# Board of Commissioners of Cook County

## Legislation Details

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|---|---|---|---|---|---|
| **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 |
|---|---|---|---|
| 10 | $16.50 | $31,625.00 | $379,500.00 |
| 10 | $16.91 | $32,410.83 | $388,930.00 |
| 10 | $17.34 | $33,235.00 | $398,820.00 |
| 10 | $17.77 | $34,059.17 | $408,710.00 |
| 10 | $18.21 | $34,902.50 | $418,830.00 |
| 10 | $18.67 | $35,784.17 | $429,410.00 |
| 10 | $19.13 | $36,665.83 | $439,990.00 |
| 10 | $19.61 | $37,585.83 | $451,030.00 |
| 10 | $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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