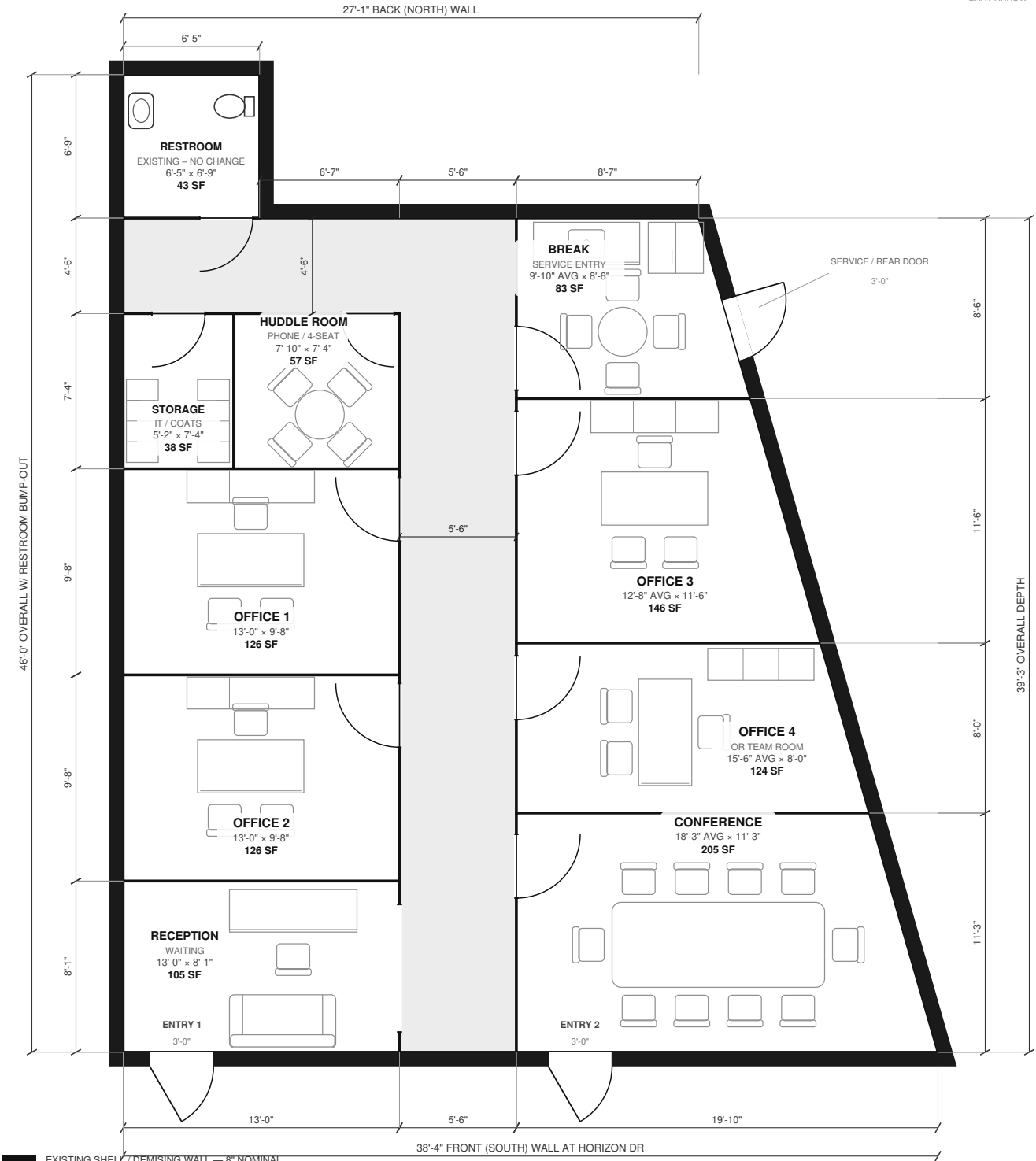


759 HORIZON DRIVE — UNITS K & L

Grand Junction, Colorado 81506 · 970 Rentals Ltd.

TEST FIT OPTION A — EXECUTIVE OFFICE SUITE

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

ROOM TAG = NAME / DIMENSION (W x D) / AREA. Room dimensions are to partition centerlines; "AVG" marks rooms on the slanted east wall.

PROGRAM — OPTION A

RESTROOM	6'-5" x 6'-9"	43 SF	OFFICE 2	13'-0" x 9'-8"	126 SF	OFFICE 4	15'-6" AVG x 8'-0"	124 SF
STORAGE	5'-2" x 7'-4"	38 SF	RECEPTION	13'-0" x 8'-1"	105 SF	CONFERENCE	18'-3" AVG x 11'-3"	205 SF
HUDDLE ROOM	7'-10" x 7'-4"	57 SF	BREAK	9'-10" AVG x 8'-6"	83 SF	CORRIDOR	5'-6" CLEAR	274 SF
OFFICE 1	13'-0" x 9'-8"	126 SF	OFFICE 3	12'-8" AVG x 11'-6"	146 SF			

TOTAL PROGRAMMED = 1,327 SF (to partition centerlines) · SHELL NET USABLE = 1,285 SF · 1,800 SF RENTABLE PER RENT ROLL

FURNITURE IS A FIT STUDY ONLY. Every room below is drawn with real furniture at real size to prove it is comfortable, not just legal. Nothing here is included in the lease. Clearances held: 3'-0" min behind a seated occupant, 3'-6" min around the conference table, 3'-0" min in front of a door. NO NEW RESTROOM. At 1,800 SF the Group B occupant load is 12 (150 SF gross/person), so IBC Table 2902.1 requires one water closet and Sec. 2902.2 waives separate men's / women's facilities under 15 occupants. The existing 43 SF restroom is code-sufficient on its own. CONFERENCE ROOM WAS ENLARGED. The first pass gave it 7'-7" of depth, which a 4'-0" table cannot use. It is now 11'-3" deep and seats 10 with 3'-7" of pull-back on both sides. Office 4 gave up the depth and is still a generous 15'-6"-wide room that doubles as a team room. VERIFY IN FIELD: confirm the existing restroom meets ICC A117.1 accessible clearances. If it does not, a compliant restroom is required somewhere.

TEST FIT — OPTION A

CONCEPTUAL SPACE PLAN · NOT FOR CONSTRUCTION

DISCLAIMER

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759 HORIZON DR — UNITS K & L — OPTION A

Grand Junction, CO 81506

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

DATE: July 25, 2026

SHEET: A1.0 — FLOOR PLAN · REV. 4

NET USABLE
≈ 1,285 SF

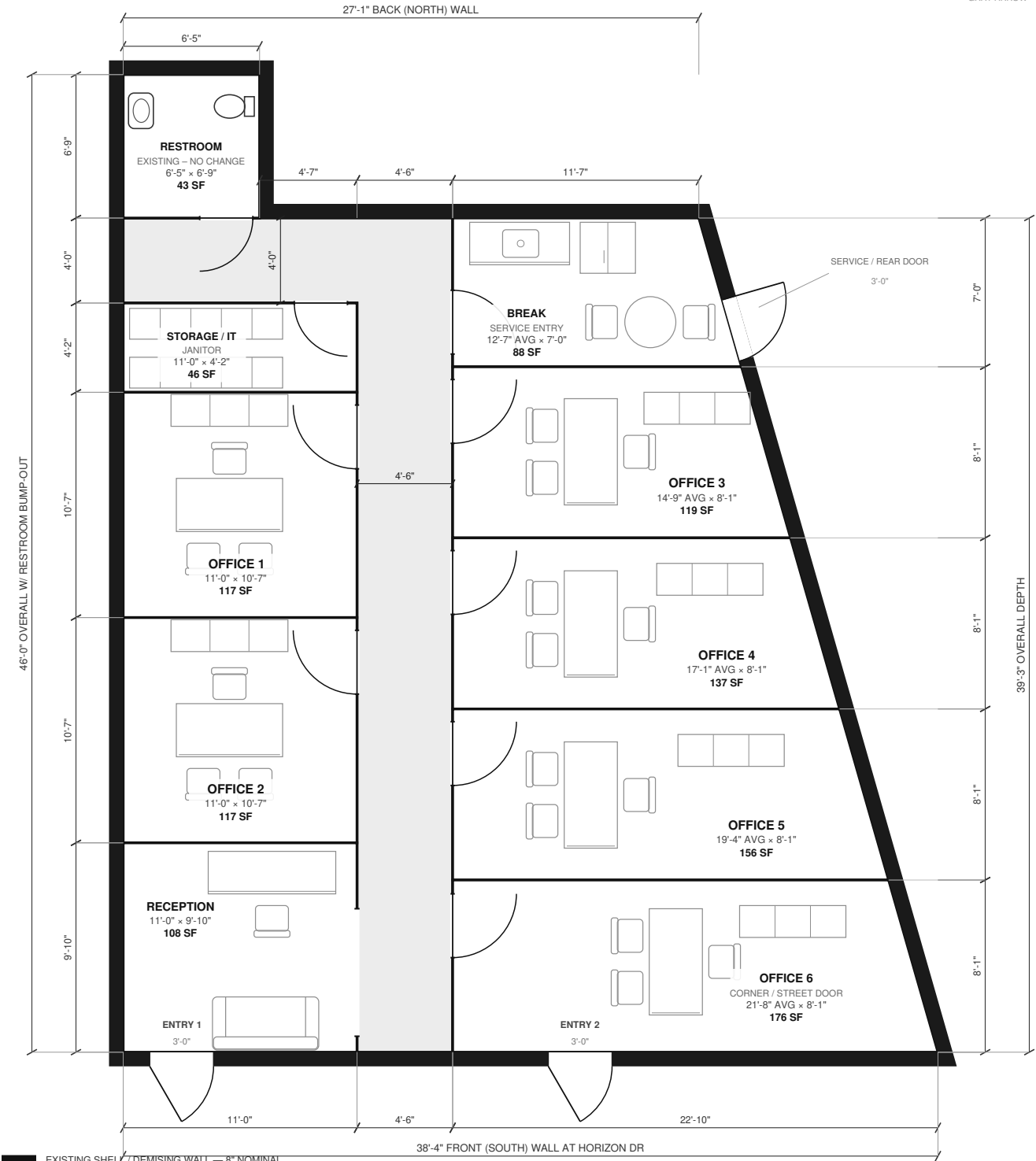
1,800 SF RENTABLE PER RENT ROLL

759 HORIZON DRIVE — UNITS K & L

Grand Junction, Colorado 81506 · 970 Rentals Ltd.

TEST FIT OPTION B — PRIVATE OFFICE SUITE (6 OFFICES)

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

ROOM TAG = NAME / DIMENSION (W x D) / AREA. Room dimensions are to partition centerlines; "AVG" marks rooms on the slanted east wall.

PROGRAM — OPTION B

RESTROOM	6'-5" x 6'-9"	43 SF	RECEPTION	11'-0" x 9'-10"	108 SF	OFFICE 5	19'-4" AVG x 8'-1"	156 SF
STORAGE / IT	11'-0" x 4'-2"	46 SF	BREAK	12'-7" AVG x 7'-0"	88 SF	OFFICE 6	21'-8" AVG x 8'-1"	176 SF
OFFICE 1	11'-0" x 10'-7"	117 SF	OFFICE 3	14'-9" AVG x 8'-1"	119 SF	CORRIDOR	4'-6" CLEAR	221 SF
OFFICE 2	11'-0" x 10'-7"	117 SF	OFFICE 4	17'-1" AVG x 8'-1"	137 SF			

TOTAL PROGRAMMED ≈ 1,327 SF (to partition centerlines) · SHELL NET USABLE ≈ 1,285 SF · 1,800 SF RENTABLE PER RENT ROLL

FURNITURE IS A FIT STUDY ONLY, drawn at real size to prove the plan is comfortable. Nothing here is included in the lease. REVISED DOWN FROM SEVEN OFFICES TO SIX, on purpose. Seven bands left the east offices about 6'-10" to 8'-0" deep, which only works if every desk is jammed against a wall. Six bands give every office at least 8'-1" of depth and 117 SF, and the west pair are 11'-0" x 10'-7" with room for a full desk, credenza and two guest chairs. That is a room a tenant will pay for; the seven-office version was not. East offices are laid out with the desk running north-south so the 8'-1" dimension is never the working dimension - each one still has 14'-9" to 21'-8" of width. Office 6 at the south-east corner is 176 SF and can take Entry 2 as its own street door. NO CONFERENCE ROOM in this scheme - that is the trade for six private offices. If the tenant needs one, use Option A. NO NEW RESTROOM, same code basis as Option A. Verify the existing restroom meets ICC A117.1 accessible clearances in the field.

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759 HORIZON DR — UNITS K & L — OPTION B

Grand Junction, CO 81506

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

DATE: July 25, 2026

SHEET: A1.0 — FLOOR PLAN · REV. 4

NET USABLE

≈ 1,285 SF

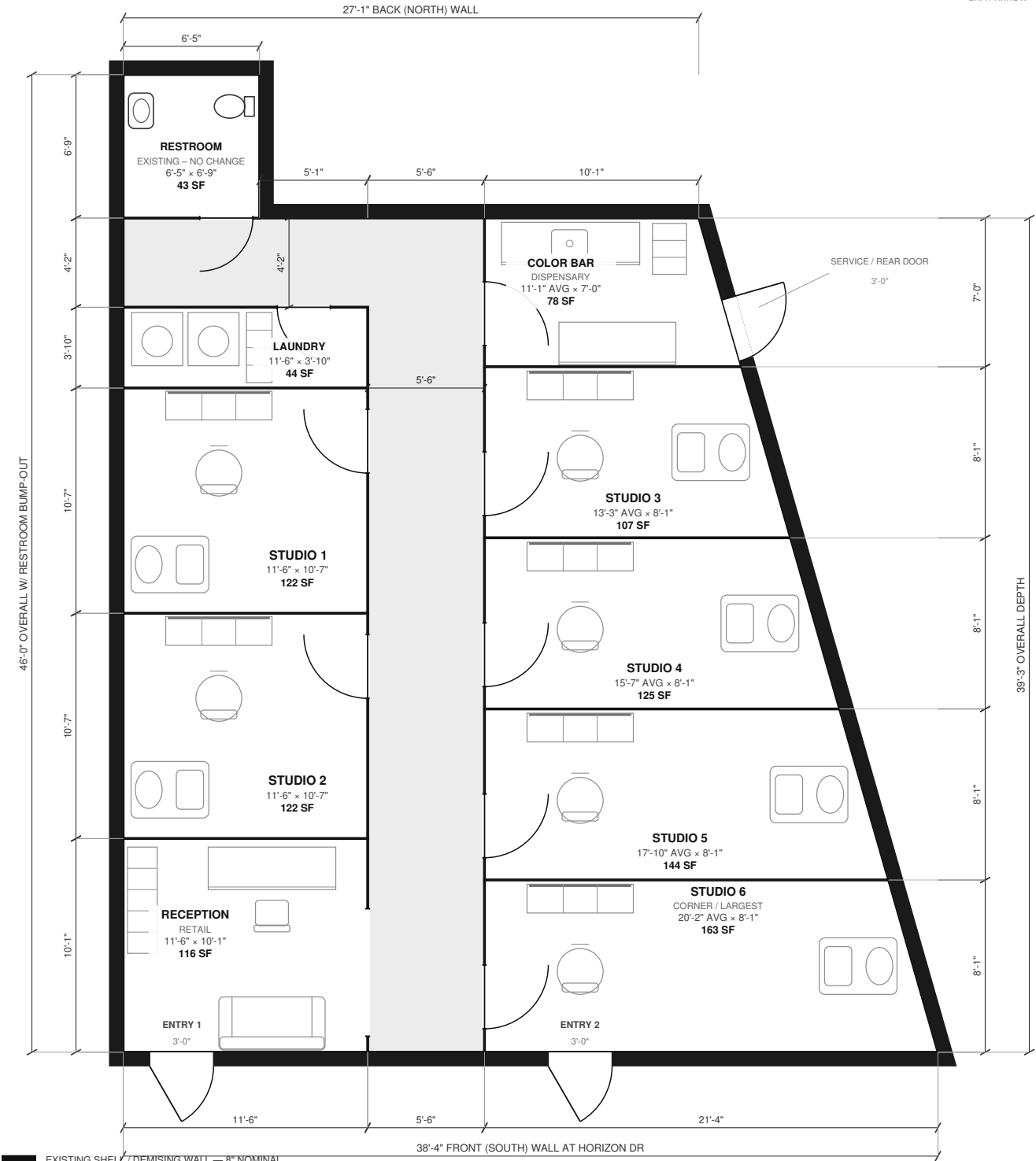
1,800 SF RENTABLE PER RENT ROLL

759 HORIZON DRIVE — UNITS K & L

Grand Junction, Colorado 81506 · 970 Rentals Ltd.

TEST FIT OPTION C — SALON STUDIOS (6 STUDIOS)

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



- EXISTING SHELL / DEMISING WALL — 8" NOMINAL
- NEW PARTITION (TEST FIT) — 3/2" STUD, 5" NOMINAL FINISHED
- CIRCULATION / CORRIDOR
- FURNITURE — LAYOUT STUDY ONLY, NOT IN LEASE

ROOM TAG = NAME / DIMENSION (W x D) / AREA. Room dimensions are to partition centerlines; "AVG" marks rooms on the slanted east wall.

PROGRAM — OPTION C

RESTROOM	6'-5" x 6'-9"	43 SF	RECEPTION	11'-6" x 10'-1"	116 SF	STUDIO 5	17'-10" AVG x 8'-1"	144 SF
LAUNDRY	11'-6" x 3'-10"	44 SF	COLOR BAR	11'-1" AVG x 7'-0"	78 SF	STUDIO 6	20'-2" AVG x 8'-1"	163 SF
STUDIO 1	11'-6" x 10'-7"	122 SF	STUDIO 3	13'-3" AVG x 8'-1"	107 SF	CORRIDOR	5'-6" CLEAR	264 SF
STUDIO 2	11'-6" x 10'-7"	122 SF	STUDIO 4	15'-7" AVG x 8'-1"	125 SF			

TOTAL PROGRAMMED = 1,327 SF (to partition centerlines) · SHELL NET USABLE = 1,285 SF · 1,800 SF RENTABLE PER RENT ROLL

FURNITURE IS A FIT STUDY ONLY. Each studio is drawn with a real 5'-0" styling counter, a 2'-2" chair and a 2'-8" x 3'-8" shampoo bowl. SEVEN STUDIOS DO NOT FIT. The earlier seven-studio version left the east studios about 6'-5" deep: counter 1'-4" plus the client chair zone 4'-0" leaves the stylist roughly 1'-2" to stand in, and a stylist needs about 2'-9". At SIX studios every east studio is 8'-1" deep and 107 to 163 SF, which is the size a Sola-format studio actually leases at. The treatment room came out to buy that depth - the six studios are worth more. CRAWL SPACE BELOW - plumbing is not a constraint. Bowls, traps and vents drop straight through the floor: no slab saw-cutting, no shared wet wall. Every bowl sits on its own studio's exterior wall, chair and mirror face the corridor partition, so no two studios share a plumbing chase. NO NEW RESTROOM is legal here (Group B, 12 calculated occupants) but six operators plus clients will use one hand. Strongly recommend adding a second restroom if a salon tenant signs - the crawl space makes it inexpensive almost anywhere. Verify ICC A117.1 clearances in the field. Budget per-studio HVAC balance and exhaust, a 200A+ panel with dedicated circuits, and sound-rated partitions. CHECK USE EXCLUSIVITY: Harras Salon already occupies Unit G at 759 Horizon Dr - confirm its lease has no salon exclusive before marketing K & L as salon studios.

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759 HORIZON DR — UNITS K & L — OPTION C

Grand Junction, CO 81506

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

DATE: July 25, 2026

SHEET: A1.0 — FLOOR PLAN · REV. 4

NET USABLE

≈ 1,285 SF

1,800 SF RENTABLE PER RENT ROLL