



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #: 18-6781 **Version:** 1 **Name:** Catholic Charities of Chicago D/B/A Central States Institute of Addiction 69 West Washington St., Chicago, Illinois

Type: Lease Agreement **Status:** Approved

File created: 10/31/2018 **In control:** Board of Commissioners

On agenda: 11/14/2018 **Final action:** 11/14/2018

Title: PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Approval of New Lease Agreement

Landlord: County of Cook

Tenant: Catholic Charities of Chicago D/B/A Central States Institute of Addiction

Location: 69 West Washington St., Chicago, Illinois

Term/Extension Period: 1/1/2019 - 12/31/2028

Space Occupied: 5,243 sq. ft.

Monthly Rent:

Lease Year	PSF	Annual Base Rent	Monthly Base Rent	
109	\$14.54	\$76,233.22	\$6,352.77	
109	\$14.91	\$78,139.05	\$6,511.59	
109	\$15.28	\$80,092.53	\$6,674.38	
109	\$15.66	\$82,094.84	\$6,841.24	
109	\$16.05	\$84,147.21	\$7,012.27	
109	\$16.45	\$86,250.89	\$7,187.57	
109	\$16.86	\$88,407.16	\$7,367.26	
109	\$17.28	\$90,617.34	\$7,551.45	
10	9	\$17.72	\$92,882.78	\$7,740.23
10	\$18.16	\$95,204.85	\$7,933.74	

Fiscal Impact: Revenue Generating

Accounts: N/A

Option to Renew: One 1 year option

Termination: Landlord Shall have right of termination at any time for any reason or no reason, upon six (6) months written notice to tenant. Tenant has right to terminate in years 6-10 if Cook County Court System terminates Tenant's designated agency status for Tenants' primary services.

Utilities Included: Operating Expense Percentage (of pro-rata share) estimated at \$9.51 psf in Year 1

Year 1 50%

Year 2 62.5%

Year 3 75.0%

Year 4 87.5%

Year 5-10 -100%

Summary/Notes: Requesting approval of a new lease between the County of Cook a body politic and corporate, as Landlord and, Catholic Charities of Chicago D/B/A Central States Institute of Addiction in the building located at 69 W. Washington Street, Chicago, IL Pedway Suite LL-08. This space will be used to assist the County Courts in providing evaluations, drug testing and case management.

Sponsors:

Indexes: (Inactive) JESSICA CAFFREY, Director, Real Estate Management Division

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
11/14/2018	1	Board of Commissioners	approve	Pass

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