



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 18-3098, **Version:** 1

PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Approval of (New) Lease

Landlord: 4600 Roosevelt, LLC

Tenant: County of Cook

Location: 4600 Roosevelt Rd, Hillside, Illinois 60154

Term/Extension Period: Ten (10) years subject to completion of tenant improvements.
(Estimated to be 8/1/2018)

Space Occupied: +/-23,000 square feet.

Monthly Rent: Rent Abatement: One (1) month

Years	PSF Rounded	Monthly	Annual
1	\$16.50	\$31,625.00	\$379,500.00
2	\$16.91	\$32,410.83	\$388,930.00
3	\$17.34	\$33,235.00	\$398,820.00
4	\$17.77	\$34,059.17	\$408,710.00
5	\$18.21	\$34,902.50	\$418,830.00
6	\$18.67	\$35,784.17	\$429,410.00
7	\$19.13	\$36,665.83	\$439,990.00
8	\$19.61	\$37,585.83	\$451,030.00
9	\$20.10	\$38,525.00	\$462,300.00
10	\$20.61	\$39,502.50	\$474,030.00

Fiscal Impact: Approval of this item would commit Fiscal 2018-2028 funds.

Accounts: 895/550130 Rental of Facilities

Option to Renew: Tenant shall have one (1), five (5) year option to renew with nine (9) months prior written notice at Market.

Termination: NA

Utilities Included: No (In addition to Base Rent, Tenant shall be responsible for its proportionate share of real estate taxes, common area maintenance and insurance estimated at \$6.45 PSF)

Summary/Notes: CCHHS will utilize the premises for the consolidation of CCDPH administrative operations.