

# Palos Heights Professional Office Building



FOR LEASE | PALOS HEIGHTS PROFESSIONAL OFFICE SPACES FOR LEASE

12760 S Harlem Avenue  
Palos Heights, IL 60463

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 **TREA**  
Townline Real Estate Advisors LLC

# HIGHLIGHTS

- Well-located professional office suite available for lease in the heart of Palos Heights, offering convenient access to Harlem Avenue, I-294, and surrounding southwest suburban communities. This well-maintained building provides a strong professional presence ideal for medical, legal, accounting, insurance, financial services, or general office users
- The 2 office suites available feature a functional layout with private offices, open work areas, and ample natural light, allowing for efficient workflow and flexibility in configuration. Tenants benefit from on-site parking, attractive common areas, and excellent visibility within a stable professional environment.
- Surrounded by retail, dining, and essential services, this location offers both convenience for employees and accessibility for clients. Competitive lease terms make this an excellent opportunity for owner-users or growing businesses seeking a high-quality suburban office setting
- Suite 5 – 666 RSF Former Dental / Medical Office – Convertible to General Office Use is available for lease- 666 RSF office suite in a well-located Palos Heights professional office building. Formerly built out as a dental office, the space offers existing infrastructure that may be ideal for medical or healthcare users, while also providing flexibility to be converted to general office or professional service use.
- Suite 6 – 788 RSF Move-In Ready General Office Suite -available for lease is a 788 RSF general office suite in a professionally managed office building in Palos Heights. This suite offers an efficient layout well-suited for small professional firms seeking a functional and well-located office environment. The space includes a practical combination of private office(s) and open work area, allowing for flexible use by legal, financial, insurance, consulting, or administrative users. and attractive common areas, and a quiet professional setting. The property provides convenient access to Harlem Avenue, I-294, and surrounding southwest suburban communities, making it an ideal location for businesses serving local and regional clients. Competitive lease terms make this an excellent opportunity for tenants seeking quality office space at suburban pricing.

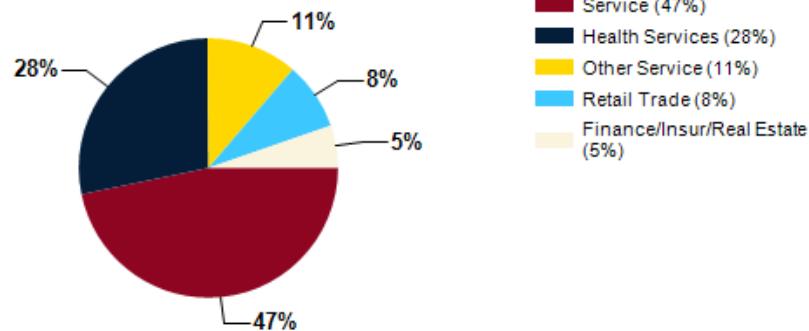


Suite	Tenant	Floor	Square Feet	Lease Type	Notes
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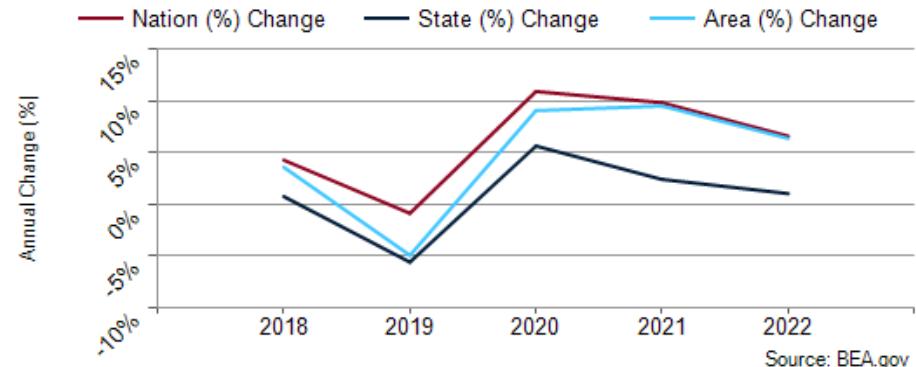
Suite	Tenant	Floor	Square Feet	Lease Type	Notes
5	Suite 5	2	666	Full Service Gross	\$20- \$22 SF Full Service Gross - Tenant pays electric only. Former Dental Office but can be converted to general office use. Storage in basement included in rent
6	Suite 6	2	788	Full Service Gross	\$20-\$22 SF Full Service Gross - Tenant pays electric only. Former insurance office. Perfect for general office use. Storage space in basement included in rent.



## Major Industries by Employee Count

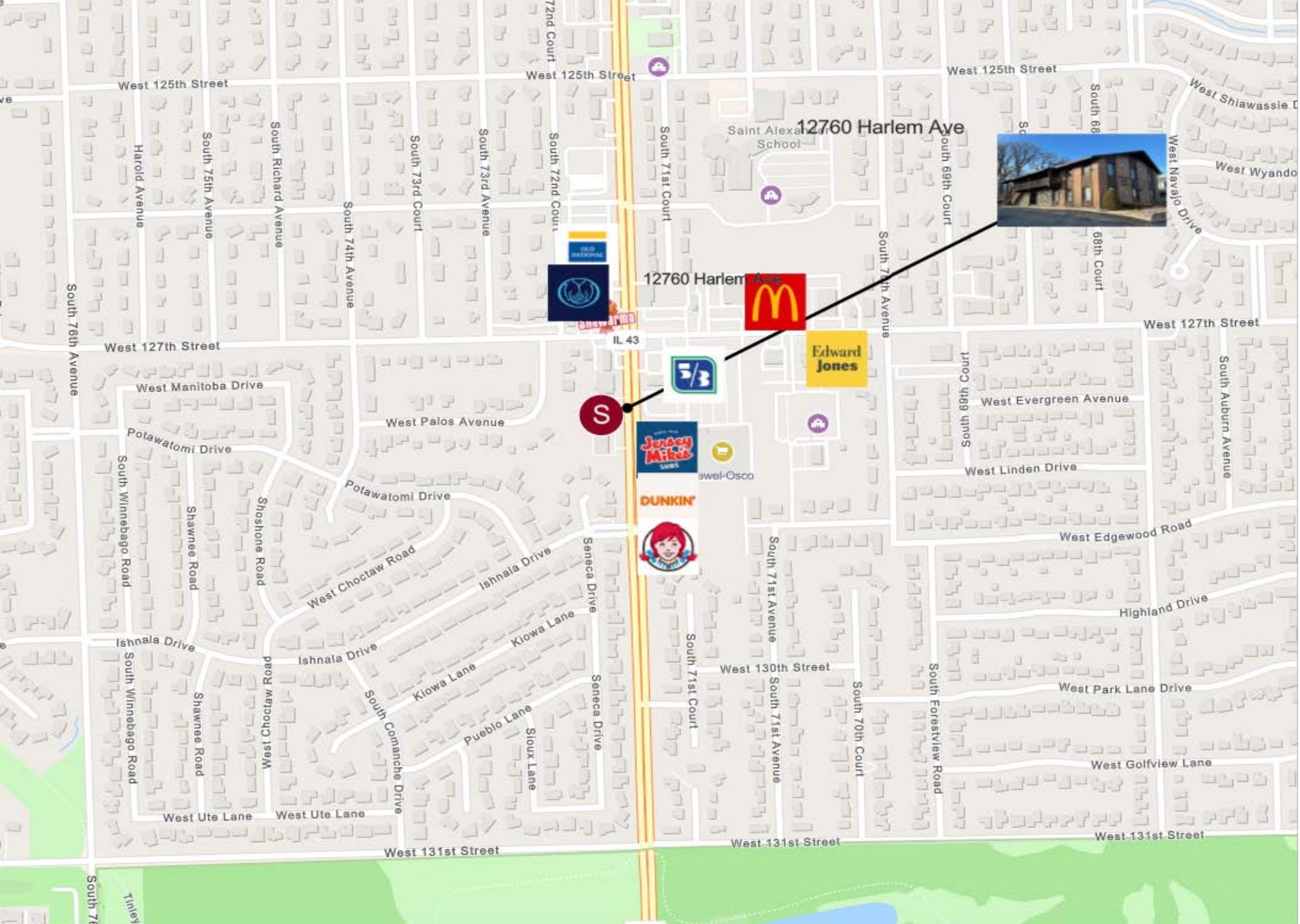


## Cook County GDP Trend



## Largest Employers

Advocate Christ Medical Center	5,500
Palos Community Hospital	2,400
Moraine Valley Community College	1,600
Executive Mailing Service, Inc.	1,600
American Heritage Protective Services	600
Griffith Foods, Inc.	400
Elim Christian Services	300
HMD Trucking, Inc.	257



**Suite #5**  
**12760 S Harlem**  
**Palos Heights IL**  
**606 USF**  
**666 RSF**



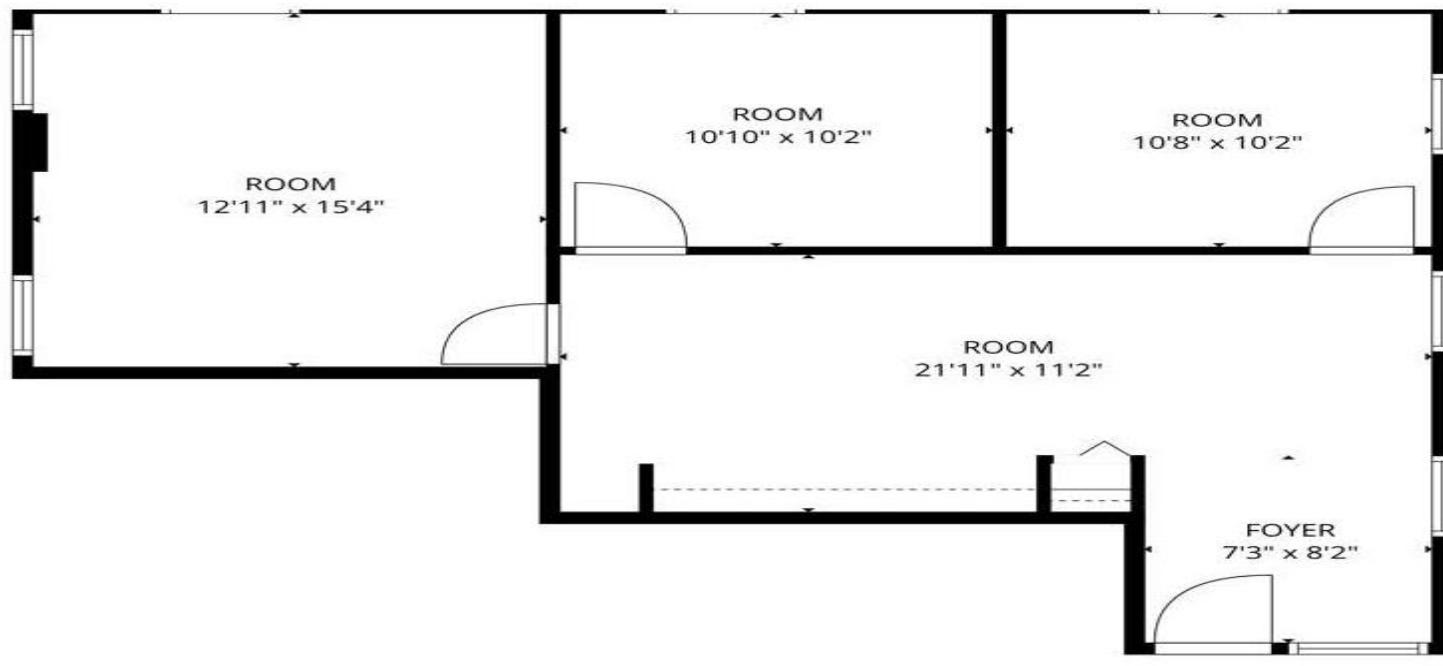
**TOTAL: 606 sq. ft**

1st floor: 606 sq. ft

**EXCLUDED AREAS: WALLS: 56 sq. ft**

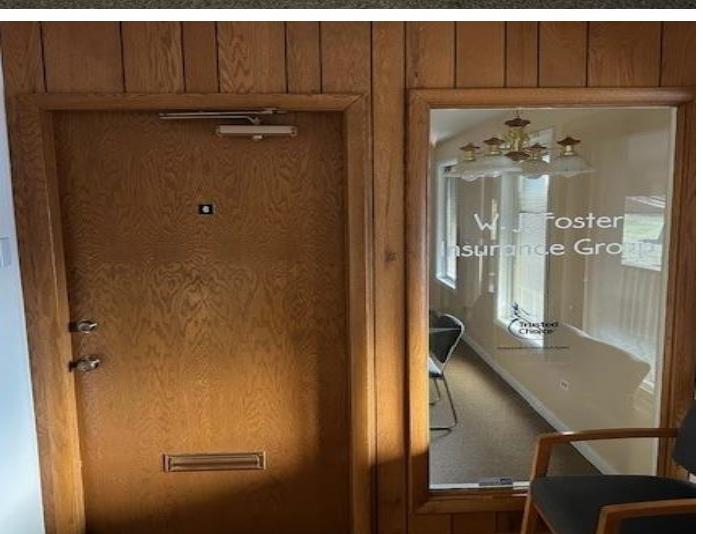
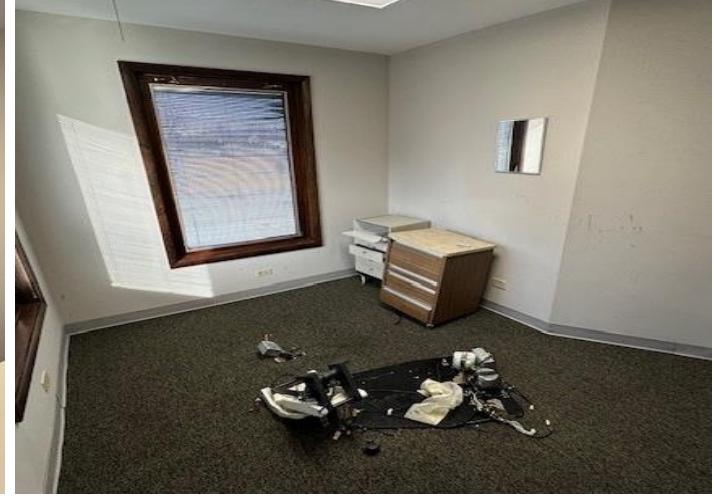
FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**Suite 6**  
**12760 S Harlem**  
**Palos Heights IL**  
**717 USF**  
**788 RSF**



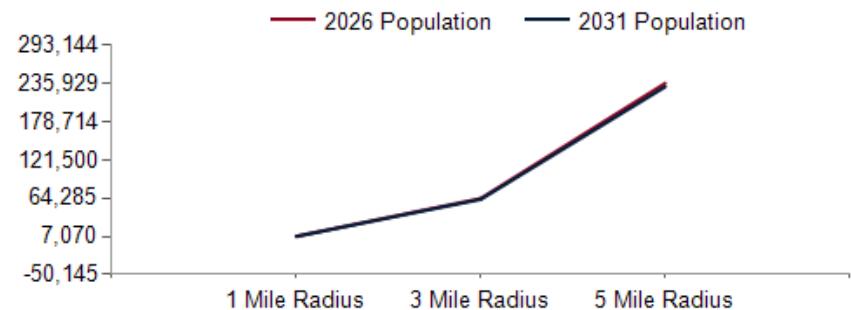
**TOTAL: 717 sq. ft**  
1st floor: 717 sq. ft  
**EXCLUDED AREAS: WALLS: 64 sq. ft**

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

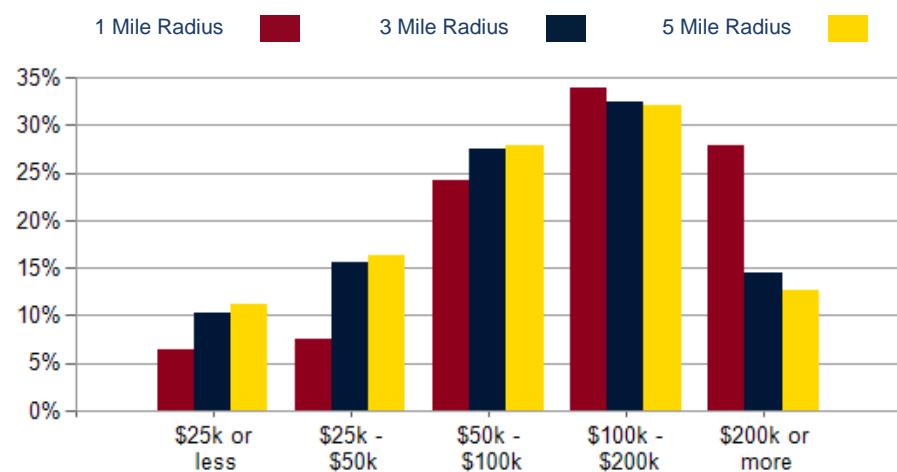


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,737	65,443	245,203
2010 Population	7,968	66,803	246,218
2026 Population	7,139	63,822	235,929
2031 Population	7,070	62,512	230,868
2026 African American	90	2,763	18,779
2026 American Indian	7	165	1,101
2026 Asian	124	1,721	7,287
2026 Hispanic	474	7,757	39,056
2026 Other Race	116	2,939	15,778
2026 White	6,386	51,391	171,524
2026 Multiracial	416	4,827	21,403
2026-2031: Population: Growth Rate	-0.95%	-2.05%	-2.15%

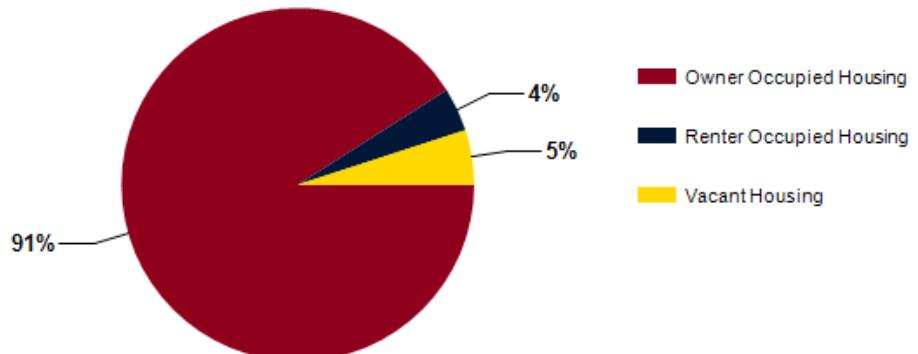
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	138	1,520	6,516
\$15,000-\$24,999	50	1,191	4,303
\$25,000-\$34,999	69	1,542	6,032
\$35,000-\$49,999	152	2,585	9,611
\$50,000-\$74,999	334	3,856	14,869
\$75,000-\$99,999	372	3,465	11,908
\$100,000-\$149,999	502	5,311	19,917
\$150,000-\$199,999	486	3,328	11,064
\$200,000 or greater	814	3,835	12,141
Median HH Income	\$129,428	\$92,620	\$87,734
Average HH Income	\$163,346	\$120,187	\$113,001



#### 2026 Household Income



#### 2026 Own vs. Rent - 1 Mile Radius

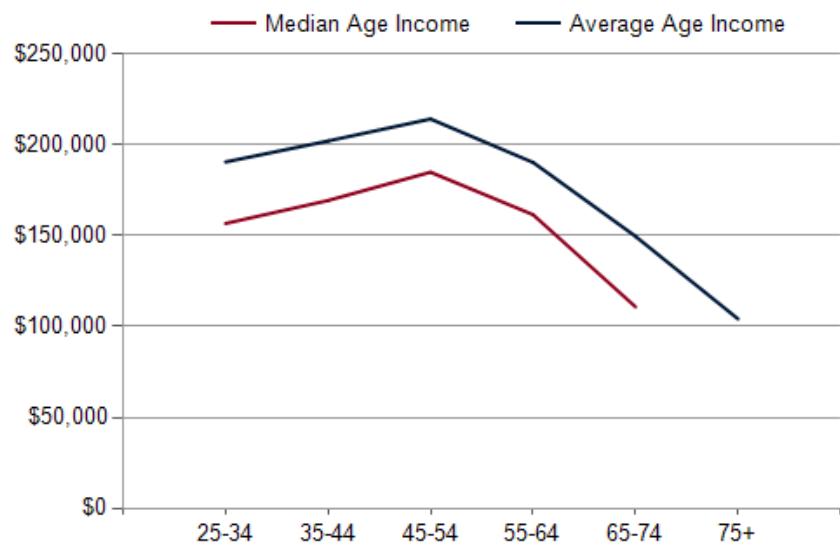
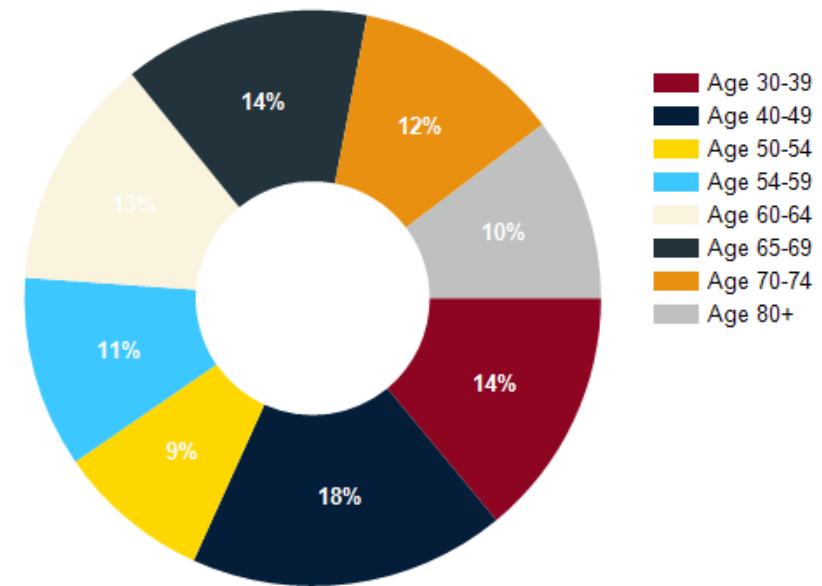


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	283	3,916	16,044
2026 Population Age 35-39	319	3,767	15,608
2026 Population Age 40-44	369	3,997	15,449
2026 Population Age 45-49	394	3,766	14,182
2026 Population Age 50-54	370	3,545	13,464
2026 Population Age 55-59	462	3,938	14,011
2026 Population Age 60-64	561	4,576	15,706
2026 Population Age 65-69	594	4,786	16,094
2026 Population Age 70-74	501	4,101	13,268
2026 Population Age 75-79	443	3,328	9,846
2026 Population Age 80-84	313	2,171	6,499
2026 Population Age 85+	322	2,060	6,093
2026 Population Age 18+	5,737	52,091	188,938
2026 Median Age	50	46	42
2031 Median Age	51	47	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$156,761	\$100,891	\$96,875
Average Household Income 25-34	\$190,648	\$122,477	\$117,391
Median Household Income 35-44	\$169,406	\$112,266	\$109,093
Average Household Income 35-44	\$202,176	\$140,577	\$135,370
Median Household Income 45-54	\$185,015	\$117,774	\$111,066
Average Household Income 45-54	\$214,297	\$147,669	\$137,343
Median Household Income 55-64	\$161,612	\$106,850	\$100,936
Average Household Income 55-64	\$190,380	\$133,950	\$122,157
Median Household Income 65-74	\$110,827	\$79,493	\$72,428
Average Household Income 65-74	\$149,690	\$107,504	\$97,672
Average Household Income 75+	\$104,245	\$83,474	\$73,726

Population By Age



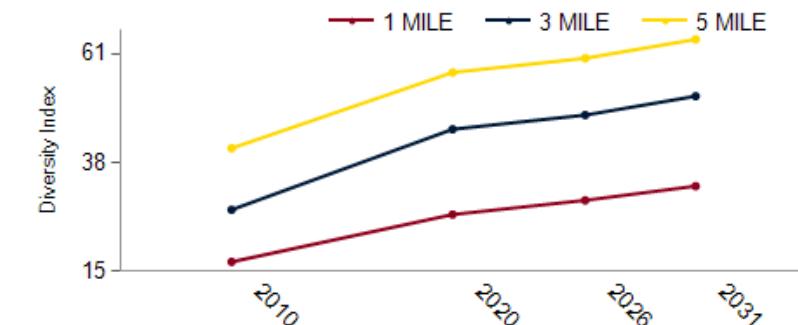
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	33	52	64
Diversity Index (current year)	30	48	60
Diversity Index (2020)	27	45	57
Diversity Index (2010)	17	28	41

#### POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	4%	7%
American Indian	0%	0%	0%
Asian	2%	2%	3%
Hispanic	6%	11%	14%
Multiracial	5%	7%	8%
Other Race	2%	4%	6%
White	84%	72%	62%

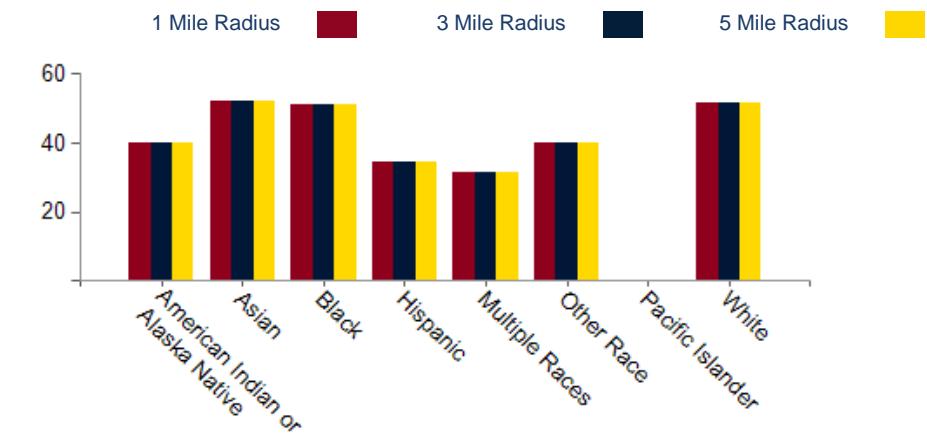
#### POPULATION DIVERSITY



#### 2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	38	36
Median Asian Age	52	44	41
Median Black Age	51	38	38
Median Hispanic Age	34	31	31
Median Multiple Races Age	31	31	30
Median Other Race Age	40	33	33
Median Pacific Islander Age	0	44	41
Median White Age	52	49	46

#### 2026 MEDIAN AGE BY RACE



## **Frank J. Marmo, CPA, MBA**

Frank J. Marmo is the Principal and Managing Broker of Townline Real Estate Advisors, where he provides clients with advisory, brokerage, and property management services across the greater Chicagoland market. With more than twenty-five years of leadership experience in commercial real estate, Frank's background spans investment acquisitions, asset and property management, accounting and finance, sales brokerage, and tenant & buyer representation.

Throughout his career, Frank has managed and advised on a diverse portfolio of retail, suburban office, and industrial/flex assets totaling more than 800,000 square feet, while also serving as owner's representative and asset manager on over 2 million square feet of office, retail, industrial, and mixed-use properties. He has completed direct equity acquisitions, joint-venture equity structures, and mezzanine debt investments exceeding \$2.5 billion in gross asset value across all major property sectors on behalf of public institutional, Taft-Hartley, and high-net-worth client funds.

In addition to his investment and asset management expertise, Frank actively works with owners, investors, and business users through commercial real estate sales, as well as tenant and buyer representation for office, retail, and industrial users — helping clients evaluate opportunities, negotiate terms, and create long-term value in every transaction.

Frank earned a Bachelor of Science in Accounting and a Master of Business Administration in Finance from DePaul University. He is a Certified Public Accountant and a licensed Illinois Managing Broker (Lic. #471.010347).

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## CONFIDENTIALITY and DISCLAIMER

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 Townline Real Estate Advisors LLC and it should not be made available to any other person or entity without the written consent of Townline Real Estate Advisors 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 Townline Real Estate Advisors 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.

The information contained herein is not a substitute for a thorough due diligence investigation. Townline Real Estate Advisors LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Townline Real Estate Advisors LLC has not verified, and will not verify, any of the information contained herein, nor has Townline Real Estate Advisors LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

### Frank Marmo

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