



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 17-4277, **Version:** 1

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### 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.