



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 18-6823, **Version:** 1

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### PROPOSED LEASE AGREEMENT

**Department:** Department of Real Estate Management

**Request:** Request to Authorize Lease

**Landlord:** 12757 S. Western Ave., LLC

**Tenant:** County of Cook

**Location:** 12757 S. Western Ave., Blue Island, Illinois

**Term/Extension Period:** Ten (10) Years

**Space Occupied:** Approximately 42,276 square feet

#### Monthly Rent:

	Price PSF	Monthly	Annual
1	\$8.23	\$28,994.29	\$347,931.48
2	\$8.44	\$29,719.15	\$356,629.17
3	\$8.65	\$30,462.13	\$365,545.15
4	\$8.86	\$31,223.68	\$374,684.15
5	\$9.08	\$32,004.27	\$384,051.25
6	\$9.31	\$32,804.38	\$393,652.53
7	\$9.54	\$33,624.49	\$403,493.85
8	\$9.78	\$34,465.10	\$413,581.19
9	\$10.03	\$35,326.73	\$423,920.72
10	\$10.28	\$36,209.90	\$434,518.74

#### Monthly Construction Amortization:

1	\$19.50	\$68,698.50	\$824,382.00
2	\$19.99	\$70,415.96	\$844,991.55
3	\$20.49	\$72,176.36	\$866,116.34
4	\$21.00	\$73,980.77	\$887,769.25
5	\$21.52	\$75,830.29	\$909,963.48
6	\$22.06	\$77,726.05	\$932,712.57
7	\$22.61	\$79,669.20	\$956,030.38
8	\$23.18	\$81,660.93	\$979,931.14
9	\$23.76	\$83,702.45	\$1,004,429.42
10	\$24.35	\$85,795.01	\$1,029,540.15

**Fiscal Impact:** FY2019-FY2029

**Accounts:** 41215.4893.10155.550130.00000.0000

**Option to Renew:** Two (2) five (5) year renewal options

**Termination:** One (1) year written notice to the landlord.

**Utilities Included:** No. In addition to Base Rent and Construction Amortization, tenant shall pay its pro-rata share of real estate taxes and common area maintenance, which are estimated to approximate \$10.11 per square foot

**Summary/Notes:** CCHHS will utilize the premises for The Cook County Ambulatory & Community Health Network, (ACHN) to eliminate operational costs at the Oak Forest Campus while expanding primary care and additional services in family medicine, internal medicine, obstetrics, pediatrics, behavioral health, dental and pharmacy services to meet the growing demand for area healthcare services.