



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 13-2052, **Version:** 1

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### PROPOSED LEASE AMENDMENT

**Department:** Real Estate Management

**Request:** Approval of a First Amendment to Lease

**Landlord:** PBMT Partnership

**Tenant:** County of Cook for use by Adult Probation Department

**Location:** 1640 W. Walnut Street, Chicago, Illinois

**Term/Extension Period:** 12/1/2013 - 8/31/2019

**Space Occupied:** 40,000 Square feet

<b>Monthly Rent:</b> Office Lease: Base Rent:	Monthly	Annually
12/1/2013-11/30/2014	\$43,333.33	\$520,000.00
12/1/2014-11/30/2015	\$43,875.00	\$526,500.00
12/1/2015-11/30/2016	\$44,423.44	\$533,081.28
12/1/2016-11/30/2017	\$44,978.71	\$539,744.52
12/1/2017-11/30/2018	\$45,540.90	\$546,490.80
12/1/2018-8/31/2019	\$46,110.09	\$553,321.08

**Fiscal Impact:** \$3,219,137.68

**Accounts:** 280-660

**Option to Renew:** N/A

**Termination:** By Tenant, on or after 12/1/2016 with nine months prior written notice to Landlord

**Utilities Included:** Tenant pays gas and electric metered to Premises.

**Summary:** The Circuit Court of Cook County's Adult Probation Department utilizes the office space for its Home Confinement program, Intensive Supervision program, departmental employee training and associated administrative space. Successful negotiations with the Landlord have resulted in a reduction in previously negotiated rent, reducing the lease costs by \$50,000.00 per year.