



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 24-2502, **Version:** 1

PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Approval to enter into a lease agreement.

Landlord: Westside Health Authority

Tenant: Cook County Health

Location: 4800 W. Chicago Avenue, Chicago, Illinois 60651

Term/Extension Period: 7/23/2024 - 7/22/2029

Space Occupied: 13,790 SF

Monthly Rent: 7/23/2024 - 7/22/2025, \$42,908.01. 7/23/2025 - 7/22/2026, \$43,771.38. 7/23/2026 - 7/22/2027, \$44,654.29. 7/23/2027 - 7/22/2028, \$45,557.24. 7/23/2028 - 7/22/2029, \$46,480.72

Fiscal Impact: \$2,680,459.70

Accounts: 41215.4893.10700.550130.00000.00000

Option to Renew: Option to renew for two (2) five (5) year terms, with a 2% annual base rent escalations per Board Approval

Termination: N/A

Utilities Included: Yes for electricity and natural gas, no for water

Summary/Notes: Cook County Health (CCH) uses the premises for the purpose of providing medical services to the public and for ancillary office and storage purposes. Landlord will provide a \$75,000.00 tenant improvement allowance for paint, carpet, and miscellaneous cosmetic improvements.