

FOR LEASE

OFFICE SPACE FOR LEASE IN DOWNTOWN KANKAKEE

1 Dearborn Square, Kankakee, IL 60901



OFFERING SUMMARY

Available SF:	500 - 6,000 SF
Lease Rate:	\$10.00 - 13.50 SF/ yr (MG)
Year Built:	1971
Building Size:	63,928 SF
Zoning:	C-1
Market:	Kankakee/ Bradley/ Bourbonnais
Submarket:	Manteno

PROPERTY OVERVIEW

Located in the heart of downtown Kankakee, 1 Dearborn Square is just one block away from the Kankakee County Courthouse and two blocks away from the Kankakee Amtrak. 1 Dearborn Square, also known as the PNC Building, is ideally situated near South Schuyler Avenue and Court Street. This building shares tenant space with a bank, law offices, insurance and healthcare providers. Various offices are available at this safe and secure, 24 hour facility.

PROPERTY HIGHLIGHTS

- Janitorial service
- Inside storage
- High speed comm circuits
- Pre-wired PC network
- Finished office space or build to suit
- \$10.00 to \$13.50 per square foot
- Central business district

MCCOLLY BENNETT COMMERCIAL

29 Heritage Dr
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The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

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LOCATION DESCRIPTION

State Rt. 17 (Court St.) to 1 Dearborn Sq. (PNC Bank Building)

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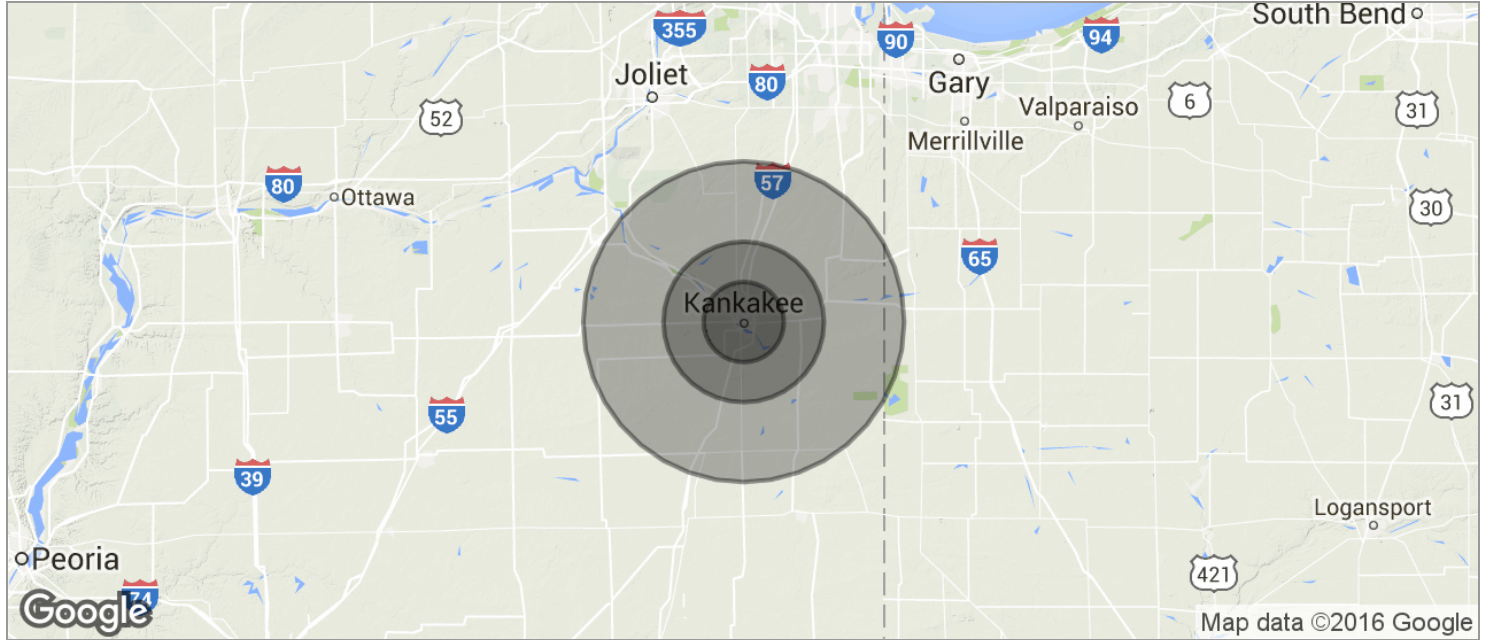
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POPULATION	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	65,100	108,640	160,094
MEDIAN AGE	33.4	35.5	37.1
MEDIAN AGE (MALE)	31.3	33.7	35.4
MEDIAN AGE (FEMALE)	35.1	36.9	38.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	23,516	39,575	58,708
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$52,918	\$60,916	\$63,809
AVERAGE HOUSE VALUE	\$148,323	\$174,775	\$179,513

* Demographic data derived from 2010 US Census

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