

# DYER OFFICE CONDO

950 RICHARD ROAD, DYER, IN 46311

**LM**  
Lagestee-Mulder  
Commercial Real Estate

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

## GWEN LAMPERT

Vice President & Commercial Broker  
630.560.2906  
GWEN@LMTEAM.COM

17005 Westview Ave.,  
South Holland, IL 60473  
630.325.8338  
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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Gwen Lampert represent(s) the Landlord only, and not the Tenant.

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## 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.

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