

7227 W 127th St

Palos Heights, IL 60463

Offering Memorandum



MATTHEWS™

257,749+ Residents
Within a 5-Mile Consumer Base

Partially Leased Office Space
Embedded Upside through Lease-Up

±24 miles
To Downtown Chicago, IL

Exclusively Listed By



Matthew Ladd

Senior Associate

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257,749+
Population (5-Mi)

100,240+
Households (5-Mi)

\$104,370
Avg HH. Income (5-Mi)

Matt Fitzgerald

Broker of Record

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MATTHEWS™

| Offering Summary

EXECUTIVE SUMMARY

This offering represents a small-format office property in Palos Heights, Illinois, with practical physical characteristics including $\pm 3,545$ square feet, 13 parking spaces, and commercial zoning.

The asset benefits from existing in-place income, while the short remaining lease term creates a meaningful opportunity for an investor to evaluate renewal strategy, leasing upside, or alternative occupancy planning.

As presented, the property offers a combination of current cash flow, manageable scale, and suburban location fundamentals. Its value is supported by a clear acquisition basis and a property profile that can appeal to investors seeking stability through real estate ownership with the potential to strengthen tenancy over time.

INVESTMENT HIGHLIGHTS

- Lease-up opportunity with immediate income in place — ideal for an investor or owner-user ready to add value.
- Situated in Palos Heights, an affluent south suburban community, offering a strong location within a desirable office market.
- Disposition opportunity combining income growth potential with flexibility for both investors and owner-users.



Google Earth



Portfolio Map

Available Individually or as Part of a Portfolio

855 E Grand Ave

Chicago

5628 S Western Ave

5644 S Western Ave

5011 W 63rd St

7300 S Harlem Ave

7948 W 79th St

10058 S Roberts Rd

7825 W 95th St

10140 S Roberts Rd

10926 Southwest Highway

11264 Southwest Highway

7227 W 127th St

4 Athena Ct

9407-9411 Indianapolis Blvd

515 William R Latham Senior Dr

Financial Overview

\$399,000

List Price

±3,545 SF

Total GLA

±0.17 AC

Acreage

B-1

Zoning



Property Summary

Address	7227 W 127th St, Palos Heights, IL 60463
County	Cook
Building SF	±3,545 SF
Acreage	±0.17 AC
Zoning	B-1
Parking Spaces	13
Tenant	Spirit Cargo
Unit #	1E
Lease Term	3 years
Term Remaining	±6 months
Options	One, 1 Year Option
Lease Structure	MG (Tenant pays Gas & Electric)

Rent Income Table

Year	Monthly Rent	Annual Rent
Year 1	\$1,000	\$12,000
Year 2	\$1,000	\$12,000
Year 3	\$1,000	\$12,000



Waters Edge
Golf Course

Homerding Park
±2 Miles Away

George and June
Athletic Complex

W College Rd ±16,503 VPD

Southwest Chicago Christian School
±865 Students



7

±6,440 VPD

Community Park
Swimming Pool and Community Park

Northwestern Medicine
±425 Beds and ±600 Employees



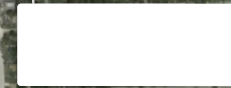
Navajo Hills
±900 Homes

Chippewa School
±245 Students

Palos East Elementary
±700 Students

Subject Property

Ishnala Subdivision
±140 Homes



Indian Hill Early Learning Center
±190 Students

Palos South Middle School
±717 Students

Oak Hills Country Club Village
±300 Homes

Westgate Valley
±550 Homes

Shepard High School
±2,000 Students

43

±31,100 VPD

Google Earth



Interior Photos



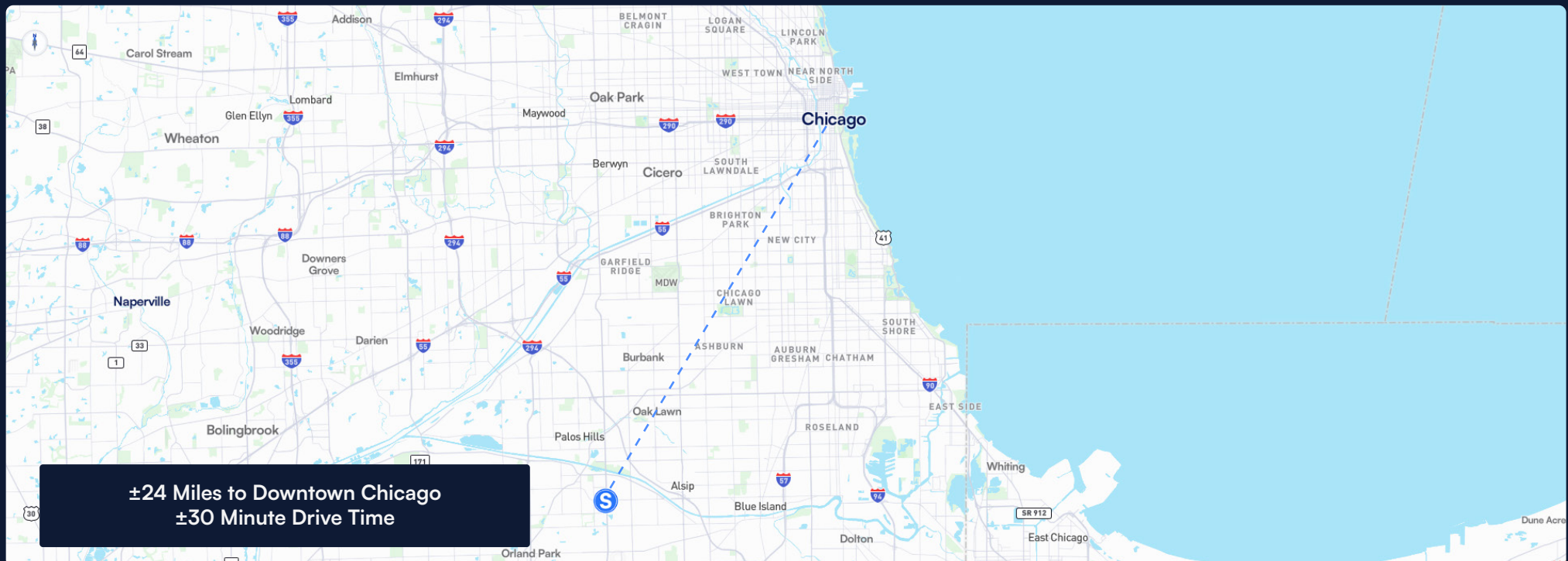
Palos Heights, IL

Market Overview

Located in Chicago's established southwest suburban corridor, Palos Heights benefits from a mature, affluent demographic profile and a business-friendly environment that supports professional office and flex users. The community is characterized by above-average household incomes, high homeownership, and a well-educated workforce, making it an attractive location for medical, legal, financial, insurance, and other professional service firms. Its position along Harlem Avenue and proximity to Interstate 294, Interstate 57, and major arterial roadways provides convenient access throughout the south and southwest suburbs as well as downtown Chicago. The subject property's location at the intersection of 127th Street and Harlem Avenue offers exceptional visibility and accessibility within one of the area's primary commercial corridors.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
2020 Population	67,564	249,333	1,069,059
2025 Population	71,897	257,749	1,081,373
2030 Population Projection	73,099	260,416	1,087,841
Households	3-Mile	5-Mile	10-Mile
2020 Households	27,084	97,892	390,882
2025 Households	28,703	100,240	392,026
2030 Household Projection	29,180	101,137	393,869
Income	3-Mile	5-Mile	10-Mile
Avg Household Income	\$109,302	\$104,370	\$99,796



Chicago, IL

Chicago is one of the nation's most important commercial real estate and logistics hubs, supported by a diversified economy spanning finance, manufacturing, healthcare, technology, and professional services. The metro sits at the center of the U.S. freight network, ranking as North America's largest rail hub and

benefiting from direct access to major interstate highways and inland waterways. O'Hare International Airport—ranked among the top five busiest airports in the world—anchors national distribution and corporate connectivity, sustaining long-term demand for industrial, logistics, and office assets.

Total Population

9,441,957

Annual Visitors

52 Million

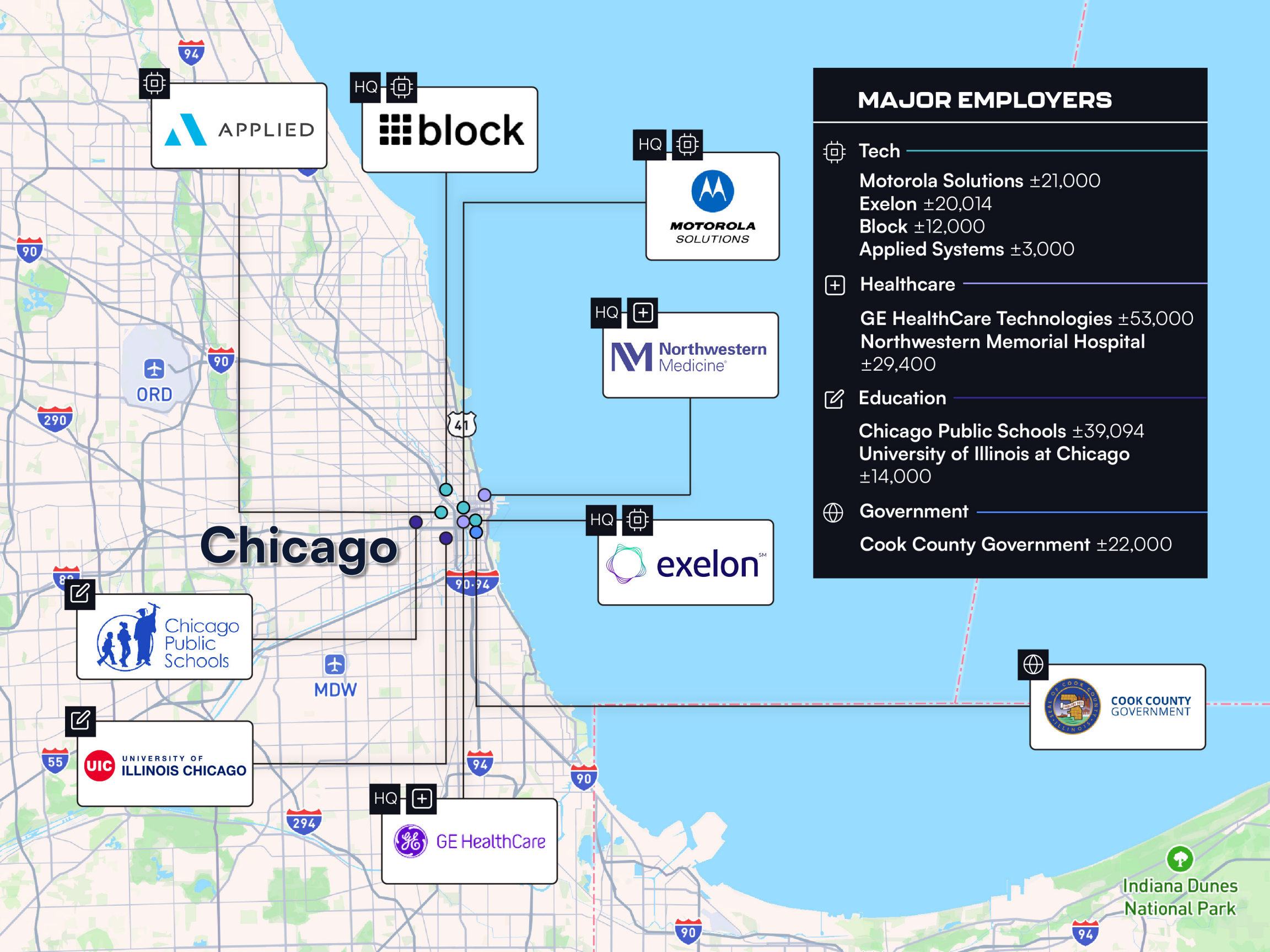
Tourism Economic Impact

\$20.6 Billion

GDP

\$894.9 Billion





MAJOR EMPLOYERS



Tech

Motorola Solutions ±21,000

Exelon ±20,014

Block ±12,000

Applied Systems ±3,000



Healthcare

GE HealthCare Technologies ±53,000

Northwestern Memorial Hospital
±29,400



Education

Chicago Public Schools ±39,094

University of Illinois at Chicago
±14,000



Government

Cook County Government ±22,000

 **APPLIED**

 **block**


MOTOROLA
SOLUTIONS

 **Northwestern**
Medicine

 **exelon** SM

 **GE HealthCare**

 **Chicago**
Public
Schools

 **UIC** UNIVERSITY OF
ILLINOIS CHICAGO

 **COOK COUNTY**
GOVERNMENT

 **Indiana Dunes**
National Park

Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7227 W 127th St Palos Heights, IL 60463** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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