**Section 2000.4050 Area Measurement**

a) To calculate rentable area, area measurement will be based on the following standards when the State is the exclusive tenant.

1) If the State is the exclusive tenant on a single floor of a multi-story building, the rentable area will include the entire area within the exterior walls, measured to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetrations of the floor and walls enclosing those penetrations (e.g., elevators, shafts, duct chases, pipe chases, and stairways). Public corridors, restrooms, janitor closets, utility closets, and machine rooms serving the single floor exclusively will be included as rentable area.

2) If the State is the exclusive tenant in a one-story building, those areas excluded in subsection (a)(1), will be included in the rentable area.

3) If the State is the only tenant in a multi-story building, those areas excluded in subsection (a)(1) will be included in the rentable area.

4) The standards in subsection (d).

b) To calculate rentable area, area measurements, will be based on the following standards when the State is not an exclusive tenant.

1) If there are multiple tenants on the same floor in a multiple-story building, or on the same floor in a one-story building, the rentable area will be calculated by measuring from the inside finished surface of the dominant portion of the permanent outer building walls to the office side of any corridor wall or other permanent wall and to the center of demising walls separating rentable areas.

2) If there are multiple tenants on the same floor in a multiple-story building, or on the same floor in a one-story building, the rentable area will include the percentage of floor common area equal to the percentage of usable area on that floor occupied by the State tenant. Floor common area includes public corridors, restrooms, janitor closets, utility closets, and machine rooms used in common with other tenants. Floor common area does not include elevator shafts, duct chases, pipe chases, and stairways.

3) If the State is one of multiple tenants in a multi-story building, the rentable area may not include public areas of the main lobby floor and areas such as atriums, health clubs, conference centers, tenant lounges, vending areas, or other common building amenities for the beneficial use of all building tenants.

4) Those standards listed in subsection 2000.4050(d).

c) To calculate rentable area, area measurements will be based on the following standards when the State leases space in a ground floor store area.

1) If the State is the exclusive tenant, subsection (a) is applicable, except for street frontages when measurements will be taken from the building line instead of the inside finished surface of the dominant portion of the permanent outer building walls.

2) If the State is not an exclusive tenant, subsection (b) is applicable, except for street frontages when measurements will be taken from the building line instead of the inside finished surface of the dominant portion of the permanent outer building walls.

3) No deductions will be made for vestibules inside the building line or for columns or projections necessary to the building.

4) No additions will be made for bay windows extending outside the building line.

d) To calculate rentable area, area measurements will be based on the following standards when the State is the exclusive tenant and when the State is not an exclusive tenant.

1) The inside finished surface of the dominant portion of the permanent outer building wall may be a glass surface, interior wall, or other surface.

2) No deductions may be made to the rentable area for elements necessary to maintain the building’s structural integrity (e.g., columns, bracing, etc.).

3) Central boiler rooms and mechanical, electrical, or communications equipment rooms serving more than one floor and more than one tenant shall be excluded from rentable areas. Mechanical penthouses, mechanical, electrical, or communications equipment rooms located on floors containing no tenant space are excluded from rentable areas.

4) Exterior areas, such as balconies, terraces, open courtyards, open-air walkways, exitways, or corridors and enclosed skywalk systems, are excluded from rentable areas.

5) Parking spaces are excluded from rentable areas.

6) Basement storage areas are excluded from rentable areas unless the basement also includes occupiable tenant space.

e) To calculate construction area, area measurement will be based on the following standards.

1) If the State occupies a building not constructed for the exclusive use of the State, the construction area shall equal the rentable area for initial tenant build-out work and all tenant improvement work.

2) If the buildings are constructed for the exclusive use of the State, the construction area shall include the entire area within the exterior walls measured to the outside finished surface of permanent outer building walls. The construction area of the building will be the sum of the construction areas of all enclosed floors including basements, mechanical equipment floors, and penthouses.

(Source: Added at 47 Ill. Reg. 10622, effective July 3, 2023)