

MEETING DATE: December 16, 2025

STAFF PERSON RESPONSIBLE: Tim Hallmark, Director, Facilities, Fleet & Emergency Support Services

DESCRIPTION: 2026 Lease Payment and Operating Expenses to DOC-11045 Lansing Circle MOB, LLC, C/O Health Peak OP, LLC for Leased Space at 11045 Lansing Circle, Englewood, CO 80112 in the Amount of \$2,212,144.23.

SUMMARY: On October 17, 2024, Douglas County executed a commercial lease agreement with DOC-11045 Lansing Circle MOB, LLC, for the property located at 11045 Lansing Circle, Englewood, CO 80112. The facility is designated for use by the Public Health Department, Community Services, District Attorney's Office (DA), Human Services, Diversion, Probation, and Community Justice Services.

The DA and Probation (Diversion and CJS Probation) took occupancy of the first floor on December 16, 2024. The DA relocated from the first floor to the second floor in June 2025 upon completion of the tenant build-out. The Public Health Department relocated to the third floor in June 2025. Human Services is scheduled to occupy the first floor in mid-2026, and Community Services is scheduled to occupy the second floor in the same period.

RECOMMENDED ACTION: Approval of the 2026 annual lease and operating expenses payment to DOC-11045 Lansing Circle MOB, LLC, C/O Health Peak OP, LLC, in the amount of \$2,212,144.23, pursuant to the Commercial Lease Agreement dated October 17, 2024.

REVIEW:

Tim Hallmark	Approve	12/10/2025
Jeff Garcia	Approve	12/11/2025
Christie Guthrie	Approve	12/12/2025
Doug DeBord	Approve	12/12/2025

ATTACHMENTS:

Lansing Pont Lease Excuted