



Facilities Update

January Board Meeting





120 Bristlecone Drive

Year built: 1997

Square footage: 11,200

Assessed Value: \$1,485,000

Occupants: Health District Finance, Human Resources, Larimer Health Connect, Mental Health Connections and CAYAC.

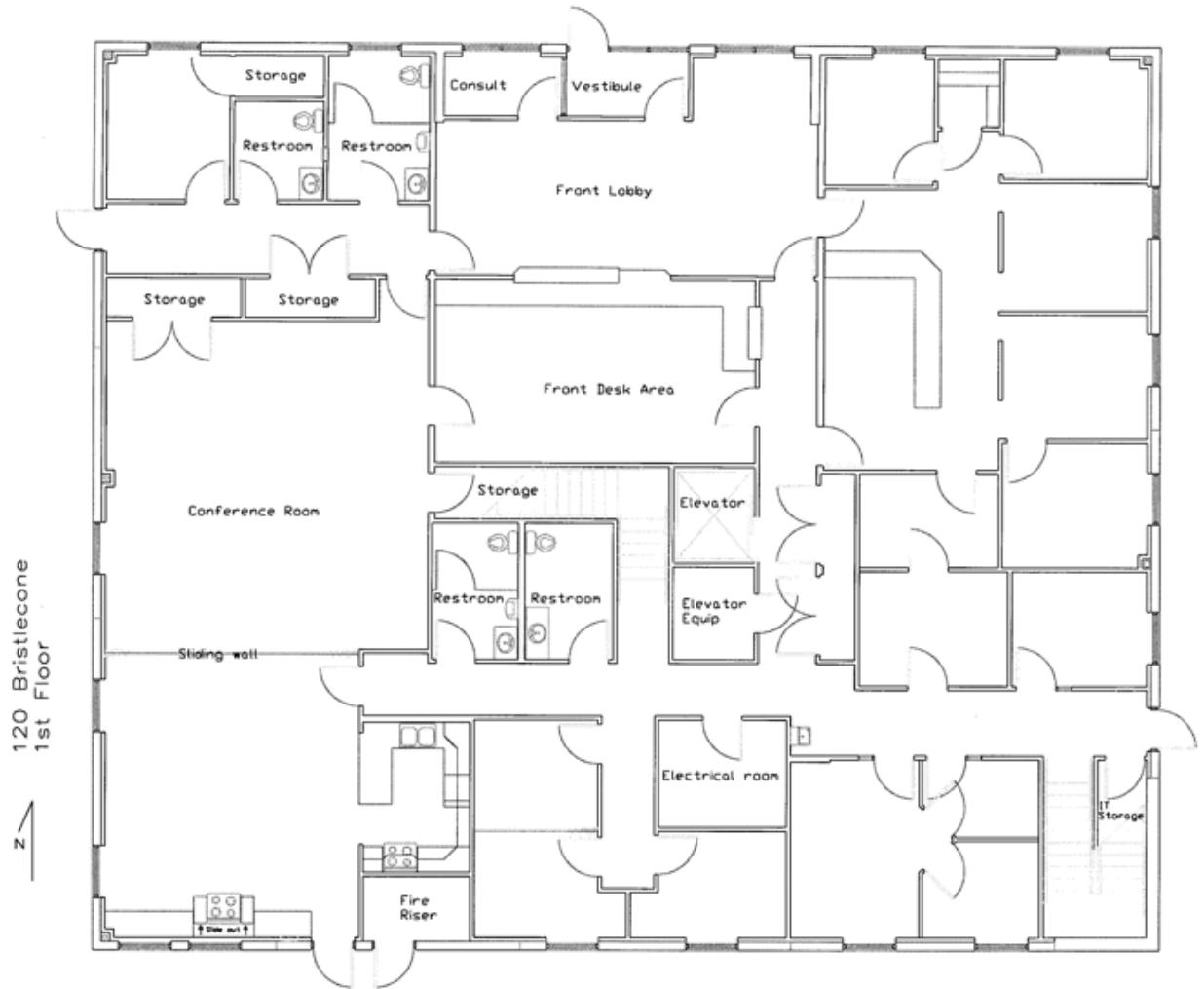
Capital Improvements Completed 2024 – 2025:

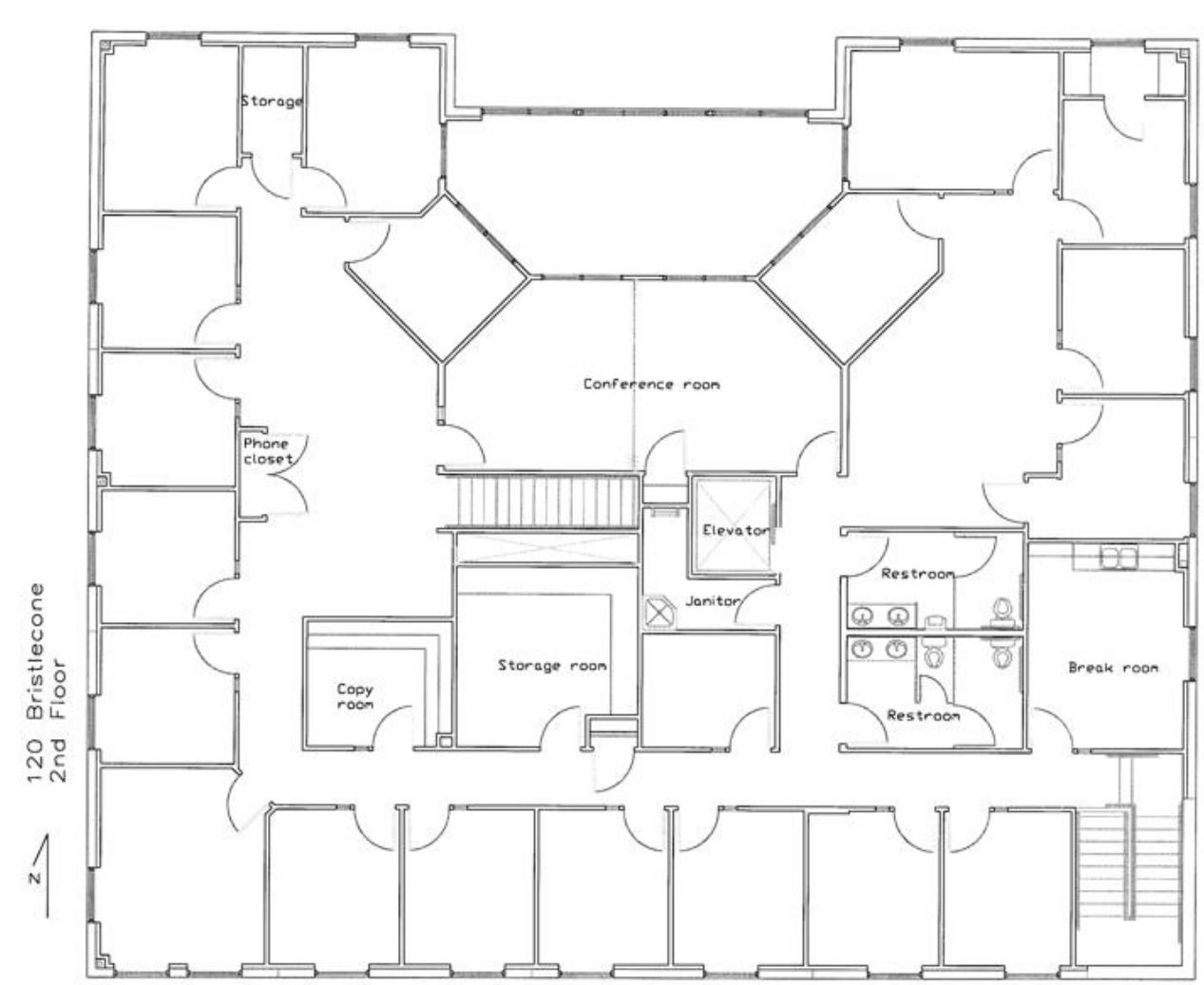
- LED lighting conversion. \$20,000
- Parking Lot improvements. \$15,000
- HVAC upgrades. \$75,000

Capital Improvements Scheduled 2026:

- Building Signage. \$12,500







202 Bristlecone Drive

Year built: 2000

Square footage: 10,222

Assessed Value: \$1,745,000

Occupants: Dental, Community Engagement, Facilities & IT.

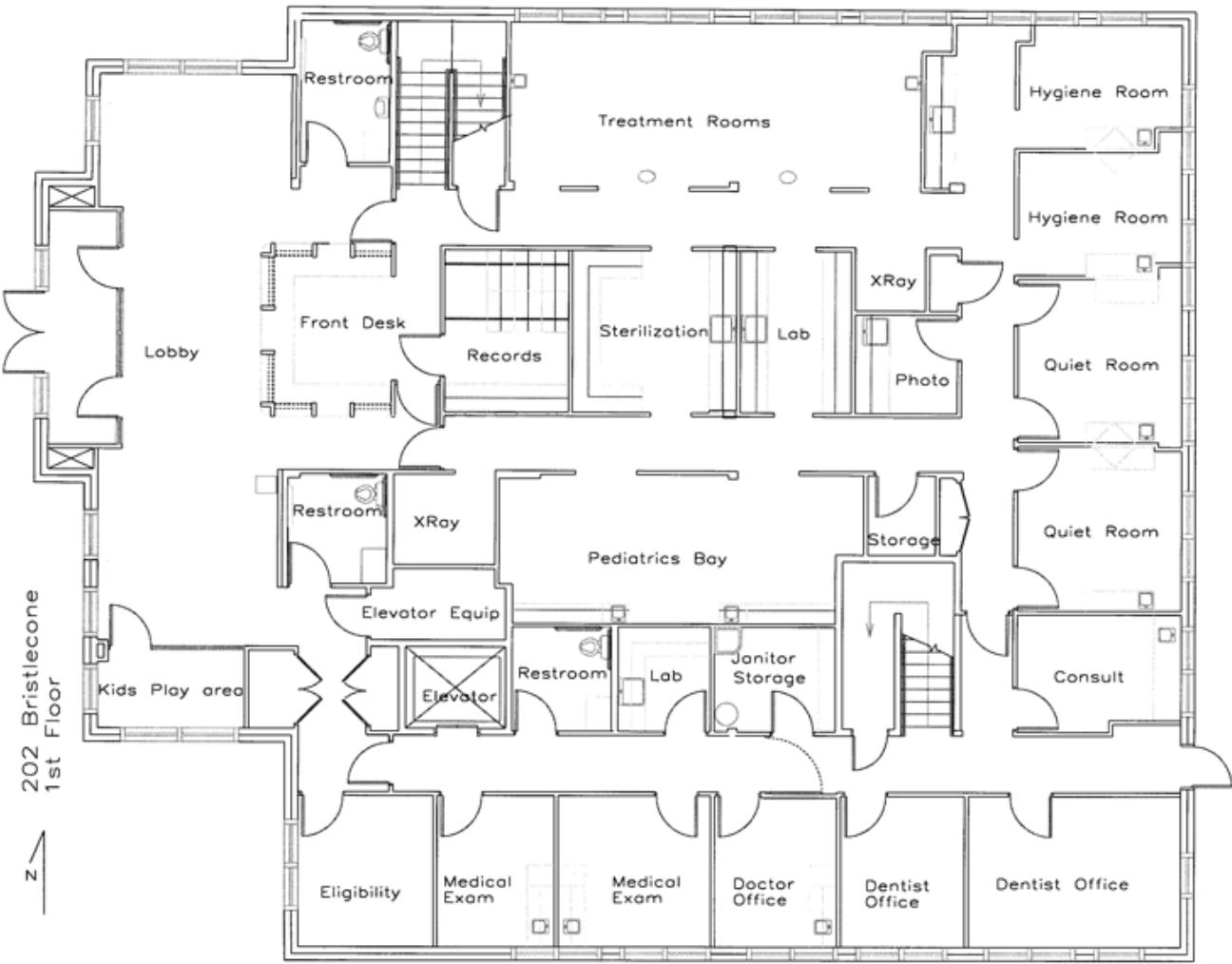
Capital Improvements Completed 2024 – 2025:

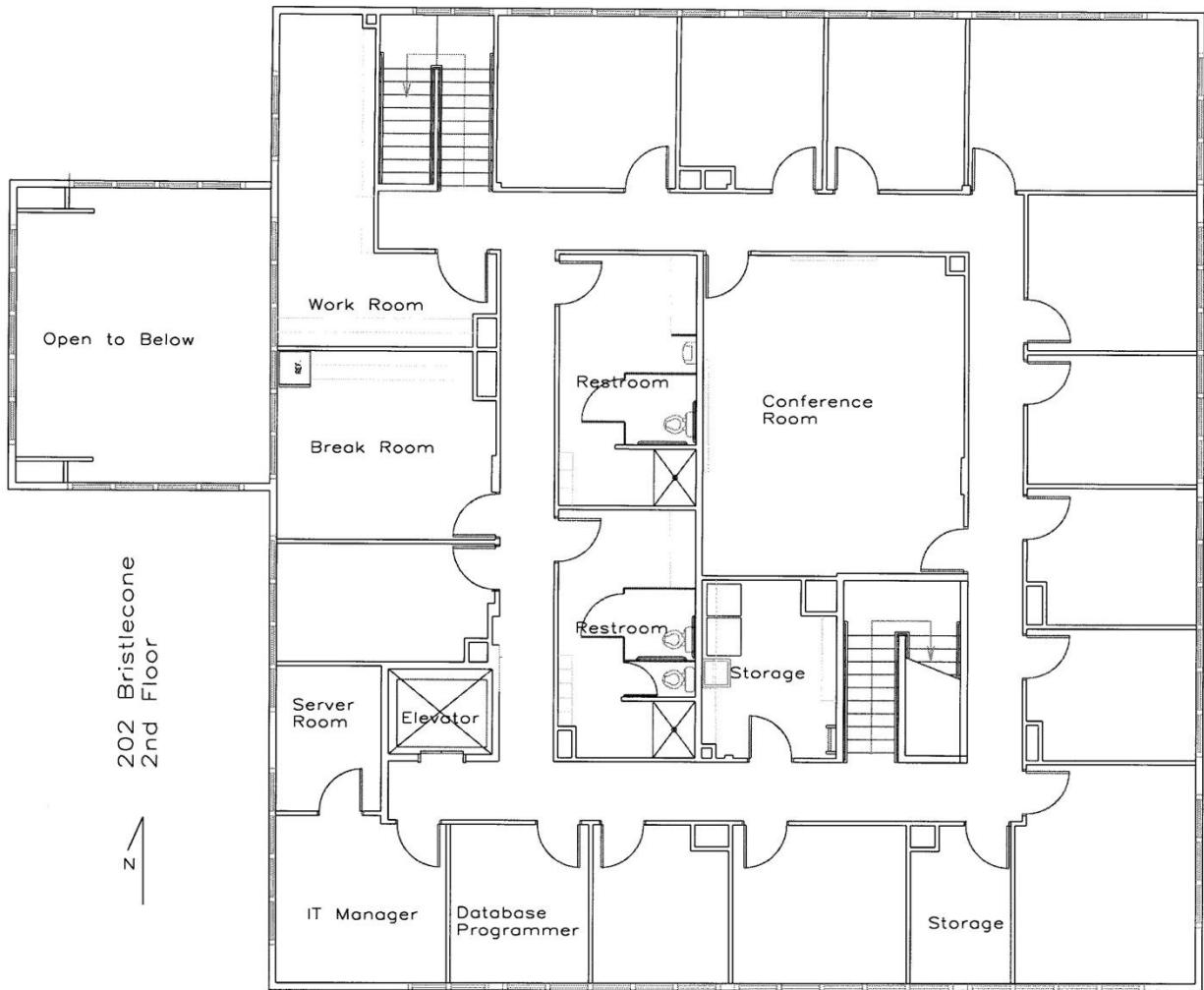
- LED Lighting conversion. \$20,000
- Dental Operatory A, B & C. \$170,000

Capital Improvements Scheduled 2026:

- HVAC upgrades. \$40,000
- Building Signage \$12,500
- Dental Operatory D & E. \$120,000
- Exterior Awnings. \$20,000







425 W. Mulberry St.

Year built: 1981

Square footage: 15,002

Year HD purchased: 2021

Purchase Price: \$2,750,000

Assessed Value: \$2,860,000

Lease Revenue: \$125,000 annually

NNN fees: \$147,000 annually

Capital Improvements Completed 2024 – 2025:

- LED lighting conversion. \$15,000

Capital Improvements Scheduled 2026:

- HVAC upgrades throughout. \$90,000
- Parking Lot improvements. \$20,000
- Exterior Paint. \$30,000

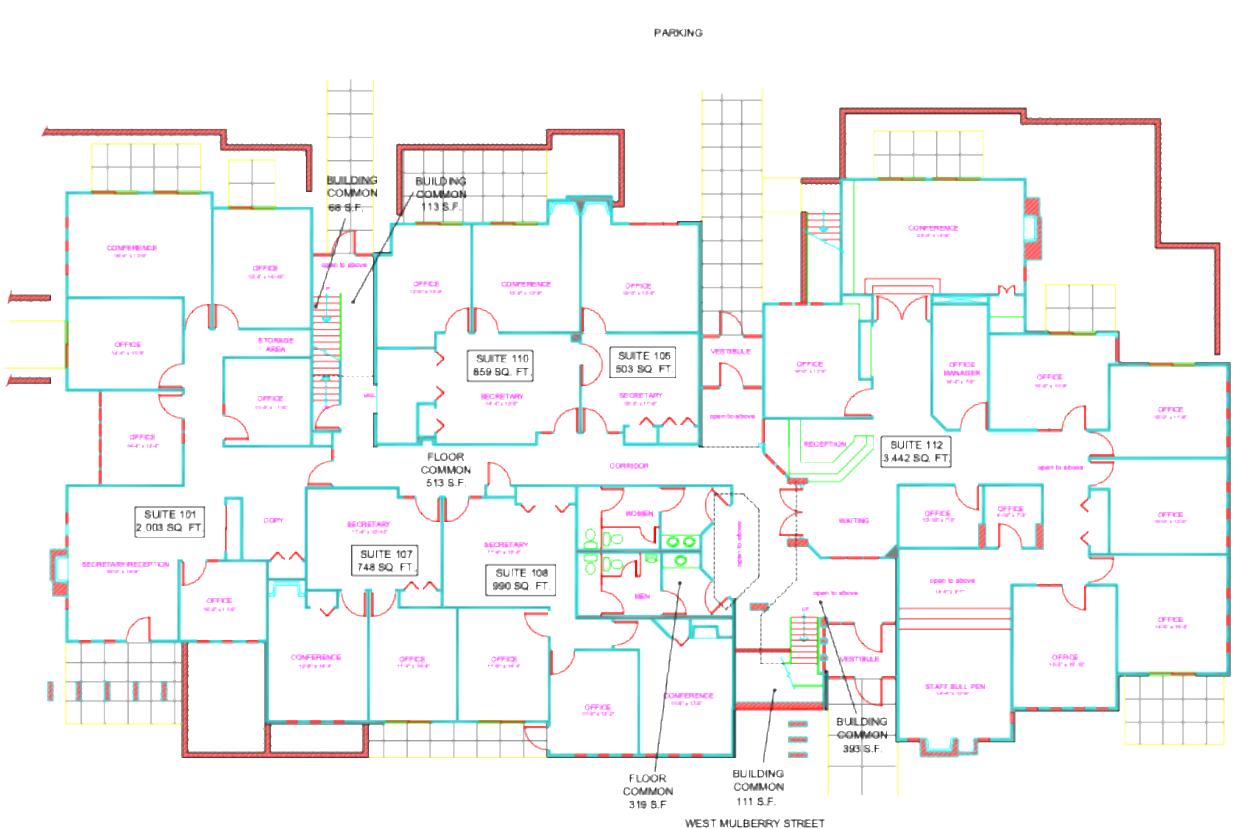




425 W. Mulberry St. Occupants

Unit	SqFt	Leased	Tenant
101	2,004	No	Hold for HD Expansion
105	503	Yes	Zach Linder Counseling
107	750	Yes	Wildflower Counseling
108	974	Yes	Overcomers Counseling
110	860	No	Vacant
112	3,442	Yes	Iris Center
201	1,288	Yes	Sanbell Rocky Mountain
205	785	Yes	Sanbell Rocky Mountain
207	1,329	Yes	Sanbell Rocky Mountain
208	806	Yes	Aberdeen & Sisu Counseling
210	490	Yes	Farmers Insurance
212	1,619	Yes	Sanbell Rocky Mountain





425 W. Mulberry St.

Health  District



2001 S. Shields St., Bldg. G

Year built: 1992

Square footage: 4166

Year HD purchased: 2014

Purchase Price: \$842,000

Assessed Value: \$961,000

Occupants: Health District

Administration and Communications.

Capital Improvements Completed 2024 – 2025:

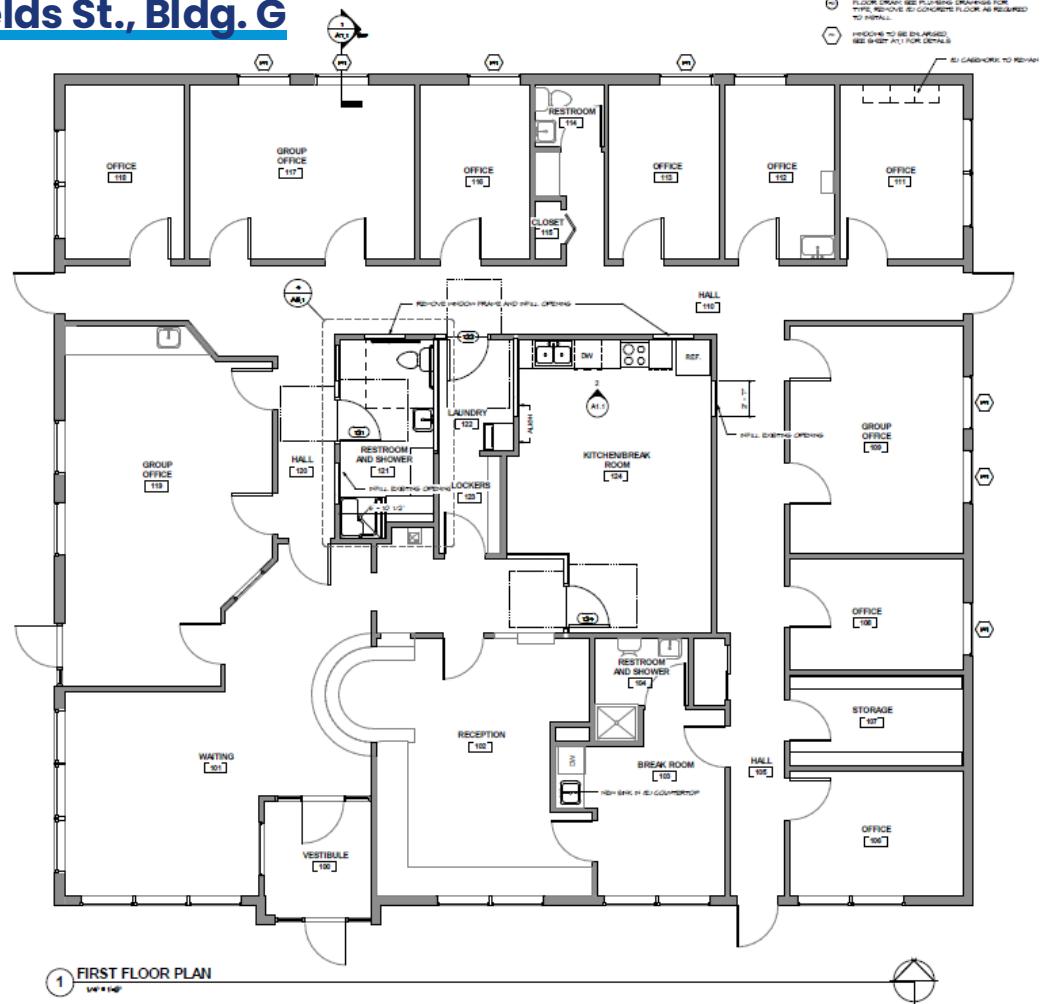
- LED Lighting conversion. \$8,000

Capital Improvements

Scheduled 2026:



2001 S. Shields St., Bldg. G







Thank you

MIKE LYNCH, *Director of Infrastructure Operations*

Phone
(970) 224-5209

Email
mlynch@healthdistrict.org

healthdistrict.org

Health  District