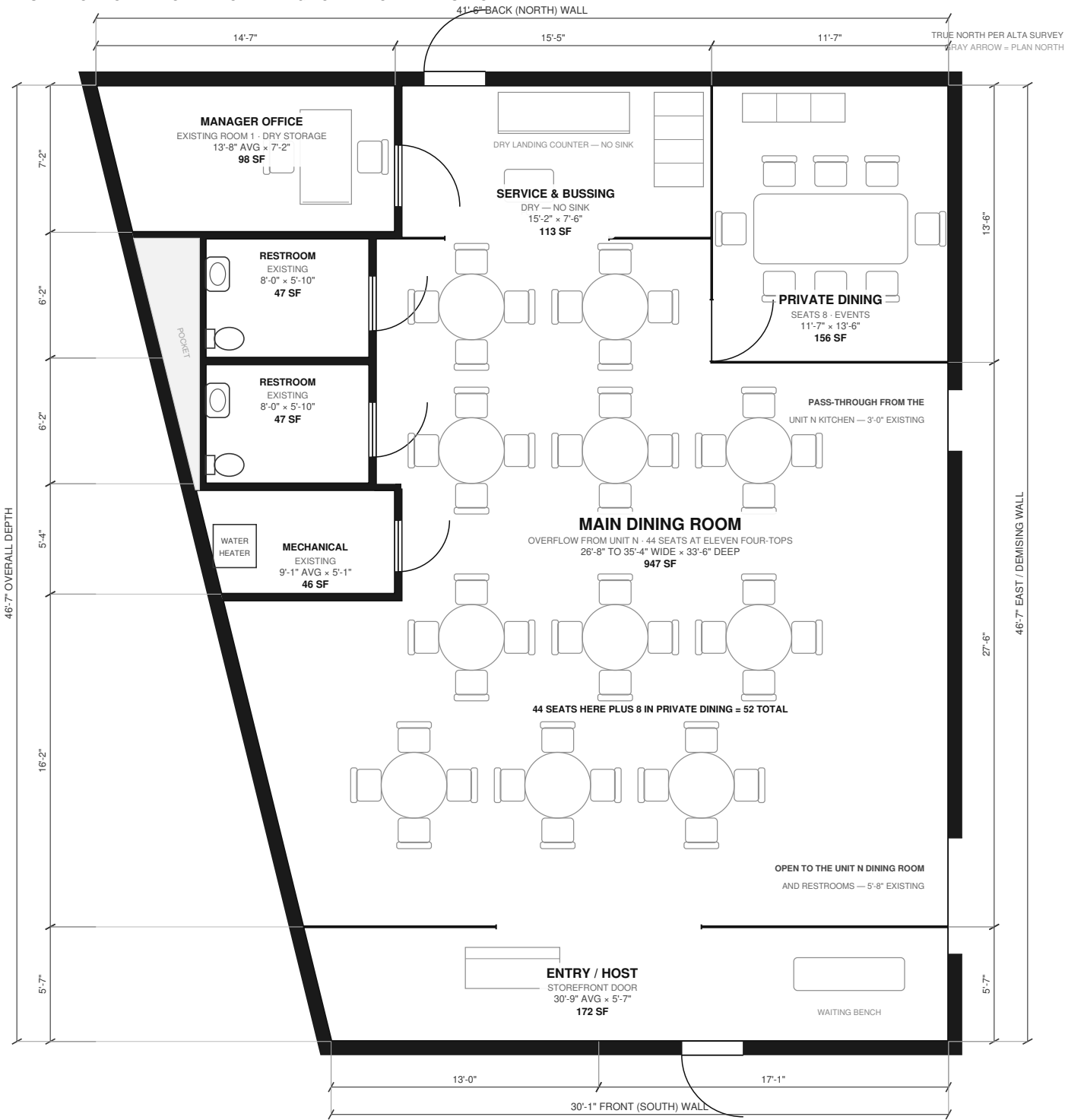


759 HORIZON DRIVE — UNIT M

Grand Junction, Colorado 81506 · 970 Rentals Ltd.

TEST FIT OPTION A — OVERFLOW DINING FOR THE UNIT N RESTAURANT

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



- EXISTING SHELL / DEMISING WALL — 8" NOMINAL
- NEW PARTITION (TEST FIT) — 3½" STUD, 5" NOMINAL FINISHED
- CIRCULATION / CORRIDOR
- FURNITURE — LAYOUT STUDY ONLY, NOT IN LEASE
- EXISTING OPENING TO UNIT N — KEPT OPEN: 3'-0" AND 5'-8"

NO NEW PLUMBING IN ANY OPTION — UNIT M IS SLAB-ON-GRADE. Only the two existing restrooms and the existing water heater are wet.

PROGRAM — OPTION A

MANAGER OFFICE	13'-8" AVG x 7'-2"	98 SF	MECHANICAL	9'-1" AVG x 5'-1"	46 SF	MAIN DINING ROOM	26'-8"-35'-4" W x 33'-6" D	947 SF
RESTROOM	8'-0" x 5'-10"	47 SF	PRIVATE DINING	11'-7" x 13'-6"	156 SF	ENTRY / HOST	30'-9" AVG x 5'-7"	172 SF
RESTROOM	8'-0" x 5'-10"	47 SF	SERVICE & BUSSING	15'-2" x 7'-6"	113 SF			

TOTAL PROGRAMMED = 1,626 SF (to partition centerlines) · UNIT M TOTAL SQ FT = 1,667 SF · UNITS M-N-O COMBINED = 4,493 SF PER RENT ROLL

FURNITURE IS A FIT STUDY ONLY. drawn at real size to prove the room is comfortable. Nothing here is included in the lease.

THIS IS THE ONLY OPTION THAT KEEPS THE TWO EXISTING OPENINGS TO UNIT N. Unit M becomes the dining side of one restaurant: the 3'-0" opening is the expo pass from the Unit N kitchen and the 5'-8" opening is the guest connection to Unit N's dining room and restrooms. Both are left clear.

NO NEW PLUMBING. There is no sink, no dish pit and no floor drain in Unit M. All warewashing, ice and beverage service stay in the Unit N kitchen; the station shown here is a dry landing counter, a POS and a bus cart. That is what keeps this fit cheap on a slab.

A HOOD, A PREP SINK OR A GREASE INTERCEPTOR WOULD ALL MEAN SAW-CUTTING THE SLAB. If a tenant wants to cook in Unit M, reprise the deal. TABLES SIT ON A 7'-0" GRID and the rows widen to a 9'-1" pitch at the restroom corridor, so the room reads generous rather than packed.

IF M AND N ARE EVER LEASED SEPARATELY the two openings must be infilled and fire-rated - see Options B, C and D. VERIFY ICC A117.1 at the restrooms.

TEST FIT — OPTION A

CONCEPTUAL SPACE PLAN · NOT FOR CONSTRUCTION

DISCLAIMER

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759 HORIZON DR — UNIT M — OPTION A

Grand Junction, CO 81506

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

DATE: July 26, 2026

SHEET: A1.0 — FLOOR PLAN · REV. 2

TOTAL SQ FT
1,667 SF

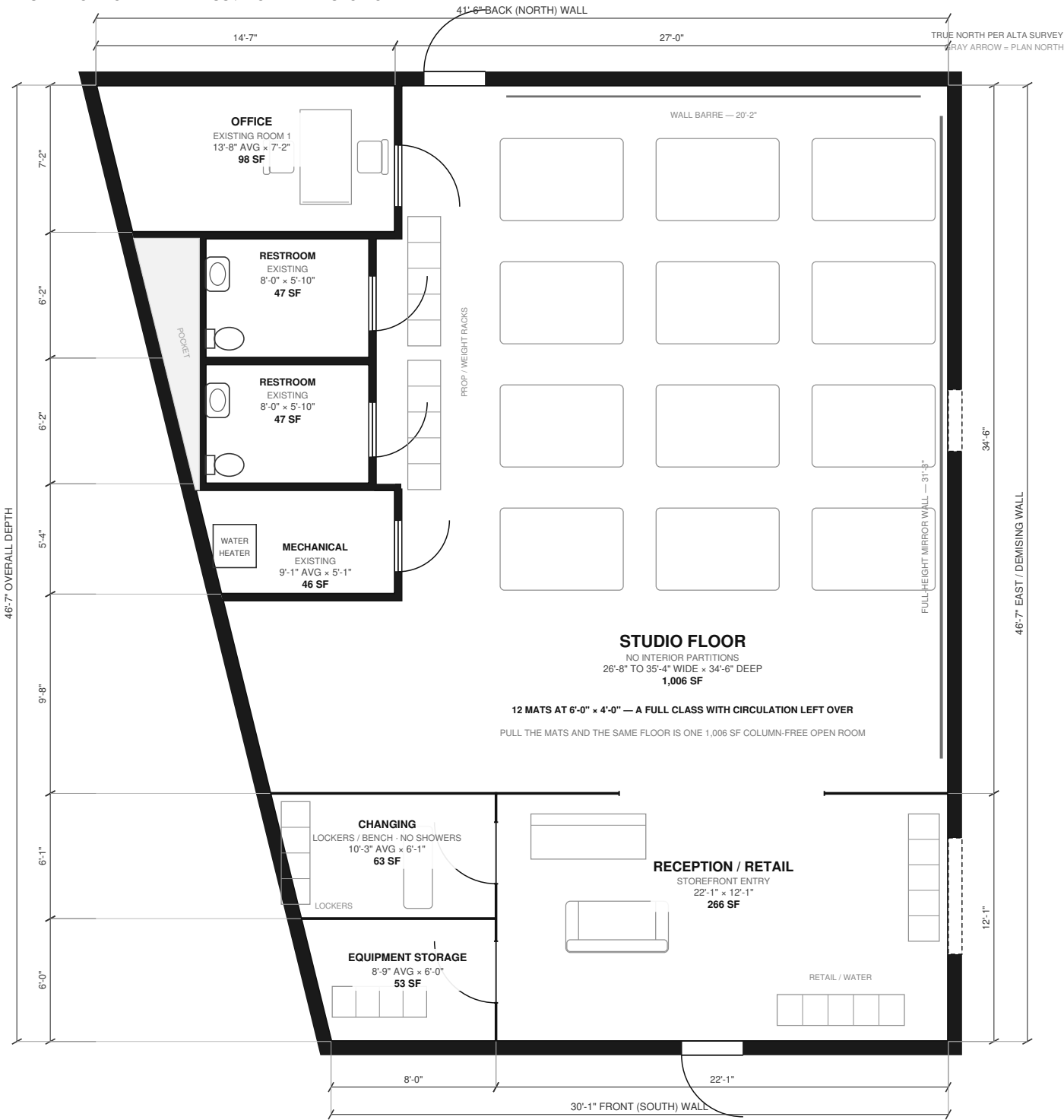
UNITS M-N-O COMBINED = 4,493 SF PER RENT ROLL

759 HORIZON DRIVE — UNIT M

Grand Junction, Colorado 81506 · 970 Rentals Ltd.

TEST FIT OPTION B — FITNESS / MOVEMENT STUDIO

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



- EXISTING SHELL / DEMISING WALL — 8" NOMINAL
- NEW PARTITION (TEST FIT) — 3½" STUD, 5" NOMINAL FINISHED
- CIRCULATION / CORRIDOR
- FURNITURE — LAYOUT STUDY ONLY, NOT IN LEASE
- EXISTING OPENING TO UNIT N — INFILLED (STANDALONE DEMISE): 3'-0" AND 5'-8"

NO NEW PLUMBING IN ANY OPTION — UNIT M IS SLAB-ON-GRADE. Only the two existing restrooms and the existing water heater are wet.
PROGRAM — OPTION B

OFFICE	13'-8" AVG x 7'-2"	98 SF	MECHANICAL	9'-1" AVG x 5'-1"	46 SF	EQUIPMENT STORAGE	8'-9" AVG x 6'-0"	53 SF
RESTROOM	8'-0" x 5'-10"	47 SF	STUDIO FLOOR	26'-8"-35'-4" W x 34'-6" D	1,006 SF	RECEPTION / RETAIL	22'-1" x 12'-1"	266 SF
RESTROOM	8'-0" x 5'-10"	47 SF	CHANGING	10'-3" AVG x 6'-1"	63 SF			

TOTAL PROGRAMMED = 1,626 SF (to partition centerlines) · UNIT M TOTAL SQ FT = 1,667 SF · UNITS M-N-O COMBINED = 4,493 SF PER RENT ROLL

FURNITURE IS A FIT STUDY ONLY, drawn at real size. Nothing here is included in the lease.
CHEAPEST BUILD-OUT OF THE FOUR - three new partitions and nothing else. The existing service strip, both restrooms and the mechanical room stay exactly as they are, and the whole back two thirds of the unit is left as one room.
A 1,006 SF COLUMN-FREE FLOOR IS THE PRODUCT: yoga, pilates, barre, martial arts, small-group training or a physical-therapy gym. Twelve 6' x 4' mats are drawn at real size to prove the floor really does hold a full class with circulation left over.
NO SHOWERS. Showers need new drains cut into the slab, so the changing room here is lockers and a bench only. The two existing restrooms - which are what make this use work at all at this size - are unchanged. Quote the slab work separately for any tenant who insists on showers.
THE MIRROR WALL GOES ON THE EAST DEMISING WALL: no windows, and the only 31'-3" run of straight unbroken wall in the unit.
SOUND IS THE RISK. Budget resilient flooring and a sound-rated demising assembly, and check the Unit N lease for a quiet-enjoyment clause.

TEST FIT — OPTION B
CONCEPTUAL SPACE PLAN · NOT FOR CONSTRUCTION

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759 HORIZON DR — UNIT M — OPTION B

Grand Junction, CO 81506

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

DATE: July 26, 2026

SHEET: A1.0 — FLOOR PLAN · REV. 2

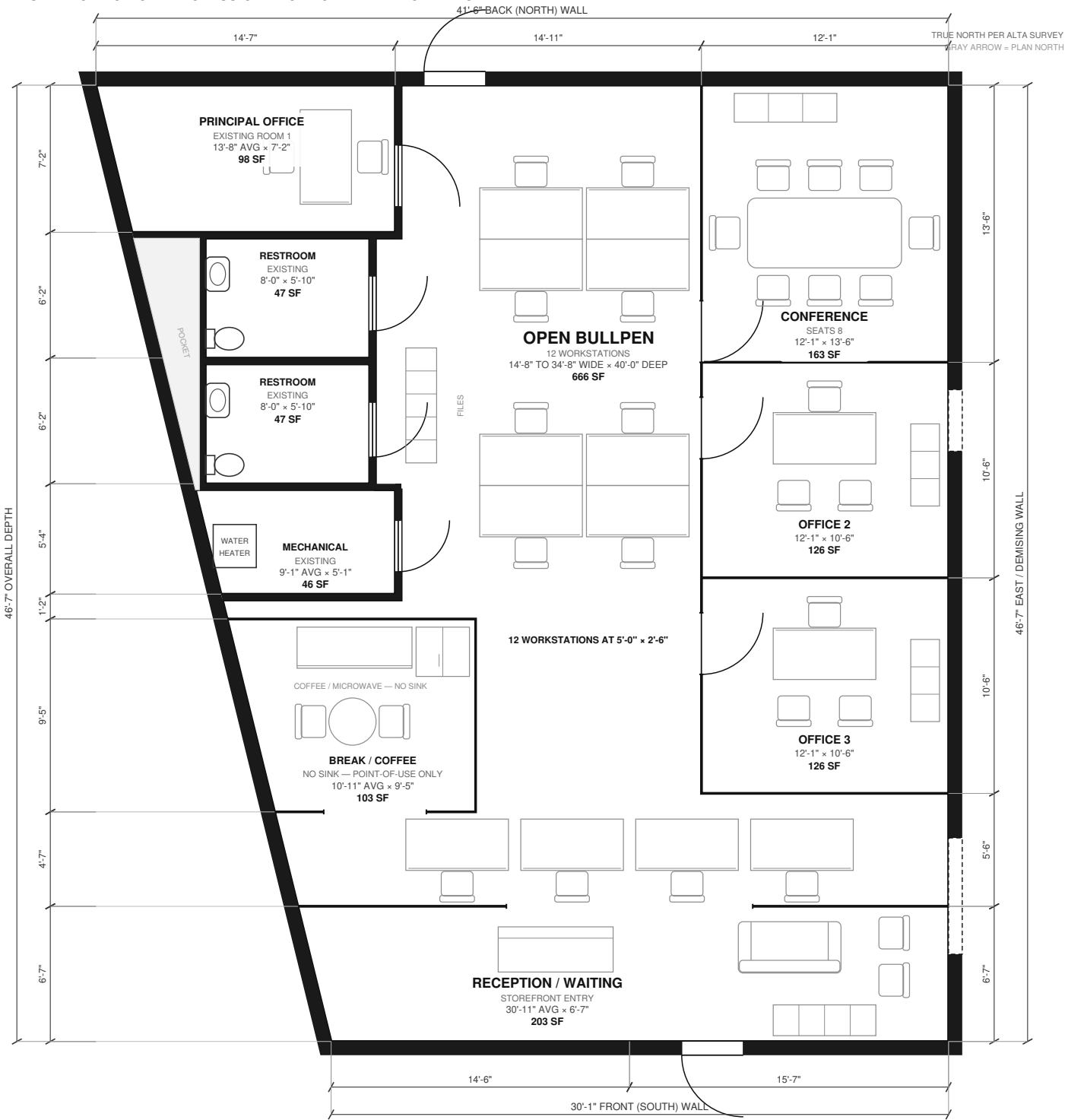
TOTAL SQ FT
1,667 SF
UNITS M-N-O COMBINED = 4,493 SF PER RENT ROLL

759 HORIZON DRIVE — UNIT M

Grand Junction, Colorado 81506 · 970 Rentals Ltd.

TEST FIT OPTION C — PROFESSIONAL OFFICE WITH AN OPEN BULLPEN

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



- EXISTING SHELL / DEMISING WALL — 8" NOMINAL
- NEW PARTITION (TEST FIT) — 3½" STUD, 5" NOMINAL FINISHED
- CIRCULATION / CORRIDOR
- FURNITURE — LAYOUT STUDY ONLY, NOT IN LEASE
- EXISTING OPENING TO UNIT N — INFILLED (STANDALONE DEMISE): 3'-0" AND 5'-8"

NO NEW PLUMBING IN ANY OPTION — UNIT M IS SLAB-ON-GRADE. Only the two existing restrooms and the existing water heater are wet.

PROGRAM — OPTION C

PRINCIPAL OFFICE	13'-8" AVG x 7'-2"	98 SF	CONFERENCE	12'-1" x 13'-6"	163 SF	OPEN BULLPEN	14'-8"-34'-8" W x 40'-0" D	666 SF
RESTROOM	8'-0" x 5'-10"	47 SF	OFFICE 2	12'-1" x 10'-6"	126 SF	RECEPTION / WAITING	30'-11" AVG x 6'-7"	203 SF
RESTROOM	8'-0" x 5'-10"	47 SF	OFFICE 3	12'-1" x 10'-6"	126 SF			
MECHANICAL	9'-1" AVG x 5'-1"	46 SF	BREAK / COFFEE	10'-11" AVG x 9'-5"	103 SF			

TOTAL PROGRAMMED ≈ 1,626 SF (to partition centerlines) · UNIT M TOTAL SQ FT = 1,667 SF · UNITS M-N-O COMBINED = 4,493 SF PER RENT ROLL

FURNITURE IS A FIT STUDY ONLY, drawn at real size. Nothing here is included in the lease.
THE BULLPEN IS THE PRODUCT. Twelve 5'-0" x 2'-6" workstations - two back-to-back pods of four at the back wall and a row of four at the front - sit inside one continuous open room with no columns and no new walls, wrapping from the back wall all the way around to the storefront.
THREE PRIVATE ROOMS PLUS THE EXISTING ROOM 1, and only four new partitions, all of them on the east side. The 8-seat conference room and Offices 2 and 3 take the east demising wall, which has no windows; the bullpen, the break area and reception keep the storefront glass and the west wall.
NO SINK IN THE BREAK AREA. On a slab a break-room sink means saw-cutting for supply and waste, so this plan uses a point-of-use coffee setup, a microwave and an under-counter fridge instead, and staff use the two existing restrooms. Quote the sink separately if a tenant insists on one.
STANDALONE DEMISE - both existing openings to Unit N are infilled and fire-rated. VERIFY ICC A117.1 clearances at both restrooms in the field.

TEST FIT — OPTION C

CONCEPTUAL SPACE PLAN · NOT FOR CONSTRUCTION

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759 HORIZON DR — UNIT M — OPTION C

Grand Junction, CO 81506

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

DATE: July 26, 2026

SHEET: A1.0 — FLOOR PLAN · REV. 2

TOTAL SQ FT
1,667 SF

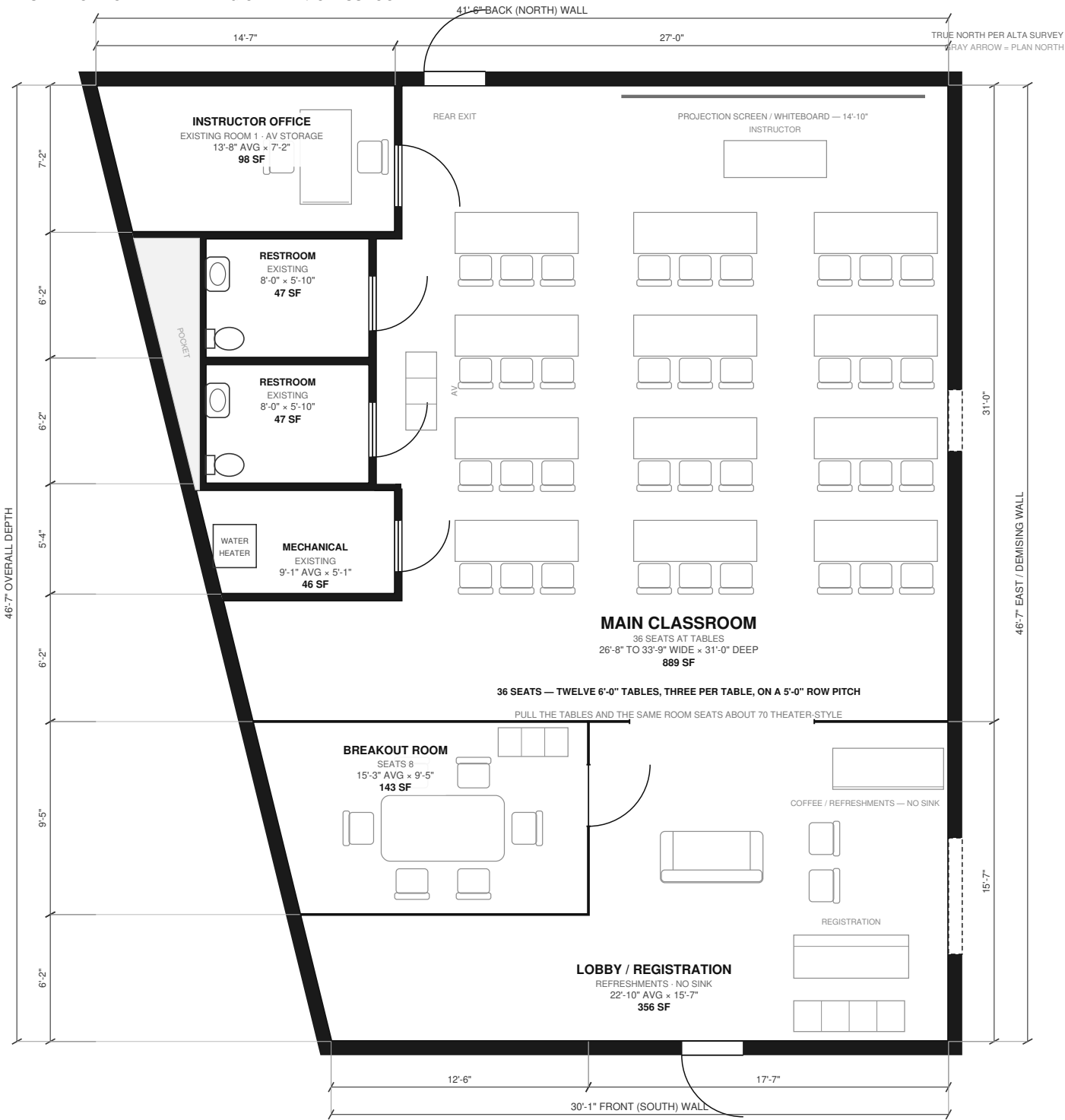
UNITS M-N-O COMBINED = 4,493 SF PER RENT ROLL

759 HORIZON DRIVE — UNIT M

Grand Junction, Colorado 81506 · 970 Rentals Ltd.

TEST FIT OPTION D — TRAINING CENTER / CLASSROOM

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



- EXISTING SHELL / DEMISING WALL — 8" NOMINAL
- NEW PARTITION (TEST FIT) — 3½" STUD, 5" NOMINAL FINISHED
- CIRCULATION / CORRIDOR
- FURNITURE — LAYOUT STUDY ONLY, NOT IN LEASE
- EXISTING OPENING TO UNIT N — INFILLED (STANDALONE DEMISE): 3'-0" AND 5'-8"

NO NEW PLUMBING IN ANY OPTION — UNIT M IS SLAB-ON-GRADE. Only the two existing restrooms and the existing water heater are wet.

PROGRAM — OPTION D

INSTRUCTOR OFFICE	13'-8" AVG × 7'-2"	98 SF	MECHANICAL	9'-1" AVG × 5'-1"	46 SF	LOBBY / REGISTRATION	22'-10" AVG × 15'-7"	356 SF
RESTROOM	8'-0" × 5'-10"	47 SF	MAIN CLASSROOM	26'-8"-33'-9" W × 31'-0" D	889 SF			
RESTROOM	8'-0" × 5'-10"	47 SF	BREAKOUT ROOM	15'-3" AVG × 9'-5"	143 SF			

TOTAL PROGRAMMED = 1,626 SF (to partition centerlines) · UNIT M TOTAL SQ FT = 1,667 SF · UNITS M-N-O COMBINED = 4,493 SF PER RENT ROLL

FURNITURE IS A FIT STUDY ONLY, drawn at real size. Nothing here is included in the lease.

ONE 889 SF CLASSROOM SEATING 36 AT TABLES, plus an 8-seat breakout room and a lobby big enough to hold a break without pushing people outside.

Pull the tables out and the same room takes roughly 70 chairs theater-style, which is what makes this work for seminars and CE classes.

THE SCREEN GOES ON THE NORTH WALL east of the existing rear door, so the rear door stays available as a second exit and nobody walks in front of the presenter. The east demising wall has no windows, which is exactly what you want in a room with a projector.

TWO EXISTING RESTROOMS ARE WHY THIS USE WORKS. A 36-to-70 person load on a single restroom would not pass; two are already built and stay put.

NO NEW PLUMBING. The refreshment counter in the lobby is dry - coffee, urns and a fridge, with no sink and no drain cut into the slab.

STANDALONE DEMISE - both existing openings to Unit N are infilled and fire-rated. CONFIRM THE OCCUPANT LOAD AND EXIT WIDTH with the building department before signing: at 36-plus occupants this sits closer to an assembly use than to a business use.

TEST FIT — OPTION D

CONCEPTUAL SPACE PLAN · NOT FOR CONSTRUCTION

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759 HORIZON DR — UNIT M — OPTION D

Grand Junction, CO 81506

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

DATE: July 26, 2026

SHEET: A1.0 — FLOOR PLAN · REV. 2

TOTAL SQ FT
1,667 SF

UNITS M-N-O COMBINED = 4,493 SF PER RENT ROLL