



Medical Office Building East



455 & 555 W Court Street

Kankakee, IL 60901

MEDICAL OFFICE SUITES FOR LEASE



SUITE AVAILABILITIES

SUITE	SIZE	CONTIGUOUS
455 W. Court Street		
202	600 SF	
302	2,673 SF	
304	2,523 SF	
310	6,149 SF	
555 W. Court Street		
101	1,194 SF	
102	1,960 SF	
102A	1,119 SF	
104	2,439 SF	
106	1,626 SF	
108	1,953 SF	
200	2,310 SF	
410	1,605 SF	



BUILDING FEATURES



Free unreserved parking, plus reserved lot for doctors



On-campus hospital



Utilities: Modified gross, including janitorial, tenant responsible for electricity



Rental Rate:
Contact brokers

PROJECT AERIAL



LOCAL DEMOGRAPHICS



65,299

POPULATION



\$6,391

ANNUAL AVERAGE HEALTHCARE
SPENDING PER HOUSEHOLD



18%

POPULATION AGED 65+



38

MEDIAN AGE

TRAFFIC COUNTS



12,628

CARS PER DAY

West Court Street & N 5th
Avenue East

**WITHIN A
5-MILE RADIUS OF
THE PROPERTY**



\$89,049

AVERAGE
HOUSEHOLD INCOME

INSURANCE COVERAGE

48%

PPO

12%

HMO

24%

MEDICARE

16%

OTHER

ABOUT BUILDING OWNERSHIP



Founded in 2001, Prime Healthcare has emerged as one of the nation's largest award-winning health systems. Prime Healthcare was founded by Dr. Prem Reddy, a physician with a mission to transform hospitals, improve community healthcare, and provide patients with the best care.

Their philosophy is that all healthcare is local. Their 51 hospitals and more than 360 outpatient locations nationwide, including urgent care centers, ambulatory surgery centers, and specialty clinics, serve the unique needs of their communities while providing exceptional care with the strength and support of Prime Healthcare.

Through a physician-founded and patient-centered model, dedication to quality, evidence-based best practices, operational efficiency, and capital investment, Prime Healthcare is recognized among the best in the nation by Truven Health Analytics as a 10 Top and 15 Top Health System in the nation three times and was the only health system recognized with the prestigious 2021 John M. Eisenberg Patient Safety and Quality Award for addressing social determinants of health. Prime Healthcare ranks among the top 10 health systems in the nation for social responsibility and cost efficiency, according to the Lown Institute

Prime Healthcare and the not-for-profit Prime Healthcare Foundation serve more than 600 communities across 14 states with more than 57,000 staff and affiliated physicians in Alabama, California, Georgia, Illinois, Indiana, Kansas, Michigan, Missouri, Nevada, New Jersey, Ohio, Pennsylvania, Rhode Island, and Texas.

51
HOSPITALS

14
STATES

600+
COMMUNITIES SERVED

57,000+
STAFF & AFFILIATED
PHYSICIANS

10,582
LICENSED BEDS



St. Mary's Hospital

Founded in 1897, St. Mary's Hospital in Kankakee, IL, is an 182-bed facility that has been a cornerstone of specialty and emergency care, available 24/7. They specialize in advanced surgical treatments for critical injuries and illnesses, ensuring that our care teams are attentive to your unique health needs.

St. Mary's Hospital offers a range of specialty services, including heart care, cancer treatment, stroke care, and orthopedics. With an array of minimally invasive procedures utilizing the latest robotic-assisted technology, along with comprehensive imaging and lab services, all services are conveniently located on one campus. They are accredited as a Chest Pain Center by the American College of Cardiology (ACC), designated as a Primary Stroke Center by The Joint Commission (TJC), and hold several orthopedic accreditations.



SERVICES:

Brain and Spine Care

Cancer Care

Cardiac Rehabilitation

Cardiology

Colonoscopy

Diabetes

Endocrinology

Gynecology

Heart and Vascular Care

Imaging Center and Mammograms

Lab Services

Mental Health

Neurology

Orthopedic and Sports Medicine Care

Pediatric Cardiology

Pharmacy

Pulmonology

Rehabilitation

Respiratory Care

Sleep Medicine

Stroke Center

Weight Loss



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