



Request for Letters of Interest – Commercial Space at Caplan's Building in St. Johnsbury, VT

Northern Counties Health Care (NCHC) is seeking letters of interest from organizations, businesses, or individuals who are interested in leasing 800 sq/ft of commercial space at the newly renovated Caplan's Building located at 457 Railroad Street in Downtown St. Johnsbury, VT. The building is conveniently located near downtown businesses, restaurants, and cafes.

The available space is located on the street level and features a dedicated entrance, which offers easy access to potential customers. This is a shell space that can be retrofitted to meet the lessee's needs, with easy access to HVAC, plumbing, and electric. Additionally, the space is equipped with baseboard heat and mini-split A/C. The space includes a storage area, shared janitor closet, bathroom, and a shared employee entrance. The lease includes heat, water, and electricity, and flexible lease terms are available for one to five years. The space is available starting August 2023 with. The lease amount is negotiable. Any needed fit up costs will be the responsibility of the lessee.

We are seeking proposals that will provide a community benefit or assist with a community need in line with our vision to build healthy families and thriving communities. Proposals will be reviewed by a committee of members that includes representation from NCHC (Executive sponsor, Board Member, Community Health Worker, Communications, and Provider) and representation from [NEK Prosper!](#) and the St. Johnsbury Community.

If you are interested in submitting a proposal, please send a letter of interest which includes:

- Contact name,
- Business/organization name if applicable,
- Contact phone number,

- Contact e-mail,
- Overview of your experience related to your proposal, and
- A description of your idea for the space and how this will help NCHC build healthy families and thriving communities.

Submit letters of interest via email to rhondag@nchcvt.org or drop it off, or mail it to Northern Counties Health Care – Rhonda Gilman, 165 Sherman Drive, St. Johnsbury, VT 05819. To request translation or a different way to submit a letter of interest (i.e. video), please contact Rhonda.

The deadline for submitting a letter of interest is May 31, 2023.

Applicants will be notified if their proposal has been selected for further consideration by June 16, 2023. Those chosen as finalists will be invited to present additional information to the committee on July 7, 2023. A determination will be announced by July 31, 2023.

For more information on the available space please contact Christopher Towne, NCHC Chief Strategy Officer, at christophert@nchcvt.org.

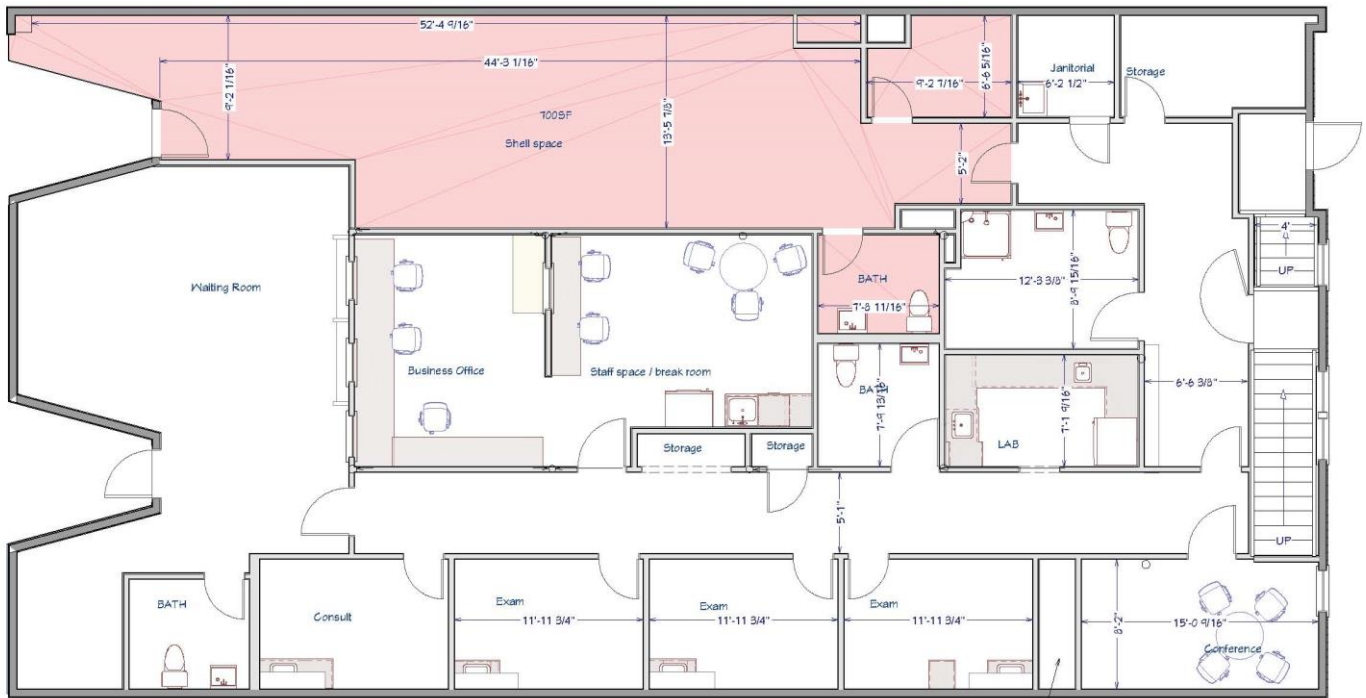
More information including Frequently Asked Questions will be posted regularly to <https://www.nchcvt.org/caplans/caplans-building-commercial-space/>

Rendering of building front



Floor Plan – Main Floor

Shell Space – approximately 800 square feet



LIVING AREA
3492 SQ. FT.

ABOUT NORTHERN COUNTIES HEALTH CARE

Northern Counties Health Care, Inc. (NCHC), a non-profit 501(C)3 organization, is committed to our Mission of providing high-quality, accessible, patient-centered health care.

We do this by providing health care services in the medically underserved, three-county region of northeastern Vermont, known as the Northeast Kingdom. NCHC provides quality care to over 20,000 individuals; more than one-third of the region's residents. Over 64,000 encounters are made each year through our rural network of five community health centers (Concord, Danville, Hardwick, Island Pond, St. Johnsbury), two walk-in primary care locations (Northern Express Care), three dental practices (Hardwick, Island Pond, Orleans), and a certified home health care and hospice division (Caledonia Home Health Care & Hospice). Partnerships with three critical access hospitals and several human services organizations are also an important part of our work.

NCHC was the first Federally Qualified Health Center in Vermont and has a rich history and tradition of innovation in caring for our friends and neighbors. We were the first to integrate oral health; a pilot site for Vermont's Blueprint for Health; and the first in the state to become a certified Patient Centered Medical Home. Additionally, we are committed to ensuring NCHC is at the forefront of Vermont's healthcare innovations as we progress. We provide **complete, compassionate care for the whole family, in our home or yours.**

Mission: To provide high-quality, accessible, patient-centered health care.

Vision: Northern Counties Health Care is a key partner in building healthy families and thriving communities.

Values: We pursue quality in all that we do and are committed to:

Mutual Respect and Trust – working together and providing care that respects every individual's dignity, privacy, and culture.

Excellence -- investing in our most valuable asset, our employees, is crucial to delivering high quality care.

Teamwork and Collaboration -- working within NCHC and with community partners to provide a continuum of health care and social support.

Stewardship and Spirit of Service – serving our communities with integrity and intention in all our interactions.

Resilience – approaching every challenge as an opportunity to pursue creative solutions, achieve financial sustainability, and deepen our resolve.