

KANKAKEE - PRIME OFFICE SPACE FOR LEASE

1 DEARBORN SQ, KANKAKEE, IL 60901



EXCLUSIVELY PRESENTED BY:

BUCK TAMBLYN

Broker

815.549.4301

bucktamblyn@mccolly.com



29 HERITAGE DR, | BOURBONNAIS, IL 60914 | MCCOLLYCRE.COM

FOR LEASE

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OFFERING SUMMARY

Lease Rate SF/yr:	\$8.31
Mthly Rnt. Price:	\$4,500.00
Available SF:	6,500 SF

PROPERTY OVERVIEW

6,500 Square foot unit located in the PNC Bank Building.

Newly remodeled, beautiful open floor plan with private offices, private restrooms, kitchenette, and a conference room.

Located in the heart of downtown near restaurants, shops, the courthouse, and many financial institutions!

Tenant pays electric.

Available Immediately!!

See the floor plan in the pictures.

3% annual increases.

McCOLLY BENNETT COMMERCIAL ADVANTAGE

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
mccollycre.com

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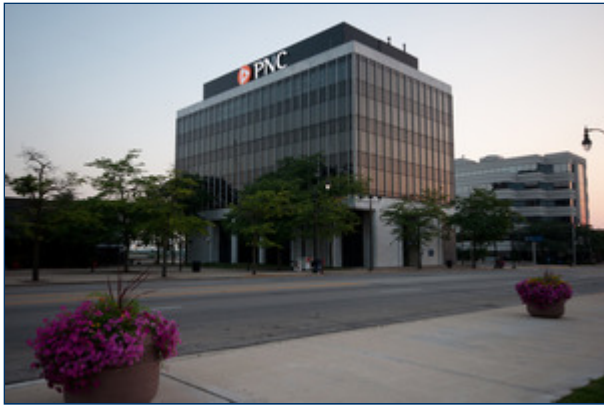
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**Office/Tech**

Status: **PCHG** MLS #: **11860335** List Price:
Area: **4507** List Date: **08/25/2023** Orig List Price:
List Dt Rec: **08/25/2023** Sold Price:
Address: **1 Dearborn Sq Unit 200, Kankakee, IL 60901**
Directions: **State Route 17 (Court Street). to One Dearborn Square (PNC Bank Building).**
Sold by:
Closed:
Off Mkt:
CTGF:
County: **Kankakee**
Year Built: **1970**
Subtype: **Office**
Zoning Type: **Commercial**
Actual Zoning: **C-1**
Contract:
Concessions:
Mkt. Time (Lst./Tot.): **208/208**
Township: **Kankakee**
PIN #:
Blt Before 78: **Yes**
Stories: **1**
Units: **1**
Tenants: **1**
Unit SF: **6500**
(Leasable Area
Units: **Square Feet**)
Lease SF/Y: **\$8.31**
Rented Price:
Mthly. Rnt. Price: **\$4,500**
Multiple PINs:
Min Rent. SF: **6500**
Max Rent. SF: **6500**
Relist:

Mobility Score: - ?

List Price Per SF: **\$0**Sold Price Per SF: **\$0**

Lot Dimensions:

Approx Total Bldg SF:

Estimated Cam/SF: **\$0**

Acreage:

Gross Rentable Area:

Est Tax per SF/Y: **\$0**

Land Sq Ft:

Net Rentable Area:

Lease Type: **Modified Gross**

Remarks: **KANKAKEE - PRIME OFFICE SPACE FOR LEASE - 6,500 Square foot unit located in the PNC Bank Building. Newly remodeled, beautiful open floor plan with private offices, private restrooms, kitchenette, and a conference room. Located in the heart of downtown near restaurants, shops, the courthouse, and many financial institutions! Tenant pays electric. Available Immediately!! See the floor plan in the pictures.**

Approximate Age: **36-50 Years**Type Ownership: **Leasehold**Frontage Acc: **State Road**

Docks/Delivery:

Drive in Doors: **0**# Trailer Docks: **0**Geographic Locale: **Out of Area**Location: **Central Business District, TIF Zone**Construction: **Steel, Stone**Building Exterior: **Glass, Stone**Foundation: **Concrete**Roof Structure: **Flat**Roof Coverings: **Rubber**Air Conditioning: **Central Air**Heat/Ventilation: **Central Bldg Heat**Electrical Svcs: **3 Phase**Fire Protection: **Alarm Monitored, Fire Extinguisher/s**Current Use: **Office and Research**Potential Use: **Commercial, Financial Services, Law Firm, Office/Medical**

Client Needs:

Client Will:

Misc. Outside:

Parking Spaces: **130**Indoor Parking: **13-18 Spaces, 19-30 Spaces**

Outdoor Parking:

Parking Ratio:

Misc. Inside: **Employee Kitchen, Accessible Washroom/s, Janitorial Service, Storage Inside, High Speed Comm Circuits, Pre-wired PC Network**Floor Finish: **Carpet**Extra Storage Space Available: **Yes**

Water Drainage:

Utilities To Site:

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Known Encumbrances: **None Known**

Backup Info:

Tenant Pays: **Varies by Tenant**

Possession:

Sale Terms:

Investment:

Users:

Financial Information

Gross Rental Income:

Total Income/Month:

Total Income/Annual:

Annual Net Operating Income:

Net Operating Income Year:

Cap Rate:

Real Estate Taxes:

Tax Year:

Total Annual Expenses:

Expense Year:

Expense Source:

Loss Factor:

Broker Private Remarks:Internet Listing: **Yes**VOW AVM: **Yes**Listing Type: **Exclusive Right to Lease**

Buyer Ag. Comp.: **3 OR 4 YEAR LEASE - EQUIVALENT OF 1 MONTHS RENTAL RATE. 5 OR MORE YEAR LEASE - EQUIVALENT OF 1 AND 1/2 MONTHS RENTAL RATE. (GL)**

Information: **Show-Call List Office**Showing Inst: **Contact listing agent to schedule.**Broker: **McColly Bennett Real Estate (94050) / (815) 929-9381**List Broker: **Jay Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com**

CoList Broker:

Remarks on Internet?: **Yes**VOW Comments/Reviews: **Yes**Address on Internet: **Yes**

Other Compensation:

Cont. to Show?:

Broker Owned/Interest: **No**Lock Box: **None**Special Comp Info: **Variable**

Call for Rent Roll Info:

Expiration Date: **08/15/2024**

More Agent Contact Info:

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

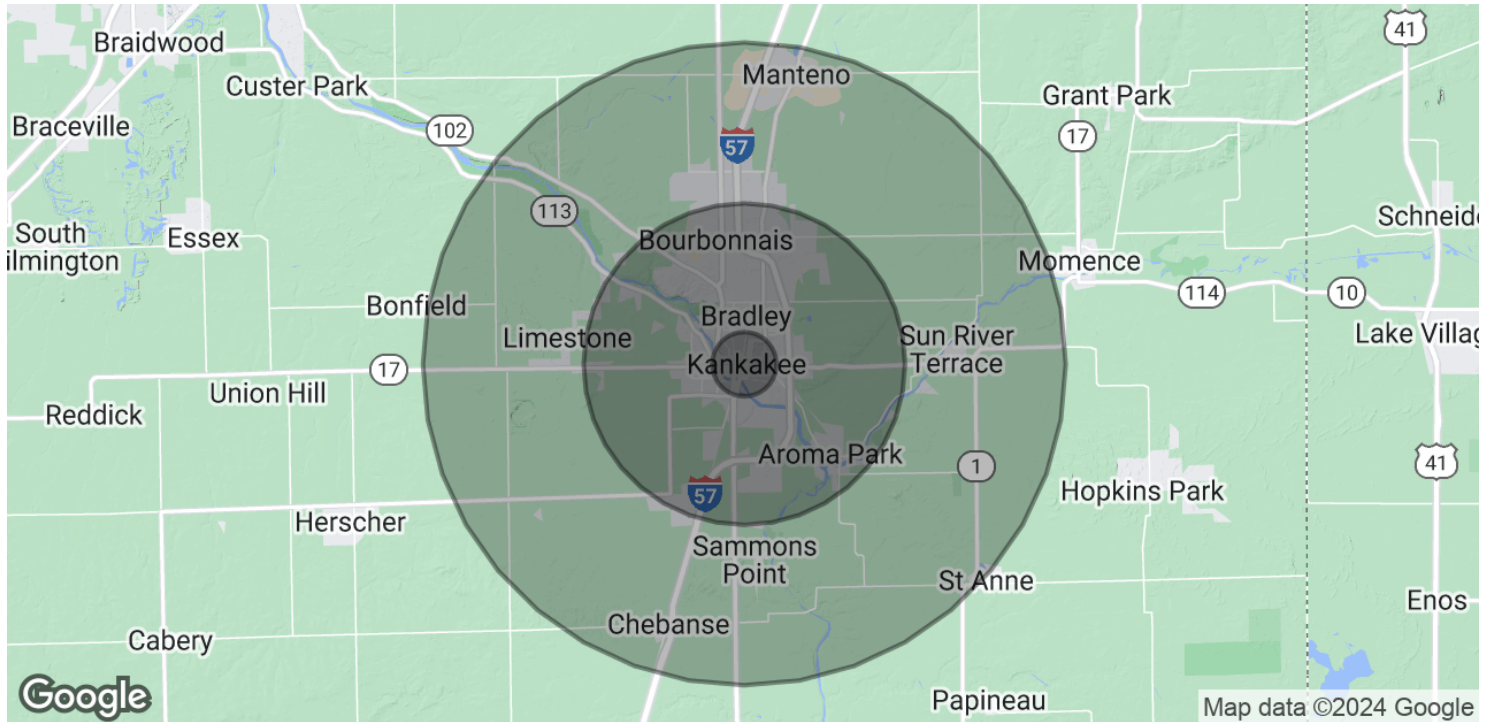
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Prepared By: Jay Tamblyn | McColly Bennett Real Estate | 03/19/2024 02:23 PM

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	12,106	68,079	91,709
Average Age	34.1	37.3	38.0
Average Age (Male)	33.1	36.2	37.2
Average Age (Female)	35.5	38.6	39.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	5,521	27,851	37,638
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$38,060	\$61,402	\$66,175
Average House Value	\$74,980	\$137,905	\$145,539

* Demographic data derived from 2020 ACS - US Census

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1 Dearborn Sq Site

Exhibit A

Suite 200

+/- 6500 sq ft

