

759 HORIZON DRIVE — UNIT F

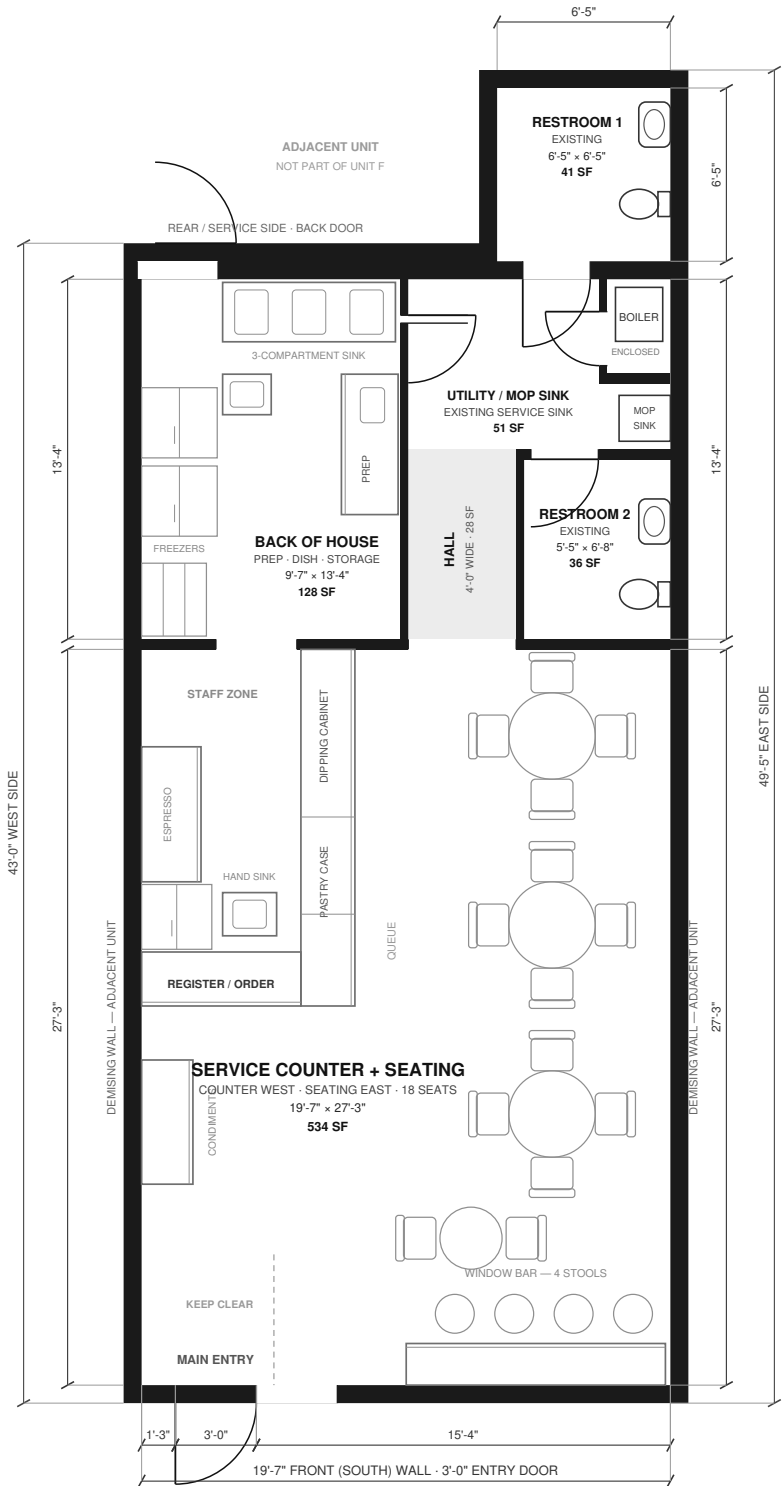
Grand Junction, Colorado 81506 · 970 Rentals Ltd.

TEST FIT OPTION A — COFFEE + ICE CREAM SHOP

0 2' 4' SCALE 3/16" = 1'-0"



TRUE NORTH PER ALTA SURVEY
GRAY ARROW = PLAN NORTH



- EXISTING SHELL / DEMISING WALL — 8" NOMINAL
 - EXISTING INTERIOR PARTITION — NOT MOVED IN ANY OPTION
 - CIRCULATION / HALL
 - FURNITURE — LAYOUT STUDY ONLY, NOT IN LEASE
 - MILLWORK / CASEWORK / NEW PLUMBING FIXTURE
- EXISTING OPENINGS BETWEEN THE REAR SECTION AND THE OPEN FRONT ROOM: 3'-0" AT THE REAR ROOM · 4'-0" AT THE HALL

NO WALLS ARE MOVED IN ANY OPTION. Unit F sits over a CRAWL SPACE, so new sinks and drains can go anywhere — no slab to saw-cut.

TEST FIT — OPTION A

CONCEPTUAL SPACE PLAN · NOT FOR CONSTRUCTION

PROGRAM — OPTION A

SERVICE COUNTER + SEATING	19'-7" x 27'-3"	534 SF	RESTROOM 1	6'-5" x 6'-5"	41 SF	HALL	4'-0" WIDE	28 SF
BACK OF HOUSE	9'-7" x 13'-4"	128 SF	UTILITY / MOP SINK	9'-9" x 6'-3"	51 SF	RESTROOM 2	5'-5" x 6'-8"	36 SF

TOTAL — 870 SF PER RENT ROLL

DISCLAIMER

Drawn from the owner's field sketch and redlines. This is NOT a survey and NOT a construction document.
All dimensions, areas, wall locations and orientation are approximate and may not be exact.
Tenants, brokers and contractors must verify all measurements and existing conditions in the field before relying on this drawing for design, bidding, lease terms or square-footage calculations.

759 HORIZON DR — UNIT F — OPTION A

Grand Junction, CO 81506

SCALE: 3/16" = 1'-0" (11x17)

DATE: July 27, 2026

SHEET: A1.0 — FLOOR PLAN · REV. 2

TOTAL
870 SF

PER 970 RENTALS RENT ROLL

759 HORIZON DRIVE — UNIT F

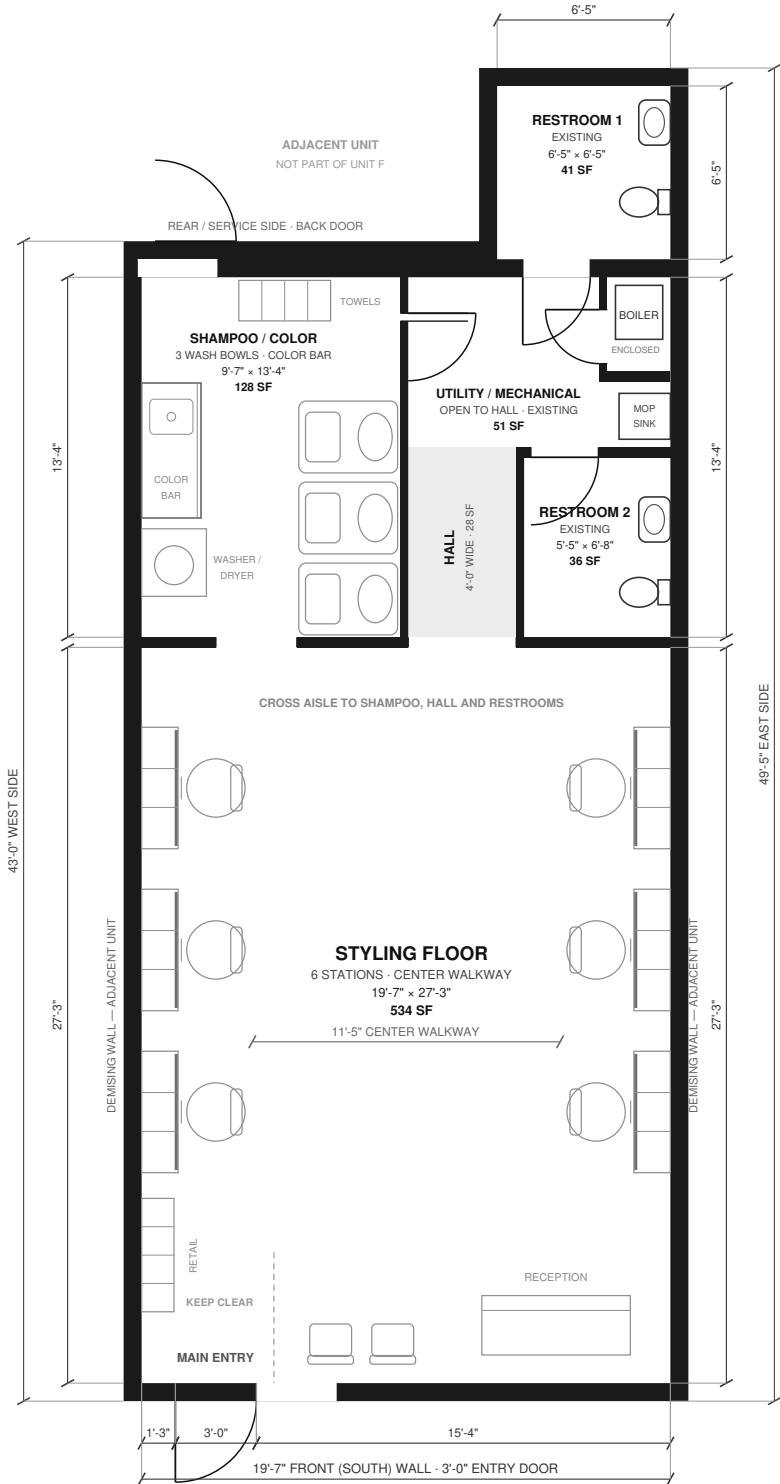
Grand Junction, Colorado 81506 · 970 Rentals Ltd.

TEST FIT OPTION B — HAIR SALON

0 2' 4' SCALE 3/16" = 1'-0"



TRUE NORTH PER ALTA SURVEY
GRAY ARROW = PLAN NORTH



- EXISTING SHELL / DEMISING WALL — 8" NOMINAL
 - EXISTING INTERIOR PARTITION — NOT MOVED IN ANY OPTION
 - CIRCULATION / HALL
 - FURNITURE — LAYOUT STUDY ONLY, NOT IN LEASE
 - MILLWORK / CASEWORK / NEW PLUMBING FIXTURE
- EXISTING OPENINGS BETWEEN THE REAR SECTION AND THE OPEN FRONT ROOM: 3'-0" AT THE REAR ROOM · 4'-0" AT THE HALL

NO WALLS ARE MOVED IN ANY OPTION. Unit F sits over a CRAWL SPACE, so new sinks and drains can go anywhere — no slab to saw-cut.

TEST FIT — OPTION B

CONCEPTUAL SPACE PLAN · NOT FOR CONSTRUCTION

PROGRAM — OPTION B

STYLING FLOOR	19'-7" x 27'-3"	534 SF	RESTROOM 1	6'-5" x 6'-5"	41 SF	HALL	4'-0" WIDE	28 SF
SHAMPOO / COLOR	9'-7" x 13'-4"	128 SF	UTILITY / MECHANICAL	9'-9" x 6'-3"	51 SF	RESTROOM 2	5'-5" x 6'-8"	36 SF

TOTAL — 870 SF PER RENT ROLL

DISCLAIMER

Drawn from the owner's field sketch and redlines. This is NOT a survey and NOT a construction document.
All dimensions, areas, wall locations and orientation are approximate and may not be exact.
Tenants, brokers and contractors must verify all measurements and existing conditions in the field before relying on this drawing for design, bidding, lease terms or square-footage calculations.

759 HORIZON DR — UNIT F — OPTION B

Grand Junction, CO 81506

SCALE: 3/16" = 1'-0" (11x17)

DATE: July 27, 2026

SHEET: A1.0 — FLOOR PLAN · REV. 2

TOTAL
870 SF

PER 970 RENTALS RENT ROLL

759 HORIZON DRIVE — UNIT F

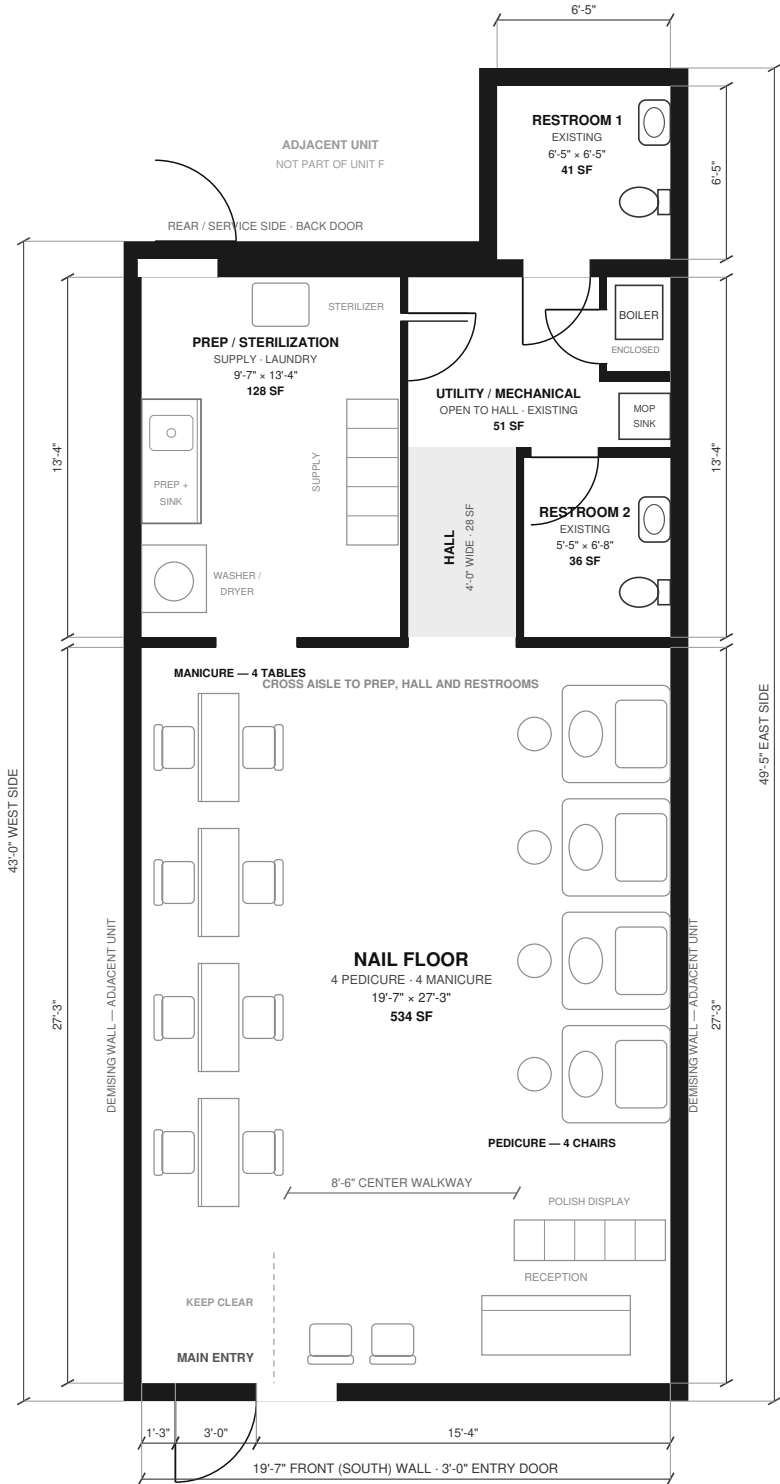
Grand Junction, Colorado 81506 · 970 Rentals Ltd.

TEST FIT OPTION C — NAIL SALON

0 2' 4' SCALE 3/16" = 1'-0"



TRUE NORTH PER ALTA SURVEY
GRAY ARROW = PLAN NORTH



- EXISTING SHELL / DEMISING WALL — 8" NOMINAL
 - EXISTING INTERIOR PARTITION — NOT MOVED IN ANY OPTION
 - CIRCULATION / HALL
 - FURNITURE — LAYOUT STUDY ONLY, NOT IN LEASE
 - MILLWORK / CASEWORK / NEW PLUMBING FIXTURE
- EXISTING OPENINGS BETWEEN THE REAR SECTION AND THE OPEN FRONT ROOM: 3'-0" AT THE REAR ROOM · 4'-0" AT THE HALL

NO WALLS ARE MOVED IN ANY OPTION. Unit F sits over a CRAWL SPACE, so new sinks and drains can go anywhere — no slab to saw-cut.

TEST FIT — OPTION C

CONCEPTUAL SPACE PLAN · NOT FOR CONSTRUCTION

PROGRAM — OPTION C

NAIL FLOOR	19'-7" x 27'-3"	534 SF	RESTROOM 1	6'-5" x 6'-5"	41 SF	HALL	4'-0" WIDE	28 SF
PREP / STERILIZATION	9'-7" x 13'-4"	128 SF	UTILITY / MECHANICAL	9'-9" x 6'-3"	51 SF	RESTROOM 2	5'-5" x 6'-8"	36 SF

TOTAL — 870 SF PER RENT ROLL

DISCLAIMER

Drawn from the owner's field sketch and redlines. This is NOT a survey and NOT a construction document.
All dimensions, areas, wall locations and orientation are approximate and may not be exact.
Tenants, brokers and contractors must verify all measurements and existing conditions in the field before relying on this drawing for design, bidding, lease terms or square-footage calculations.

759 HORIZON DR — UNIT F — OPTION C

Grand Junction, CO 81506

SCALE: 3/16" = 1'-0" (11x17)

DATE: July 27, 2026

SHEET: A1.0 — FLOOR PLAN · REV. 2

TOTAL
870 SF

PER 970 RENTALS RENT ROLL

759 HORIZON DRIVE — UNIT F

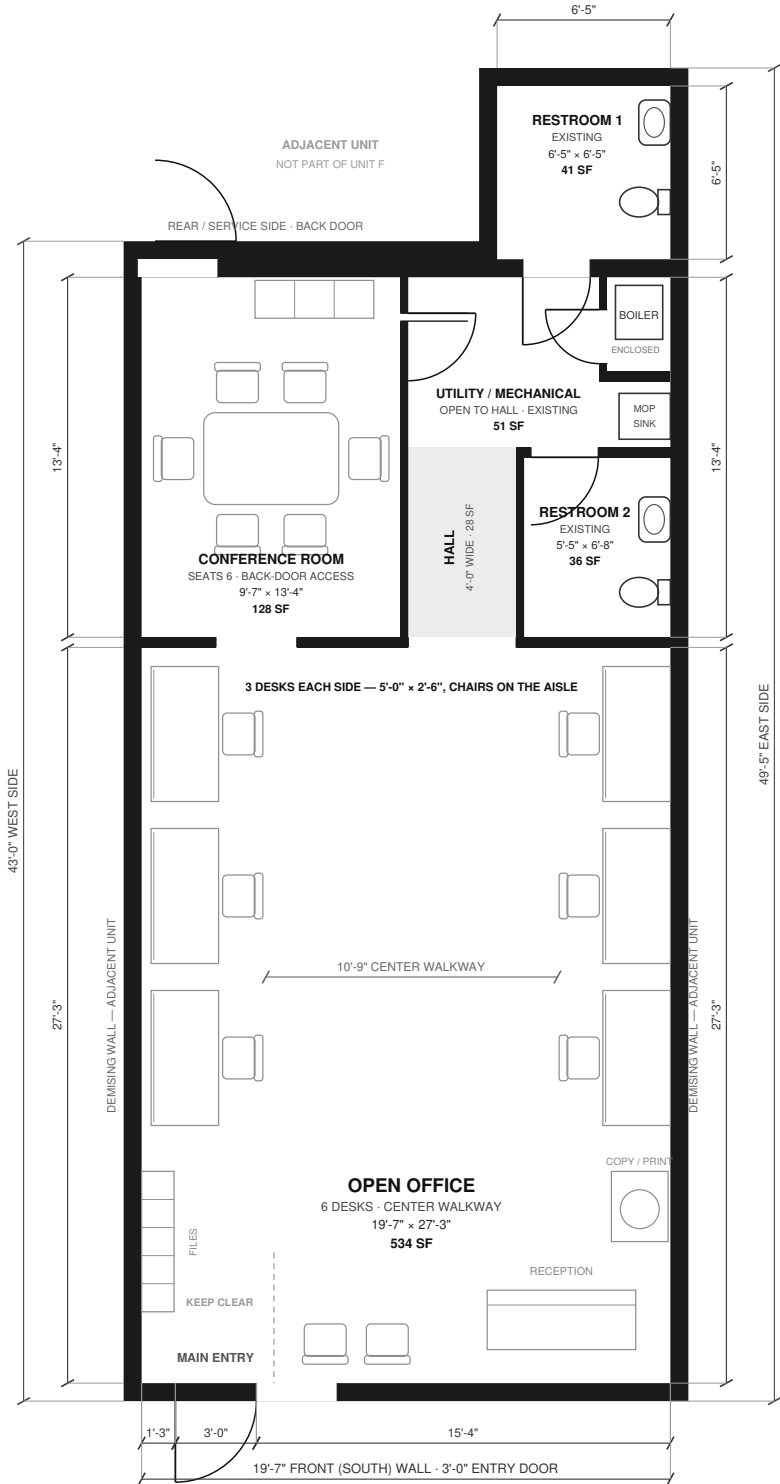
Grand Junction, Colorado 81506 · 970 Rentals Ltd.

TEST FIT OPTION D — SMALL PROFESSIONAL OFFICE

0 2' 4' SCALE 3/16" = 1'-0"



TRUE NORTH PER ALTA SURVEY
GRAY ARROW = PLAN NORTH



- EXISTING SHELL / DEMISING WALL — 8" NOMINAL
- EXISTING INTERIOR PARTITION — NOT MOVED IN ANY OPTION
- CIRCULATION / HALL
- FURNITURE — LAYOUT STUDY ONLY, NOT IN LEASE
- MILLWORK / CASEWORK / NEW PLUMBING FIXTURE
- EXISTING OPENINGS BETWEEN THE REAR SECTION AND THE OPEN FRONT ROOM: 3'-0" AT THE REAR ROOM · 4'-0" AT THE HALL

NO WALLS ARE MOVED IN ANY OPTION. Unit F sits over a CRAWL SPACE, so new sinks and drains can go anywhere — no slab to saw-cut.

TEST FIT — OPTION D

CONCEPTUAL SPACE PLAN · NOT FOR CONSTRUCTION

PROGRAM — OPTION D

OPEN OFFICE	19'-7" x 27'-3"	534 SF	RESTROOM 1	6'-5" x 6'-5"	41 SF	HALL	4'-0" WIDE	28 SF
CONFERENCE ROOM	9'-7" x 13'-4"	128 SF	UTILITY / MECHANICAL	9'-9" x 6'-3"	51 SF	RESTROOM 2	5'-5" x 6'-8"	36 SF

TOTAL — 870 SF PER RENT ROLL

DISCLAIMER

Drawn from the owner's field sketch and redlines. This is NOT a survey and NOT a construction document.
All dimensions, areas, wall locations and orientation are approximate and may not be exact.
Tenants, brokers and contractors must verify all measurements and existing conditions in the field before relying on this drawing for design, bidding, lease terms or square-footage calculations.

759 HORIZON DR — UNIT F — OPTION D

Grand Junction, CO 81506

SCALE: 3/16" = 1'-0" (11x17)

DATE: July 27, 2026

SHEET: A1.0 — FLOOR PLAN · REV. 2

TOTAL
870 SF

PER 970 RENTALS RENT ROLL

759 HORIZON DRIVE — UNIT F

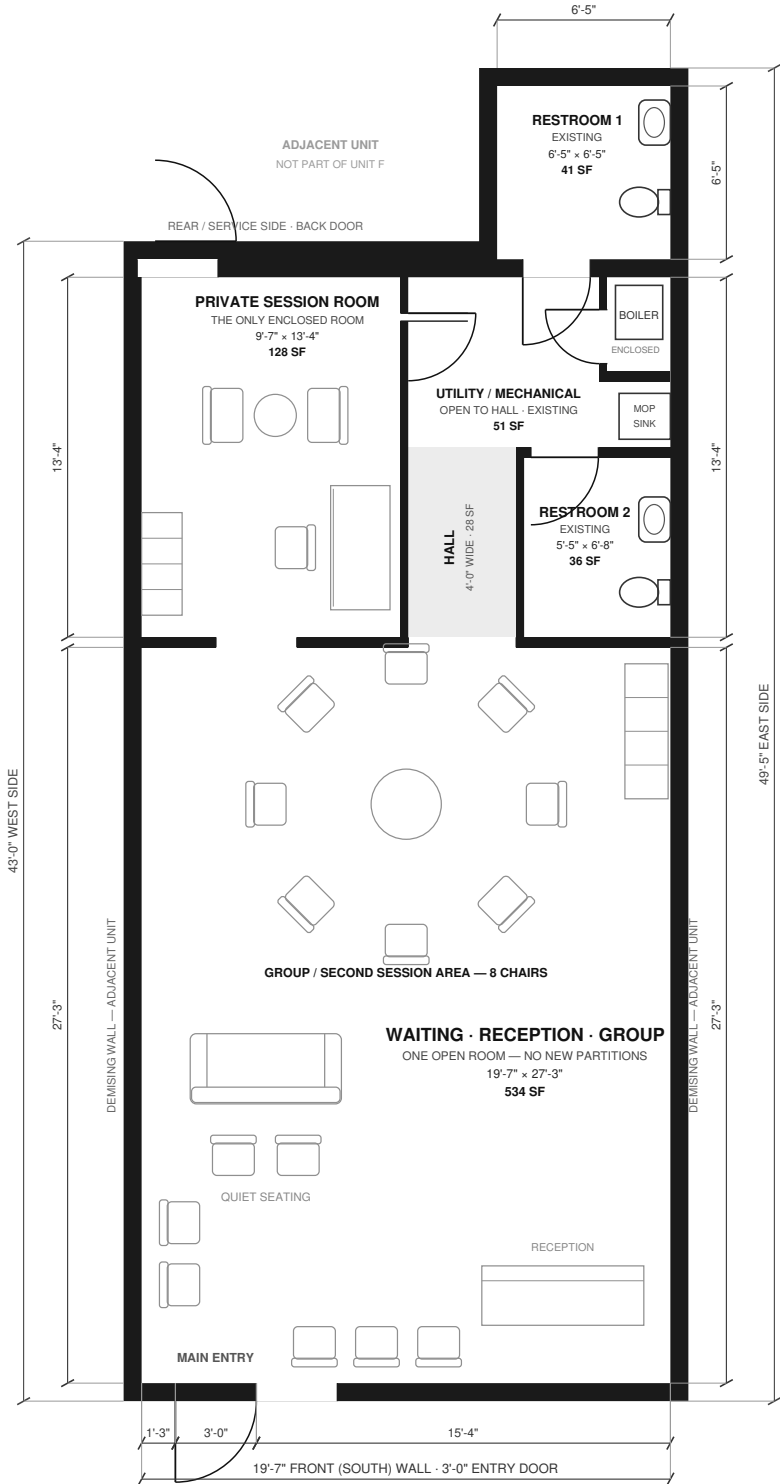
Grand Junction, Colorado 81506 · 970 Rentals Ltd.

TEST FIT OPTION E — BEHAVIORAL / ALLIED HEALTH PRACTICE

0 2' 4' SCALE 3/16" = 1'-0"



TRUE NORTH PER ALTA SURVEY
GRAY ARROW = PLAN NORTH



- EXISTING SHELL / DEMISING WALL — 8" NOMINAL
 - EXISTING INTERIOR PARTITION — NOT MOVED IN ANY OPTION
 - CIRCULATION / HALL
 - FURNITURE — LAYOUT STUDY ONLY, NOT IN LEASE
 - MILLWORK / CASEWORK / NEW PLUMBING FIXTURE
- EXISTING OPENINGS BETWEEN THE REAR SECTION AND THE OPEN FRONT ROOM: 3'-0" AT THE REAR ROOM · 4'-0" AT THE HALL

NO WALLS ARE MOVED IN ANY OPTION. Unit F sits over a CRAWL SPACE, so new sinks and drains can go anywhere — no slab to saw-cut.

TEST FIT — OPTION E

CONCEPTUAL SPACE PLAN · NOT FOR CONSTRUCTION

PROGRAM — OPTION E

WAITING · RECEPTION · GROUP	19'-7" × 27'-3"	534 SF	RESTROOM 1	6'-5" × 6'-5"	41 SF	HALL	4'-0" WIDE	28 SF
PRIVATE SESSION ROOM	9'-7" × 13'-4"	128 SF	UTILITY / MECHANICAL	9'-9" × 6'-3"	51 SF	RESTROOM 2	5'-5" × 6'-8"	36 SF

TOTAL — 870 SF PER RENT ROLL

DISCLAIMER

Drawn from the owner's field sketch and redlines. This is NOT a survey and NOT a construction document.
All dimensions, areas, wall locations and orientation are approximate and may not be exact.
Tenants, brokers and contractors must verify all measurements and existing conditions in the field before relying on this drawing for design, bidding, lease terms or square-footage calculations.

759 HORIZON DR — UNIT F — OPTION E

Grand Junction, CO 81506

SCALE: 3/16" = 1'-0" (11x17)

DATE: July 27, 2026

SHEET: A1.0 — FLOOR PLAN · REV. 2

TOTAL
870 SF

PER 970 RENTALS RENT ROLL