Lagestee-Mulder
Commercial Real Estate

950 RICHARD ROAD, DYER, IN 46311

OFFICE CONDO FOR LEASE



PROPERTY HIGHLIGHTS

- Flexible floor plan to suit various businesses
- 3 offices, reception area, spacious common area, breakroom, storage and bath
- Proximity to Dyer Town Center, dining and retail options
- Easily accessible to major transportation routes, US 30 & I-394
- Strong Dyer demographics

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,971	19,574	54,530
Total Population	7,804	48,949	138,844
Average HH Income	\$118,460	\$118,671	\$114,971

LEASE RATE	\$17.00 SF/YR
LEASE TYPE	MG

OFFERING SUMMARY

Available SF: 1,600 SF

Tenancy: Single

Zoning: Route 30 District

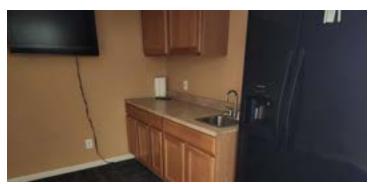
County: Lake

Lagestee-Mulder
Commercial Real Estate

950 RICHARD ROAD, DYER, IN 46311

OFFICE CONDO FOR LEASE







PROPERTY DESCRIPTION

Discover a rare opportunity to lease a 1,600 SF office suite in the highly sought-after Richard Road office condo development located one block off of US 30 in Dyer, IN. This complex is home to the Franciscan Physician Network and features a diverse mix of users including medical professionals, financial and engineering firms, and various service providers.

Situated at the intersection of US 30 and Calumet Avenue, this property offers easy accessibility for both clients and employees, while effectively minimizing the traffic congestion often found along the bustling US 30 retail corridor. The well-designed office suite features an ideal layout that includes three individual offices, a spacious common area, reception area, break room and bath.

Located in a densely populated and affluent area of Dyer, where households enjoy an average income exceeding \$118,000 annually, this property is ideal for businesses looking to thrive in an upscale professional community.

950 RICHARD ROAD, DYER, IN 46311



OFFICE CONDO FOR LEASE







950 RICHARD ROAD, DYER, IN 46311

OFFICE CONDO FOR LEASE

