenient access for both staff and patients, while the aggressive and flexible pricing makes this an attractive and competitive choice. Elevate your practice in this well-equipped medical office.

### LOCATION DESCRIPTION

This suite is located within Galleria Building in Dyer, IN



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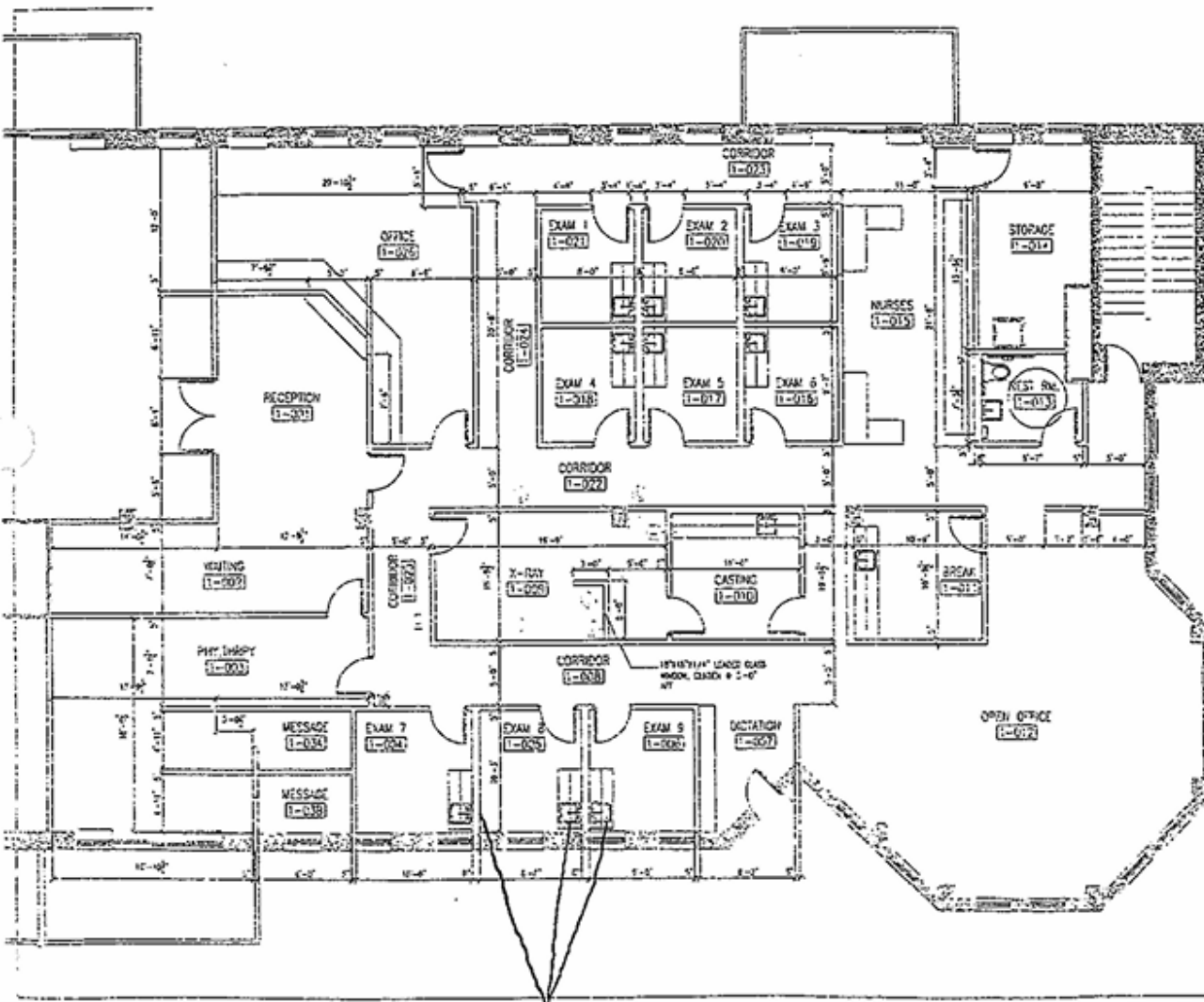
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## FLOOR PLAN

### Floor Plan - Suite 400



the GALLERIA  
in downtown dyer

OWNER:  
GALLERIA REALTY  
CORPORATION  
216 WEST JACKSON  
SUITE 925  
CHICAGO, IL 60605-8995  
888.235.0896

**General Notes**

- EXAM ROOM PARTITIONS SHALL BE CONSTRUCTED TO ENSURE ACOUSTICAL PRIVACY AS APPROVED BY TENANT.
- PARTITIONS CONTAINING LEAD SHIELDING ARE INDICATED WITH AN 'L' TAG. PARTITION SPECIFICATION TO BE PROVIDED BY TENANT.
- ALL DOOR JAMBS LOCATED 4" FROM PERPENDICULAR WALL INTERSECTION NEAREST THE DOOR HINGES UNLESS OTHERWISE NOTED IN PLAN.

Issue/Revision  
Date Description By

02.12.01	DYER DRAFT REVIEW	BGS
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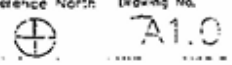
Project  
**CENTERS FOR PAIN MANAGEMENT**

Description  
FLOOR 4 - SUITE 400  
4575 SQ.FT. BUILD-OUT

Date 03-10-01 Project No. 0201-01

Scale 1/8"=1'-0" Drawn By BGS

Reference North Drawing No.



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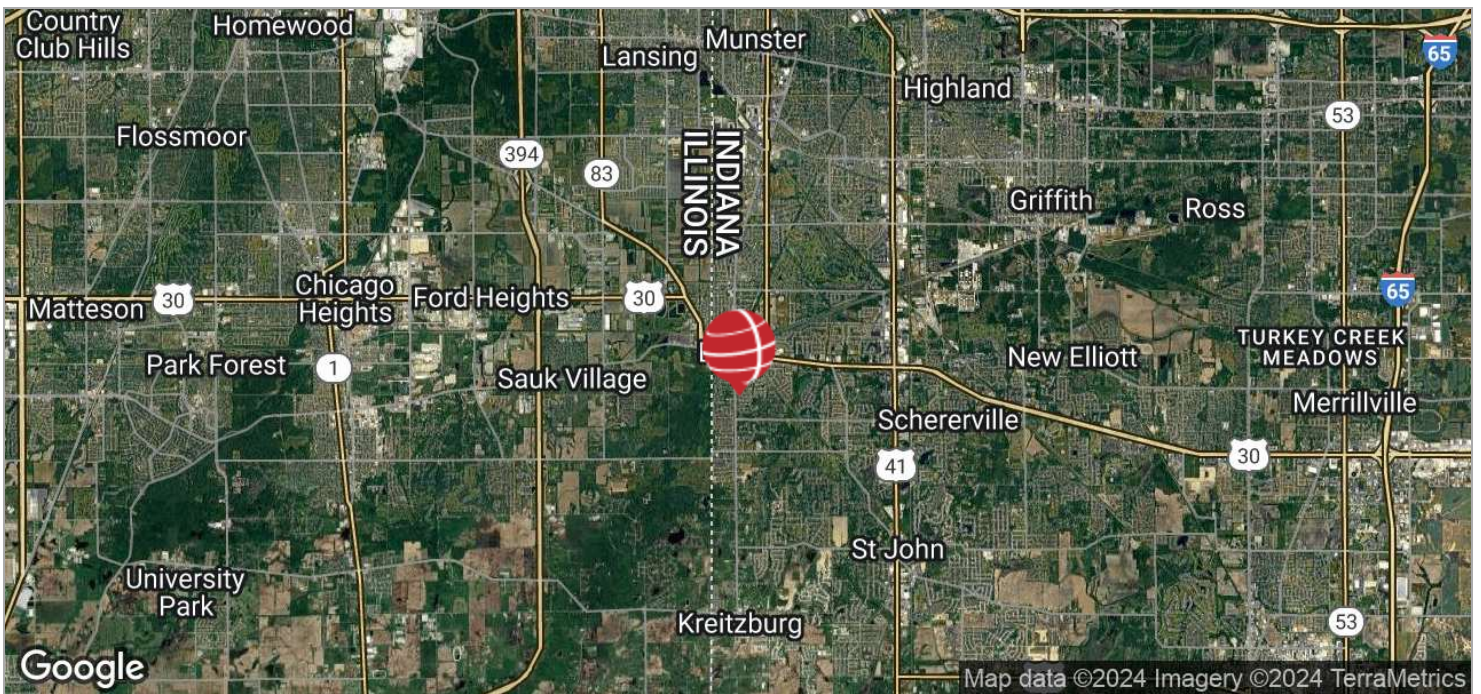


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## LOCATION MAPS



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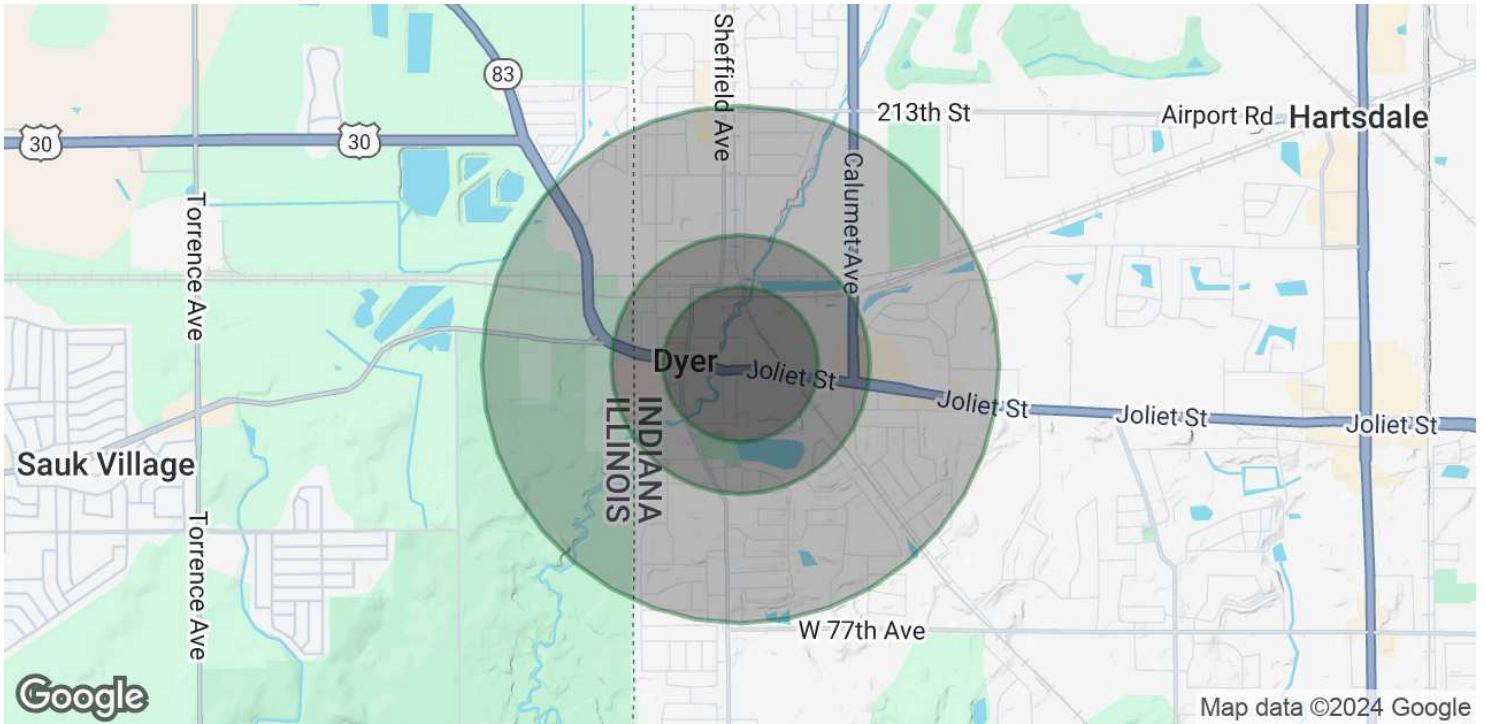


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	369	1,360	7,132
Average Age	43	43	42
Average Age (Male)	42	41	41
Average Age (Female)	44	44	44

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	143	515	2,743
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$108,155	\$107,448	\$107,661
Average House Value	\$306,050	\$310,111	\$293,572

Demographics data derived from AlphaMap

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FLOOR PLAN

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