



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 18-6781, **Version:** 1

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### 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
1	\$14.54	\$76,233.22	\$6,352.77
2	\$14.91	\$78,139.05	\$6,511.59
3	\$15.28	\$80,092.53	\$6,674.38
4	\$15.66	\$82,094.84	\$6,841.24
5	\$16.05	\$84,147.21	\$7,012.27
6	\$16.45	\$86,250.89	\$7,187.57
7	\$16.86	\$88,407.16	\$7,367.26
8	\$17.28	\$90,617.34	\$7,551.45
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.