

# COWORKING OFFICE SUITE

10005 S. Roberts Road, 2nd Floor Suite | Palos Hills, IL  
FOR LEASE



Michael Klimek  
Pillar Realty LLC  
Designated Managing Broker  
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471.020834

**PI**LAR  
REALTY

# THE SPACE

Location	10005 S. Roberts Road, 2nd Floor Suite Palos Hills, IL 60465
County	Cook
APN	23-12-304-033-1003
Square Feet	550
Annual Rent PSF	\$36.00
Lease Type	FS

# HIGHLIGHTS

- 550rsf office suite
- Two private offices with windows
- Private restroom
- Reception/waiting area with workstation
- Second-floor location
- Shared professional environment (family law office)
- Full-service gross lease (utilities, taxes, building insurance included in rent)
- Excellent access along Roberts Road



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
13,595	104,642	232,213

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$112,735	\$97,462	\$110,399

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,189	40,653	90,587

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## PROPERTY FEATURES

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TOTAL TENANTS	2
BUILDING SF	10,254
GLA (SF)	550
YEAR BUILT	1989
YEAR RENOVATED	2018
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

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## TENANT INFORMATION

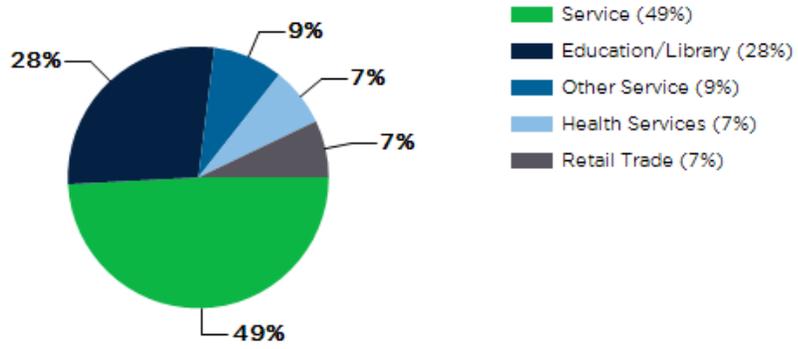
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MAJOR TENANT/S	Fred A. Joshua, P.C.
LEASE TYPE	Full Service Gross

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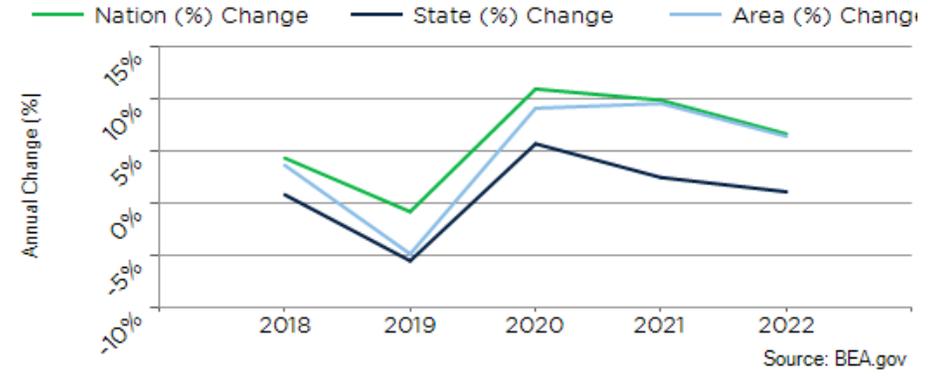
## Major Industries by Employee Count

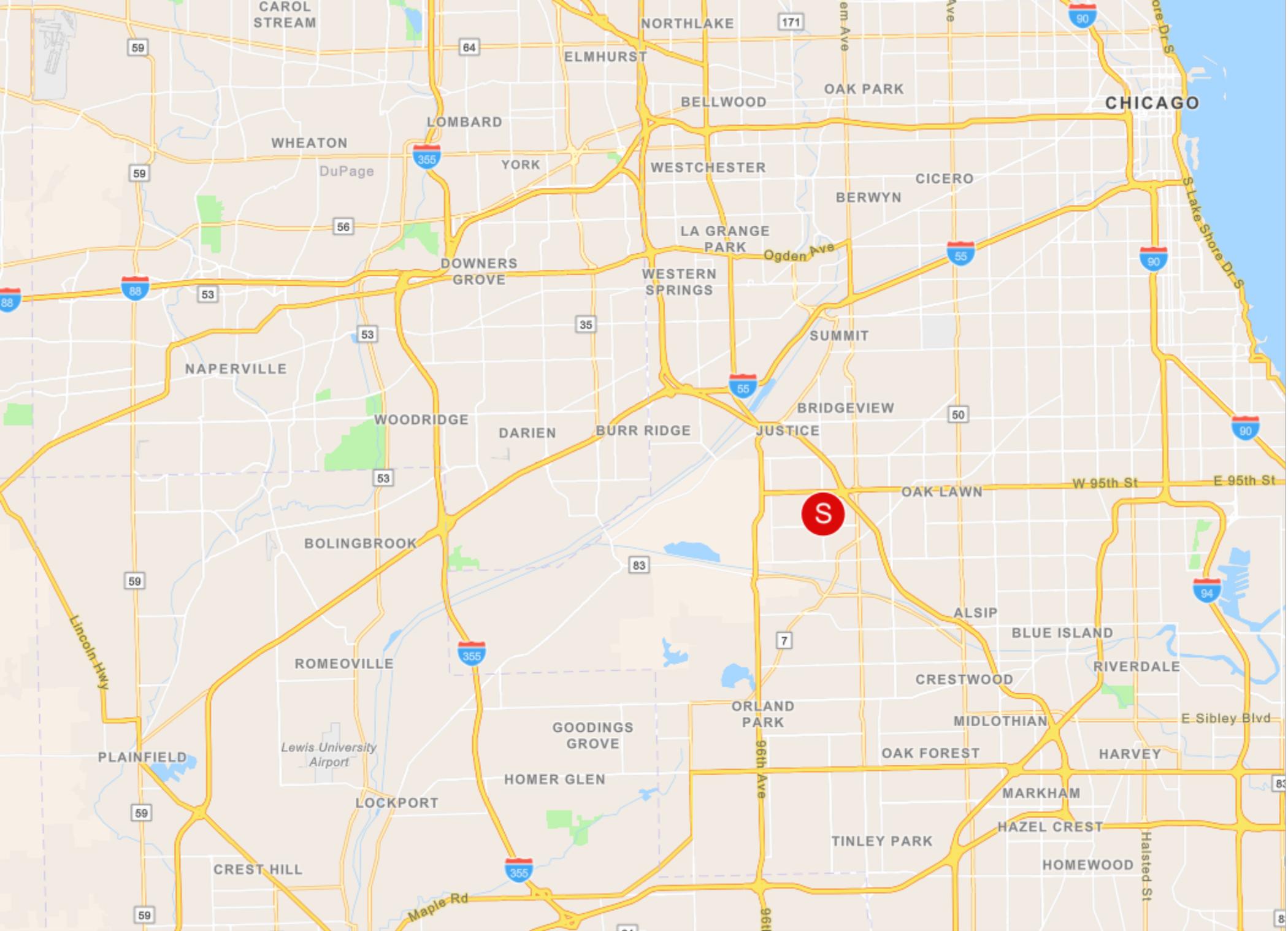


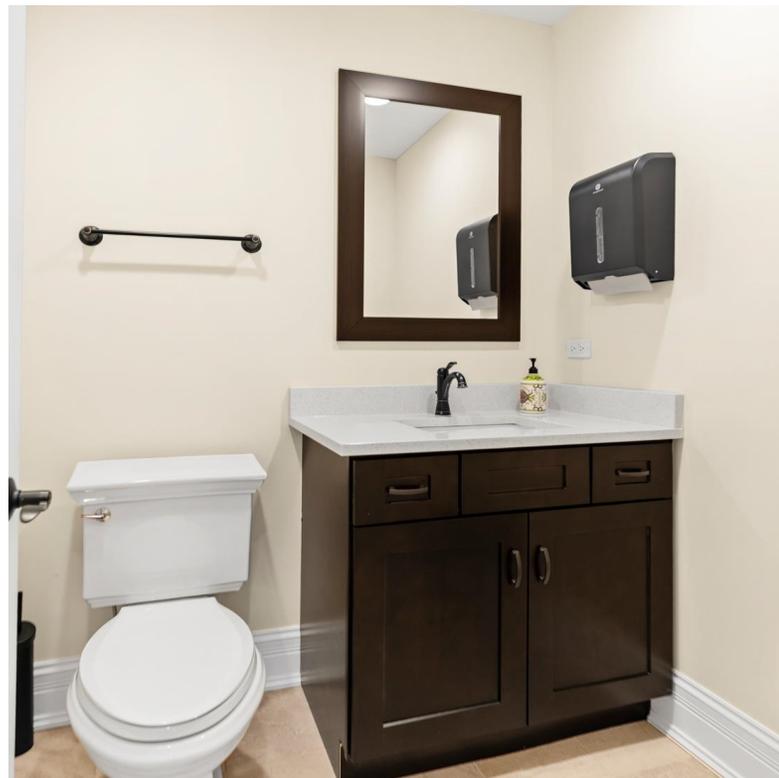
## Largest Employers

Amazon	7,000
Plainfield School District	3,104
Presence St. Joseph Medical Center	3,023
Silver Cross Hospital	2,771
Valley View School District	2,492
Will County Government	2,200
Joliet Junior College	1,553
WeatherTech	1,527

## Cook County GDP Trend

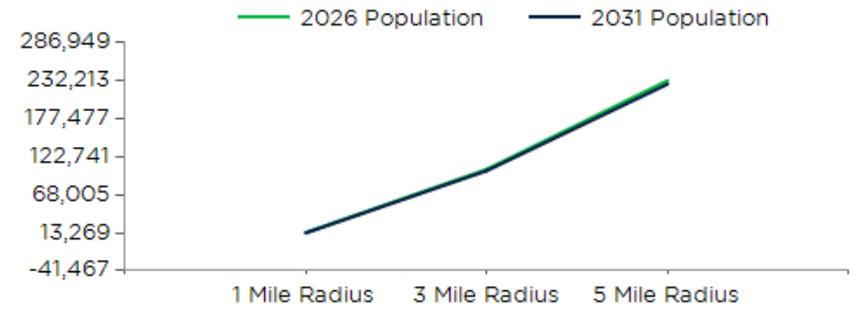




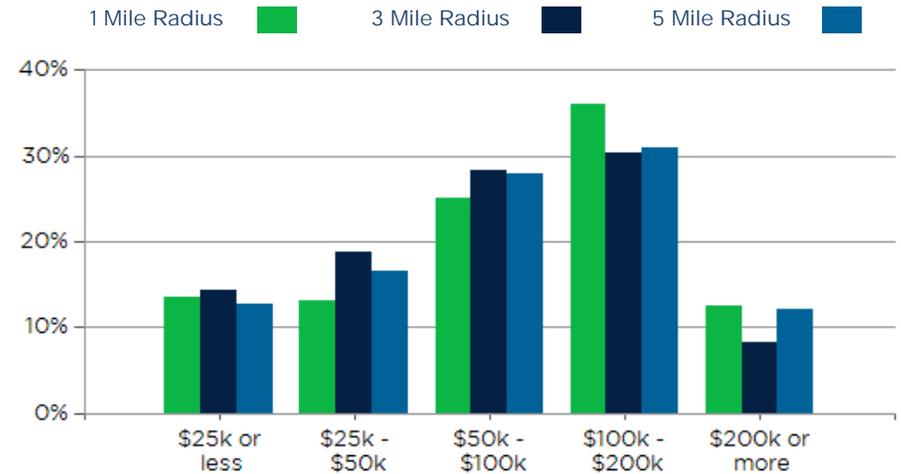


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,159	104,765	232,872
2010 Population	13,396	106,607	239,494
2026 Population	13,595	104,642	232,213
2031 Population	13,269	102,664	227,207
2026 African American	1,019	7,435	14,366
2026 American Indian	31	582	1,945
2026 Asian	423	2,811	6,330
2026 Hispanic	1,842	19,375	57,974
2026 Other Race	674	7,876	25,012
2026 White	10,238	75,434	157,277
2026 Multiracial	1,209	10,484	27,226
2026-2031: Population: Growth Rate	-2.40%	-1.90%	-2.15%

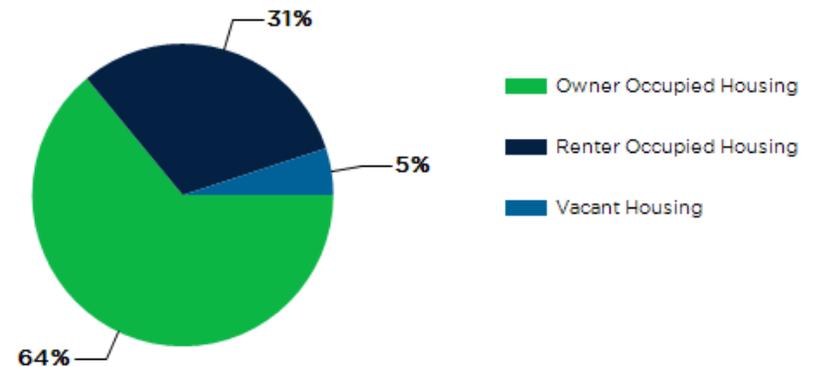
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	488	3,495	6,823
\$15,000-\$24,999	209	2,292	4,621
\$25,000-\$34,999	212	2,958	5,576
\$35,000-\$49,999	469	4,697	9,454
\$50,000-\$74,999	797	6,650	14,249
\$75,000-\$99,999	503	4,874	11,028
\$100,000-\$149,999	1,165	8,532	18,426
\$150,000-\$199,999	700	3,820	9,512
\$200,000 or greater	646	3,333	10,899
Median HH Income	\$94,948	\$75,918	\$83,775
Average HH Income	\$112,735	\$97,462	\$110,399



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

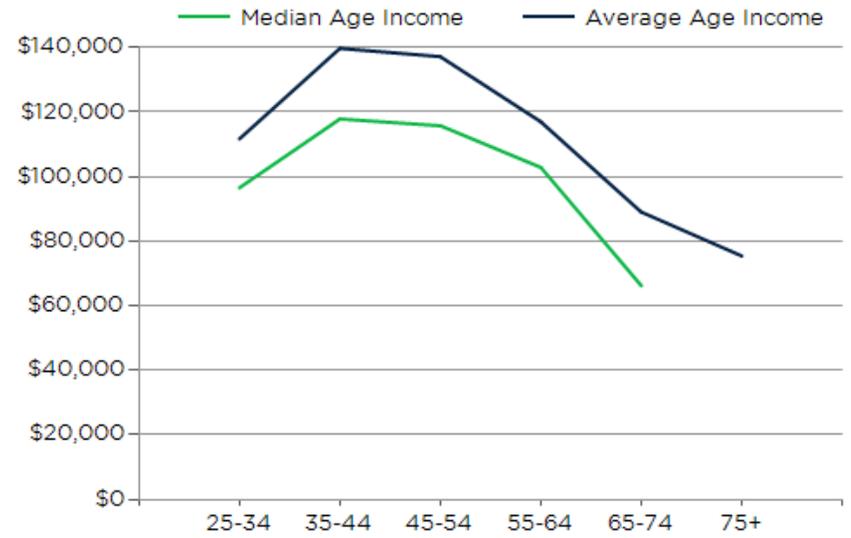
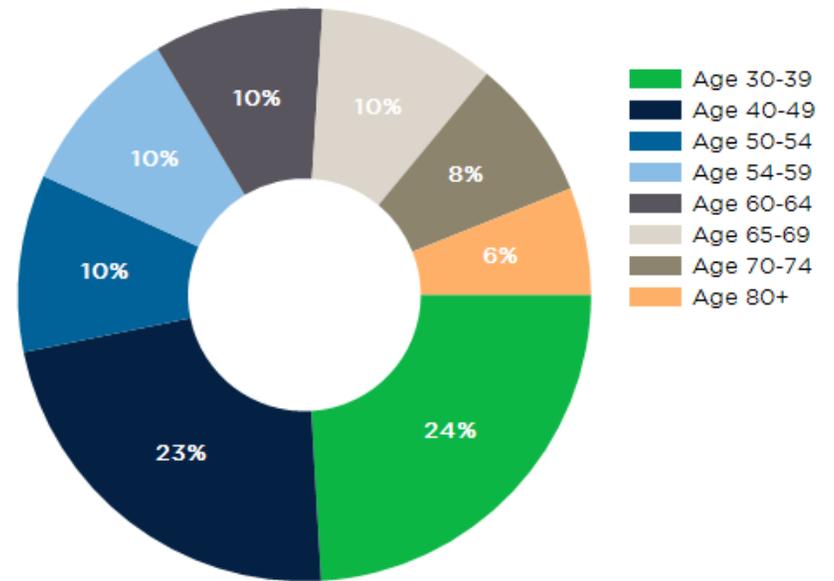


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	976	7,613	15,676
2026 Population Age 35-39	968	7,186	15,113
2026 Population Age 40-44	930	6,968	15,387
2026 Population Age 45-49	904	6,397	14,293
2026 Population Age 50-54	808	5,939	13,609
2026 Population Age 55-59	778	6,038	13,711
2026 Population Age 60-64	773	6,445	14,733
2026 Population Age 65-69	805	6,552	15,184
2026 Population Age 70-74	643	5,256	12,324
2026 Population Age 75-79	489	3,817	9,089
2026 Population Age 80-84	322	2,425	5,698
2026 Population Age 85+	256	2,254	5,640
2026 Population Age 18+	10,672	82,395	184,815
2026 Median Age	40	40	41
2031 Median Age	41	41	42

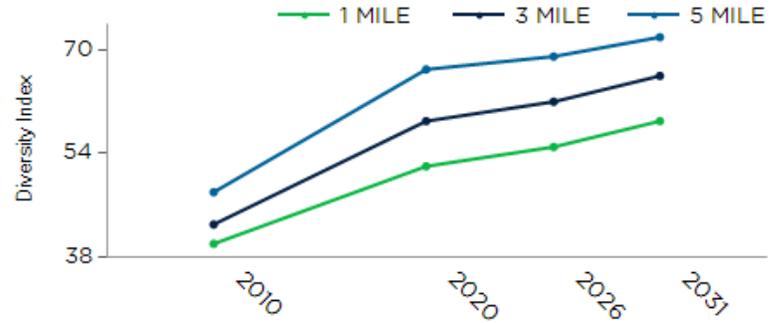
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,543	\$84,082	\$93,972
Average Household Income 25-34	\$111,682	\$101,845	\$115,015
Median Household Income 35-44	\$117,869	\$97,510	\$105,559
Average Household Income 35-44	\$139,726	\$117,428	\$131,773
Median Household Income 45-54	\$115,779	\$100,365	\$107,569
Average Household Income 45-54	\$137,179	\$118,801	\$135,324
Median Household Income 55-64	\$102,860	\$83,460	\$94,745
Average Household Income 55-64	\$116,990	\$102,169	\$119,148
Median Household Income 65-74	\$66,197	\$58,409	\$66,320
Average Household Income 65-74	\$89,016	\$79,845	\$93,138
Average Household Income 75+	\$75,405	\$63,299	\$70,722

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	59	66	72
Diversity Index (current year)	55	62	69
Diversity Index (2020)	52	59	67
Diversity Index (2010)	40	43	48

### POPULATION DIVERSITY



### POPULATION BY RACE

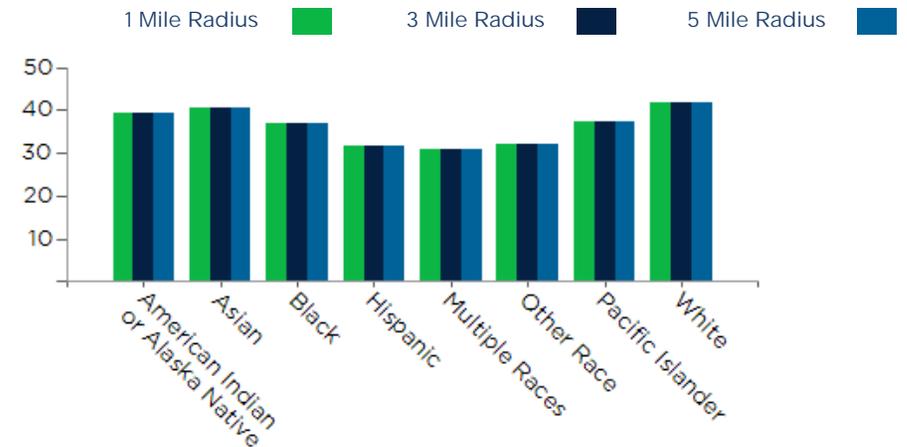


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	7%	6%	5%
American Indian	0%	0%	1%
Asian	3%	2%	2%
Hispanic	12%	16%	20%
Multiracial	8%	8%	9%
Other Race	4%	6%	9%
White	66%	61%	54%

### 2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	39	33	34
Median Asian Age	40	39	41
Median Black Age	37	36	38
Median Hispanic Age	32	32	32
Median Multiple Races Age	31	31	31
Median Other Race Age	32	33	33
Median Pacific Islander Age	38	48	43
Median White Age	42	43	46

### 2026 MEDIAN AGE BY RACE





Michael Klimek  
Designated Managing Broker

Michael Klimek is the Founder and Designated Managing Broker of Pillar Realty LLC, a commercial real estate brokerage built on results, integrity, and a bold vision for growth. Since 2006, Michael has worked with business owners and investors to deliver strategic guidance, structured deals, and high-performance outcomes.

He began his career in the commercial insurance industry, earning his Commercial Lines Coverage Specialist (CLCS) designation and co-founding Pillar Corporation, an independent firm focused on protecting business and real estate assets. That background sharpened his ability to assess risk, build lasting relationships, and understand investor needs — a foundation that continues to influence his leadership in brokerage.

In 2016, Michael shifted full-time into commercial real estate, working across Multi-Family, Mixed-Use, Industrial, Retail, Office, and Land. His expertise spans investment sales, new development, and tenant/buyer representation. He's known for leveraging technology, creative marketing, and strategic planning to deliver results.

Today, Michael leads Pillar Realty with a vision to become a global leader in the commercial real estate industry — building a values-driven organization known for integrity, results, and empowering people to grow.

# Coworking Office Suite

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pillar Realty LLC and it should not be made available to any other person or entity without the written consent of Pillar Realty LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Pillar Realty LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

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*Exclusively Marketed by:*

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