



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 22-5140, **Version:** 1

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### 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.