



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details

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**File #:** 22-5140      **Version:** 1      **Name:** CCH-1st Amendment for 1340 S. Damen Avenue Lease  
**Type:** Lease Agreement Amendment      **Status:** Approved  
**File created:** 8/30/2022      **In control:** Board of Commissioners  
**On agenda:** 9/22/2022      **Final action:** 9/22/2022  
**Title:** PROPOSED LEASE AMENDMENT

Department: Department of Real Estate Management

Request: Request to Approve Lease Agreement Amendment

Landlord: Hastings Center Office, LLC

Tenant: County of Cook, on behalf of Cook County Health

Location: 1340 South Damen Avenue, Chicago, Illinois

Term/Extension Period: 10/1/2022-7/31/2027, with one (1), three (3) year renewal option

Space Occupied: 14,963 square feet

Monthly Rent:

Months PSF (Rounded) Monthly Annual

01 - 12 \$21.25 \$26,496.98 \$317,963.75

13 - 24 \$21.78 \$27,157.85 \$325,894.14

25 - 36 \$22.32 \$27,831.18 \$333,974.16

37 - 48 \$22.88 \$28,529.45 \$342,353.44

49 - 58 \$23.45 \$29,240.20 \$350,882.35 (to be prorated for time period)

Fiscal Impact: \$1,671,067.84 for entire lease term

Accounts: 41200.4890.13945.550130

Option to Renew: N/A

Termination: N/A

Utilities Included: Yes

Summary: Requesting approval of a Lease Amendment between the Hastings Center Office, LLC, an Illinois limited liability company, as Landlord and the County of Cook, as Tenant for administrative office space located at 1340 S. Damen Avenue, Chicago, in Cook County District #2. Cook County Health will utilize the premises for continuing administrative operations.

Extension of this lease for the five-year period will allow for office space for administrative functions and growing grant-funded staffing.

Approval of this item would commit Fiscal 2022-2027 funds. (550-130 Account)

This First Amendment to Lease is being submitted simultaneously for approval by Cook County Health at the next scheduled meeting.

**Sponsors:**

**Indexes:** (Inactive) JESSICA CAFFREY, Deputy Chief, Bureau of Asset Management

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
9/22/2022	1	Board of Commissioners	approve	Pass