



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #: 18-3098 **Version:** 1 **Name:** 4600 Roosevelt, LLC for 4600 Roosevelt Road, Hillside, Illinois
Type: Lease Agreement **Status:** Approved
File created: 4/5/2018 **In control:** Asset Management Committee
On agenda: 4/25/2018 **Final action:** 5/16/2018
Title: 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	
109	\$16.50	\$31,625.00	\$379,500.00	
109	\$16.91	\$32,410.83	\$388,930.00	
109	\$17.34	\$33,235.00	\$398,820.00	
109	\$17.77	\$34,059.17	\$408,710.00	
109	\$18.21	\$34,902.50	\$418,830.00	
109	\$18.67	\$35,784.17	\$429,410.00	
109	\$19.13	\$36,665.83	\$439,990.00	
109	\$19.61	\$37,585.83	\$451,030.00	
10	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.

Sponsors:

Indexes: (Inactive) JESSICA CAFFREY, Director, Real Estate Management Division, (Inactive) JOHN JAY SHANNON, MD, Chief Executive Officer, Cook County Health & Hospitals System

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
5/16/2018	1	Board of Commissioners	approve	Pass
5/15/2018	1	Asset Management Committee	recommend for approval	Pass
4/25/2018	1	Board of Commissioners	refer	Pass

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