

**PROPOSED SUBSTITUE TO FILE 24-2267 – Issued on: 6/7/2024
(Asset Management Committee 6/12/2024)**

Presented by: QUINCE BRINKLEY, Director, Real Estate Management

PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Authority to Enter into a Lease Agreement

Landlord: WELBIC III BROADVIEW CERMAK LLC

Tenant: Cook County, for use by the Cook County Department of Public Health

Location: 2101-2171 W. 22nd Street (Cermak Road), Broadview, Illinois

Term/Extension Period: 7/1/2024 – 6/30/2034

Space Occupied: 15,850 Square Feet

Monthly Rent:

	Base Rent (Monthly)	Expense Pass Throughs (Monthly)	Total Obligation (Monthly)	Net Build-Out Costs	Total Obligation (Annually)
Year 1	\$14,529.17	\$57.25	\$14,586.42	\$297,952.00	\$472,989.04
Year 2	\$14,877.27	\$196.50	\$15,073.77	-	\$180,885.24
Year 3	\$15,237.56	\$339.92	\$15,577.48	-	\$186,929.72
Year 4	\$15,610.46	\$487.58	\$16,098.04	-	\$193,176.52
Year 5	\$15,996.41	\$639.75	\$16,636.16	-	\$199,633.92
Year 6	\$16,395.87	\$796.42	\$17,192.29	-	\$206,307.44
Year 7	\$16,809.31	\$957.83	\$17,767.14	-	\$213,205.72
Year 8	\$17,237.22	\$1,124.00	\$18,361.22	-	\$220,334.64
Year 9	\$17,680.11	\$1,295.25	\$18,975.36	-	\$227,704.32
Year 10	\$18,138.50	\$1,471.58	\$19,610.08	-	\$235,321.00

Additional Rent: Increase in Taxes and Operating Expense above the base year (2024). Above is the schedule of anticipated costs, which will vary based on actual expenses incurred.

Tenant Improvement: Landlord to complete construction in the facility with an estimated cost up to \$300,000 which will be paid as additional rent. Of this amount, Landlord will provide a Tenant Improvement Allowance of \$50,000.

Fiscal Impact: \$2,336,489.00

Accounts: 41220.4895.1055.520835

Option to Renew: Two (2), five (5) year renewal options

Termination: None

Utilities Included: Paid by Tenant

Summary/Notes: Requesting approval to enter into a lease agreement between WELBIC III BROADVIEW CERMAK LLC, a Delaware Limited Liability Company, as (LESSOR) and Cook County, a body corporate and politic (LESSEE), for use by the Cook County Department of Public Health for a Vaccine Redistribution Center to lease approximately 15,850 square feet of warehouse space in the building, located at 2101-2171 W. 22nd Street (Cermak Road), Broadview, Illinois 60155, for the purpose of providing safe storage of necessary supplies and vaccines that can be easily distributed throughout the County as needs arise.

The space is centrally located, providing ease of access to all areas of the County. This warehouse facility will function as a vaccine distribution site and preparedness center for Cook County Department of Health. Personal Protective Equipment (PPE), medical counter measures, and additional support materials will be managed and stored in this facility, which will replace the Oak Forest site scheduled for demolition in the Fall of 2024.

Approval is recommended by the Department of Real Estate Management.