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To: Cook County Board of Directors

From: Dr. LaMar Hasbrouck, Chief Operating Officer CCDPH

Craig Williams, Chief Administrative Officer for Operations and Development

Date: May 6th, 2024

Memo: 2101 W Cermak Street

Cook County Department of Public Health is requesting approval to enter into a lease assignment with Wellbic III Broadview Cermak LLC for warehouse space located at 2101 W Cermak Street. This warehouse facility will function as a vaccine distribution site and preparedness center for Cook County Department of Health. Personal protective (PPE), medical counter measures, and additional support materials will be managed and stored in this facility which will replace the Oak Forest site, scheduled for demolition in the Fall of 2024.

Lease Assignor: Welbic III Broadview Cermak LLC
Using Agency: Cook County Health
Space Occupied: 15,580 sq ft
Term: July 1, 2024 – June 30, 2034

Renewal Option: 2-5 year option to renew
Tenet: Count of Cook, Department of Public Health
Location: 2101 W Cermak Street
Starting Rate: \$11.04/sq ft

Term	Monthly	Total Prior to Discounts
July 2024 – June 2025	\$14,586.42	\$472,989.04
July 2025 – June 2026	\$15,073.77	\$180,885.24
July 2026 – June 2027	\$15,577.48	\$186,929.72
July 2027 – June 2028	\$16,098.04	\$193,176.52
July 2028 – June 2029	\$16,636.16	\$199,633.92
July 2029 – June 2030	\$17,192.29	\$206,307.44
July 2030 – June 2031	\$17,767.14	\$213,205.72
July 2031 – June 2032	\$18,361.22	\$220,334.64
July 2032 – June 2033	\$18,975.36	\$227,704.32
July 2033 – June 3034	\$19,610.08	\$235,321.00
Total		\$2,336,489

The annual sum for the first year includes \$300,000 estimated build out cost less \$50,000 land lord contribution toward renovation.

