



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details

**File #:** 18-6781      **Version:** 1      **Name:** Catholic Charities of Chicago D/B/A Central States Institute of Addiction 69 West Washington St., Chicago, Illinois  
**Type:** Lease Agreement      **Status:** Approved  
**File created:** 10/31/2018      **In control:** Board of Commissioners  
**On agenda:** 11/14/2018      **Final action:** 11/14/2018  
**Title:** PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Approval of New Lease Agreement

Landlord: County of Cook

Tenant: Catholic Charities of Chicago D/B/A Central States Institute of Addiction

Location: 69 West Washington St., Chicago, Illinois

Term/Extension Period: 1/1/2019 - 12/31/2028

Space Occupied: 5,243 sq. ft.

### Monthly Rent:

Lease Year	PSF	Annual Base Rent	Monthly Base Rent
109 \$14.54	\$76,233.22	\$6,352.77	
109 \$14.91	\$78,139.05	\$6,511.59	
109 \$15.28	\$80,092.53	\$6,674.38	
109 \$15.66	\$82,094.84	\$6,841.24	
109 \$16.05	\$84,147.21	\$7,012.27	
109 \$16.45	\$86,250.89	\$7,187.57	
109 \$16.86	\$88,407.16	\$7,367.26	
109 \$17.28	\$90,617.34	\$7,551.45	
10 9 \$17.72	\$92,882.78	\$7,740.23	
10	\$18.16	\$95,204.85	\$7,933.74

Fiscal Impact: Revenue Generating

Accounts: N/A

Option to Renew: One 1 year option

Termination: Landlord Shall have right of termination at any time for any reason or no reason, upon six (6) months written notice to tenant. Tenant has right to terminate in years 6-10 if Cook County Court System terminates Tenant's designated agency status for Tenants' primary services.

Utilities Included: Operating Expense Percentage (of pro-rata share) estimated at \$9.51 psf in Year 1  
Year 1 50%  
Year 2 62.5%  
Year 3 75.0%  
Year 4 87.5%  
Year 5-10 -100%

Summary/Notes: Requesting approval of a new lease between the County of Cook a body politic and corporate, as Landlord and, Catholic Charities of Chicago D/B/A Central States Institute of Addiction in the building located at 69 W. Washington Street, Chicago, IL Pedway Suite LL-08. This space will be used to assist the County Courts in providing evaluations, drug testing and case management.

**Sponsors:**

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

**Code sections:****Attachments:**

Date	Ver.	Action By	Action	Result
11/14/2018	1	Board of Commissioners	approve	Pass