



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details

File #: 17-4277 **Version:** 1 **Name:** Exoho Harlem Assoc., LLC, North Riverside, Illinois
CCHHS 1800 Harlem Ave, North Riverside
Type: Lease Agreement **Status:** Approved
File created: 7/5/2017 **In control:** Board of Commissioners
On agenda: 9/13/2017 **Final action:** 9/13/2017
Title: PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Request to approve new lease agreement

Landlord: Exoho Harlem Assoc., LLC, North Riverside, Illinois

Tenant: County of Cook

Location: 1800 Harlem Ave., North Riverside, Illinois

Term/Extension Period: Ten (10) years, commencement estimated 9/15/2017.

Space Occupied: 20,676 sq. ft.

Monthly Rent:

Years	PSF (Rounded)	Monthly	Annual
1 - 5	\$15.50	\$26,706.50	\$320,478.00
6 - 10	\$16.28	\$28,050.44	\$336,605.28

Fiscal Impact: Approval of this item would commit Fiscal 2017-2027 funds.

Accounts: 893-690/550162 Rental and Leasing

Option to Renew: Two (2) option periods of five (5) years with no less than nine (9) months written notice to the landlord.

Termination: NA

Utilities Included: Tenant shall pay for all water, sanitary sewer, gas, electricity, and other utilities used on the Premises to be separately metered.

Summary/Notes: The Cook County Ambulatory & Community Health Network, (ACHN) will operate a primary care clinic allowing for expanded services in family medicine, internal medicine, obstetrics, pediatrics, behavioral health and dental services replacing the current Cicero Clinic.

This Lease Agreement was submitted and approved by the Health & Hospitals System at their meeting on 5/26/2017.

Sponsors:

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

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
9/13/2017	1	Board of Commissioners	approve	Pass
7/19/2017	1	Board of Commissioners	withdraw	