



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	2,842 SF	---
302	2,923 SF	---
304	2,753 SF	9,913 SF
310	7,160 SF	9,913 SF
555 W. Court Street		
102	2,577 SF	9,081 SF
104	2,601 SF	9,081 SF
106	1,771 SF	9,081 SF
108	2,132 SF	9,081 SF
200	2,447 SF	---
410	1,794 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



 555 W Court Street

 St. Mary's
Hospital

 455 W Court Street

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 55 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 15 states with more than 60,000 staff and affiliated physicians in Alabama, California, Georgia, Illinois, Indiana, Kansas, Michigan, Missouri, Nevada, New Jersey, Ohio, Pennsylvania, Rhode Island, and Texas.

55
HOSPITALS

15
STATES

600+
COMMUNITIES SERVED

60,000+
STAFF & AFFILIATED
PHYSICIANS

10,767
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

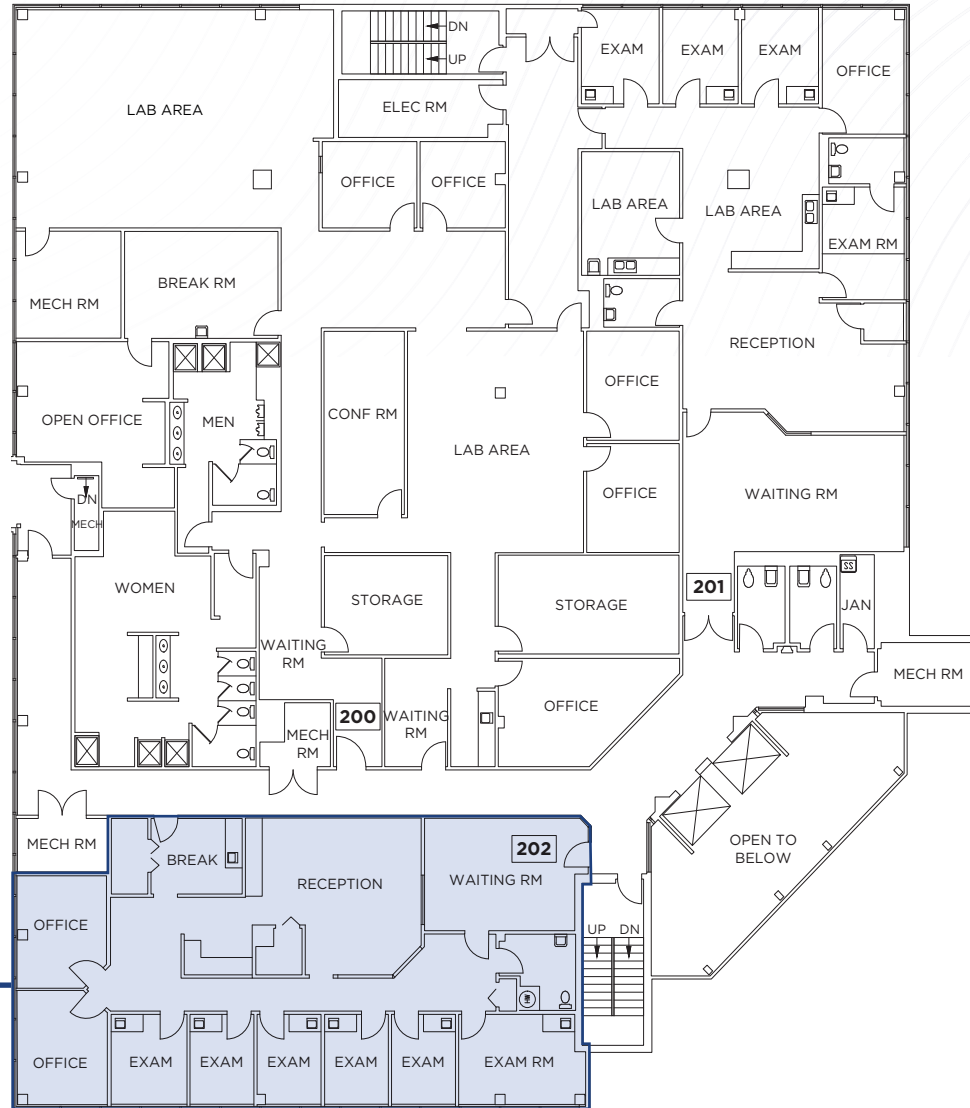
Respiratory Care

Sleep Medicine

Stroke Center

Weight Loss

SECOND FLOOR



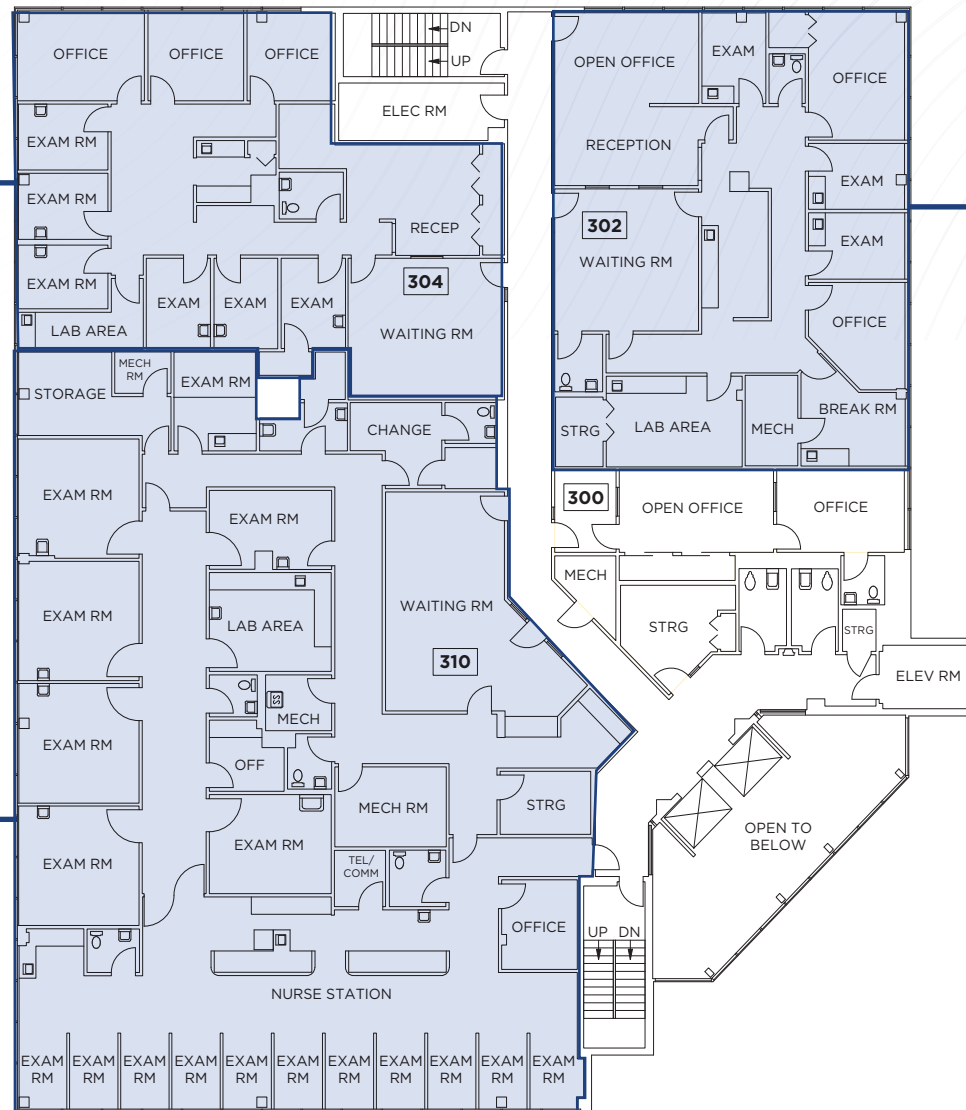
SUITE 202
2,842 SF
AVAILABLE

THIRD FLOOR

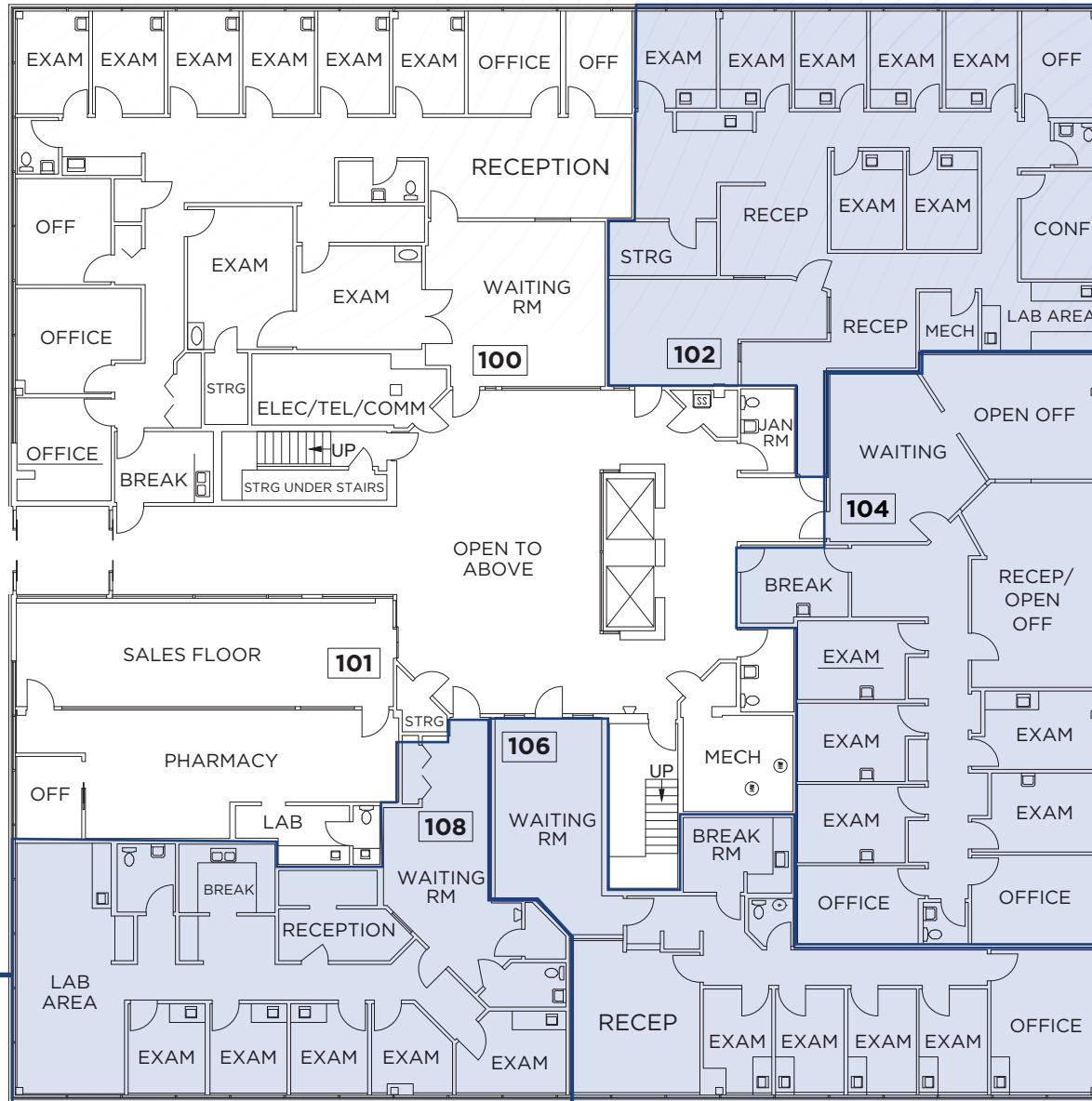
**SUITE 304
2,753 SF
AVAILABLE**

**SUITE 302
2,923 SF
AVAILABLE**

**SUITE 310
7,160 SF
AVAILABLE**



FIRST FLOOR



SUITE 102
2,557 SF
AVAILABLE

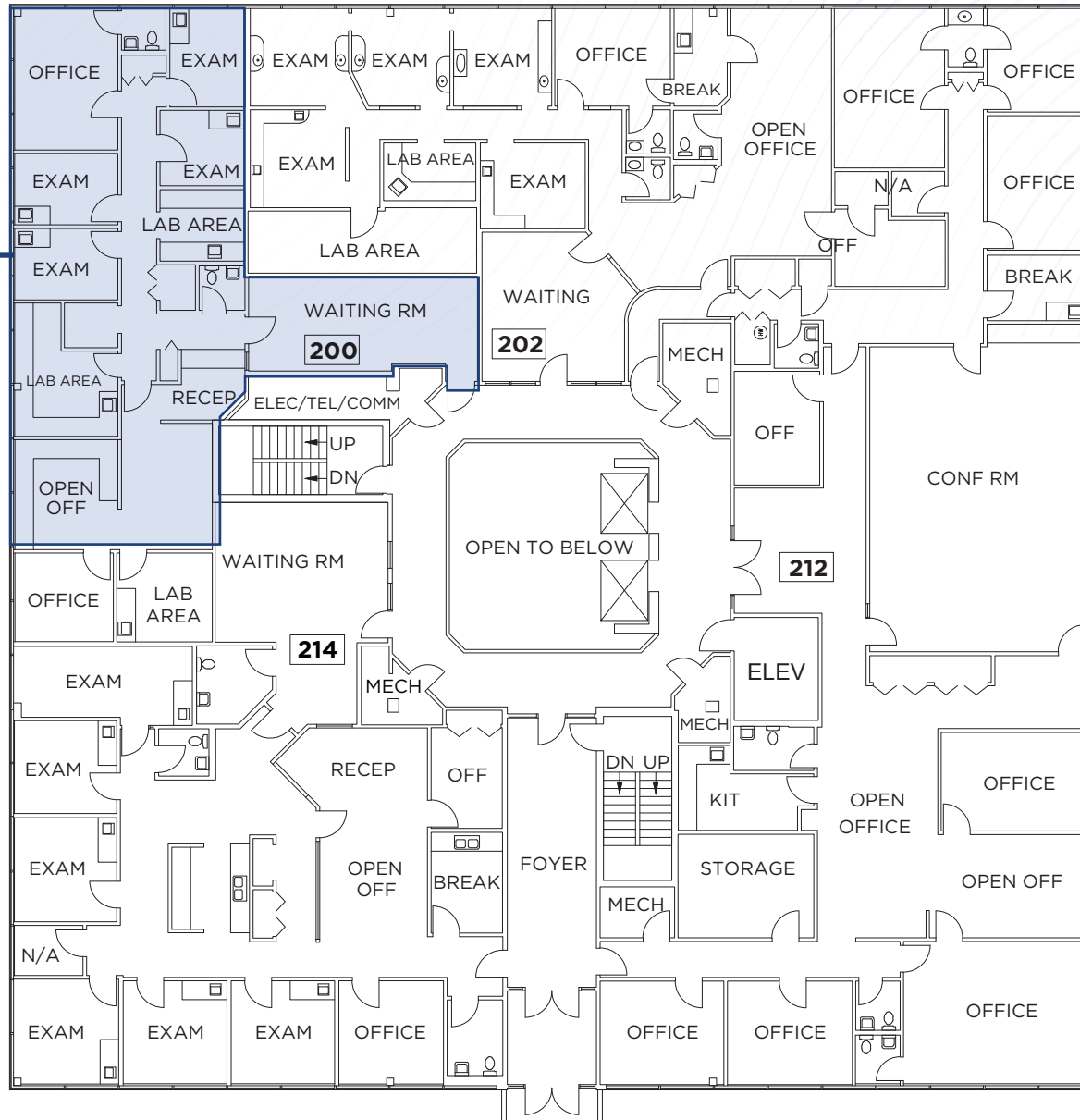
SUITE 104
2,601 SF
AVAILABLE

SUITE 108
2,132 SF
AVAILABLE

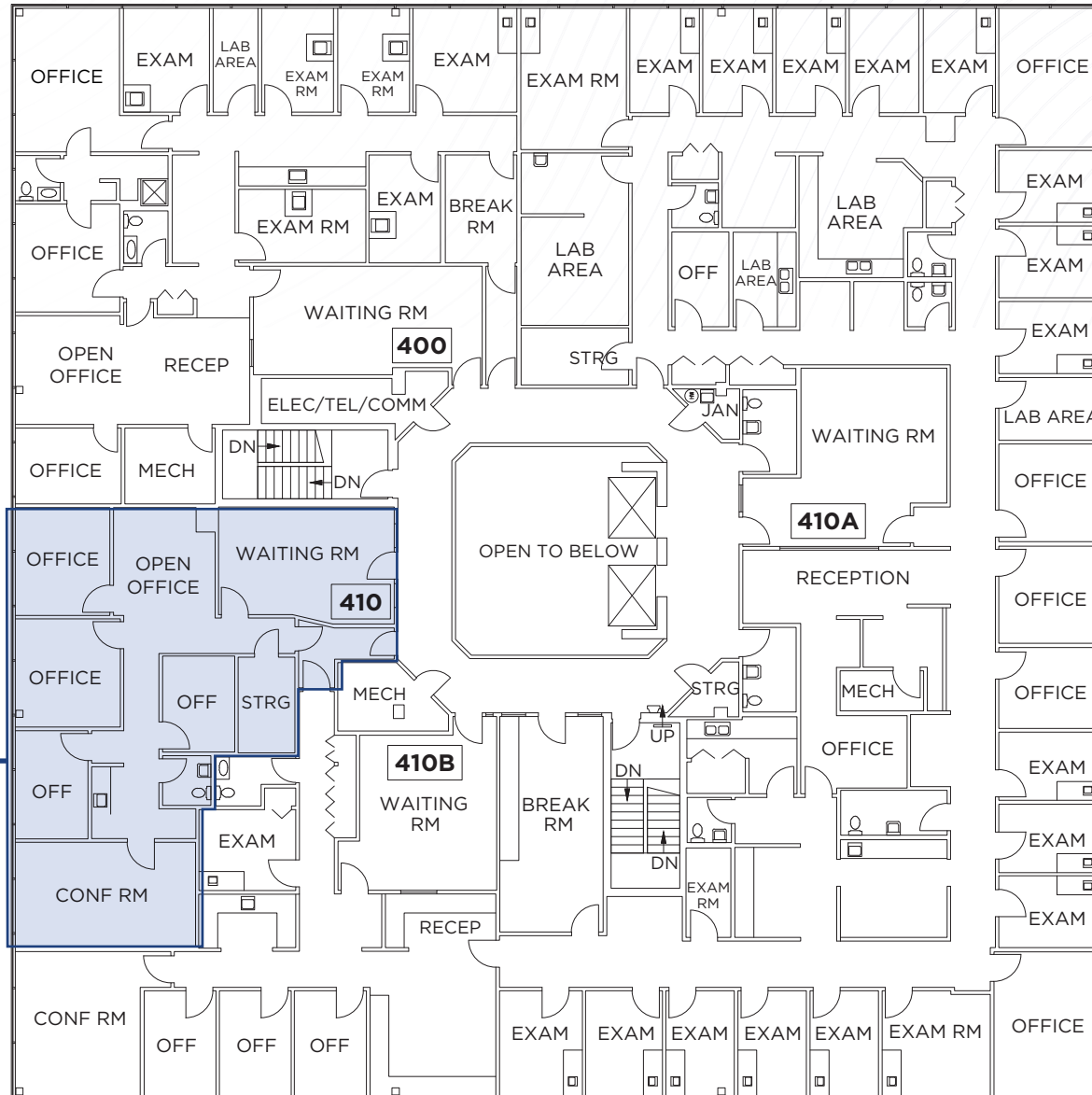
SUITE 106
1,771 SF
AVAILABLE

SECOND FLOOR

SUITE 200
2,477 SF
AVAILABLE



FOURTH FLOOR



**SUITE 410
1,794 SF
AVAILABLE**



455 & 555 W Court Street

KANKAKEE, IL 60901

NEHAL WADHWA

+1 858 625 5228

nehal.wadhwa@cushwake.com

MATTHEW MELENDRES

+1 619 732 6026

matthew.melendres@cushwake.com

CECE CONWAY

+1 312 881 7041

cece.conway@transwestern.com

ELISE O'CONNOR GOODMAN

+1 312 558 3876

elise.oconnor@transwestern.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.