



## Amy Brown

Commercial Advisor

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This plan is a conceptual space study prepared to show how the suite may be adapted for a professional office user such as an insurance firm, law office, or similar business. The layout focuses on a welcoming reception and waiting area, multiple private offices, practical circulation, a discreetly placed restroom, and functional support areas including a break area/kitchenette and file/storage/HVAC space.

All plans are preliminary and intended for discussion purposes only. Final build-out scope, dimensions, costs, finishes, and configuration would be determined through tenant input, landlord approval, contractor pricing, and code review.

# SUITE 101

## 1,545 SF

### COMMERCIAL OFFICE SUITE

#### CONCEPTUAL FLOOR PLAN

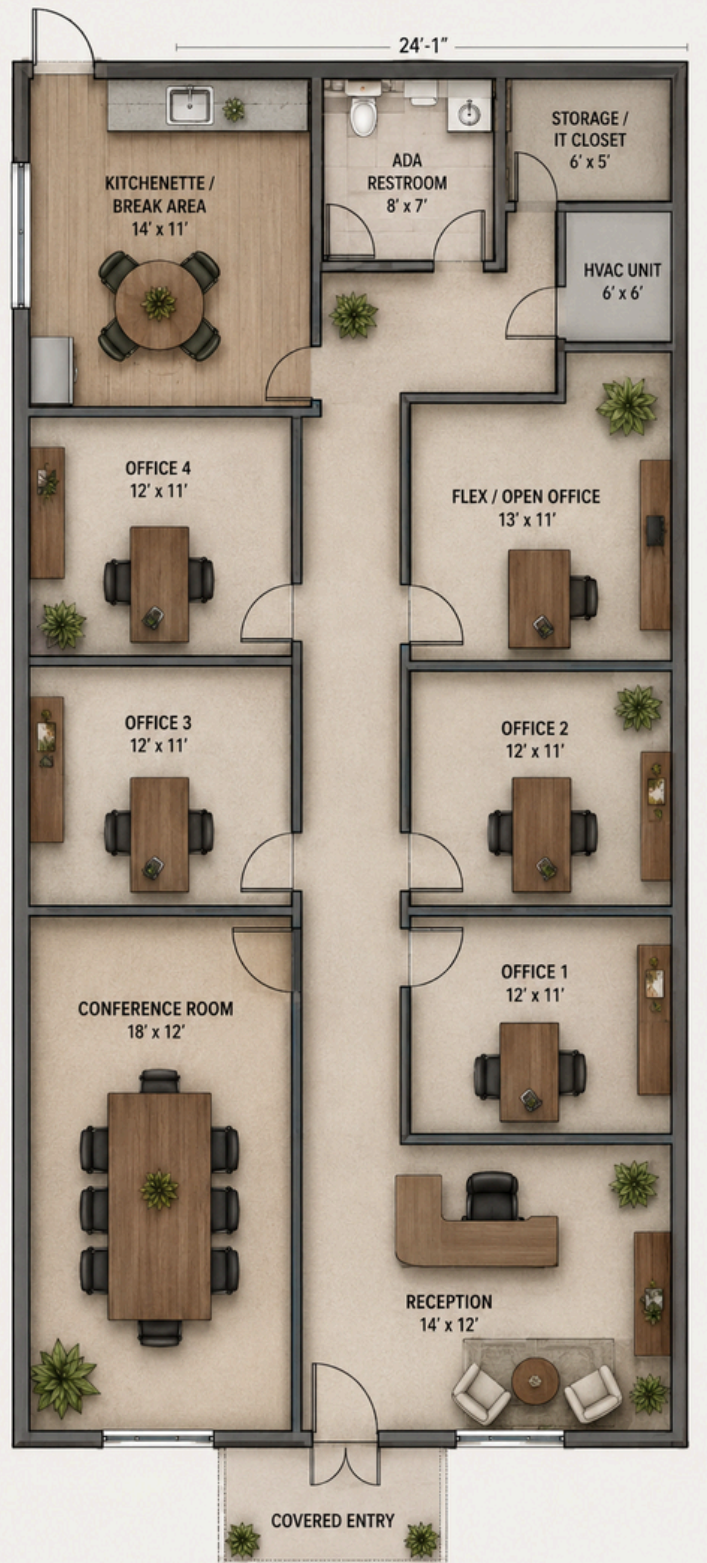
-  RECEPTION AREA
-  CONFERENCE ROOM
-  4 PRIVATE OFFICES
-  FLEX / OPEN OFFICE
-  KITCHENETTE / BREAK AREA
-  ADA RESTROOM
-  STORAGE / IT CLOSET
-  HVAC UNIT

#### SPACE SUMMARY

Reception	14' x 12'
Conference Room	18' x 12'
Office 1	12' x 11'
Office 2	12' x 11'
Office 3	12' x 11'
Office 4	12' x 11'
Flex / Open Office	13' x 11'
Kitchenette / Break Area	14' x 11'
ADA Restroom	8' x 7'
Storage / IT Closet	6' x 5'
HVAC Unit	6' x 6'

**TOTAL** 1,545 SF

#### KEY PLAN



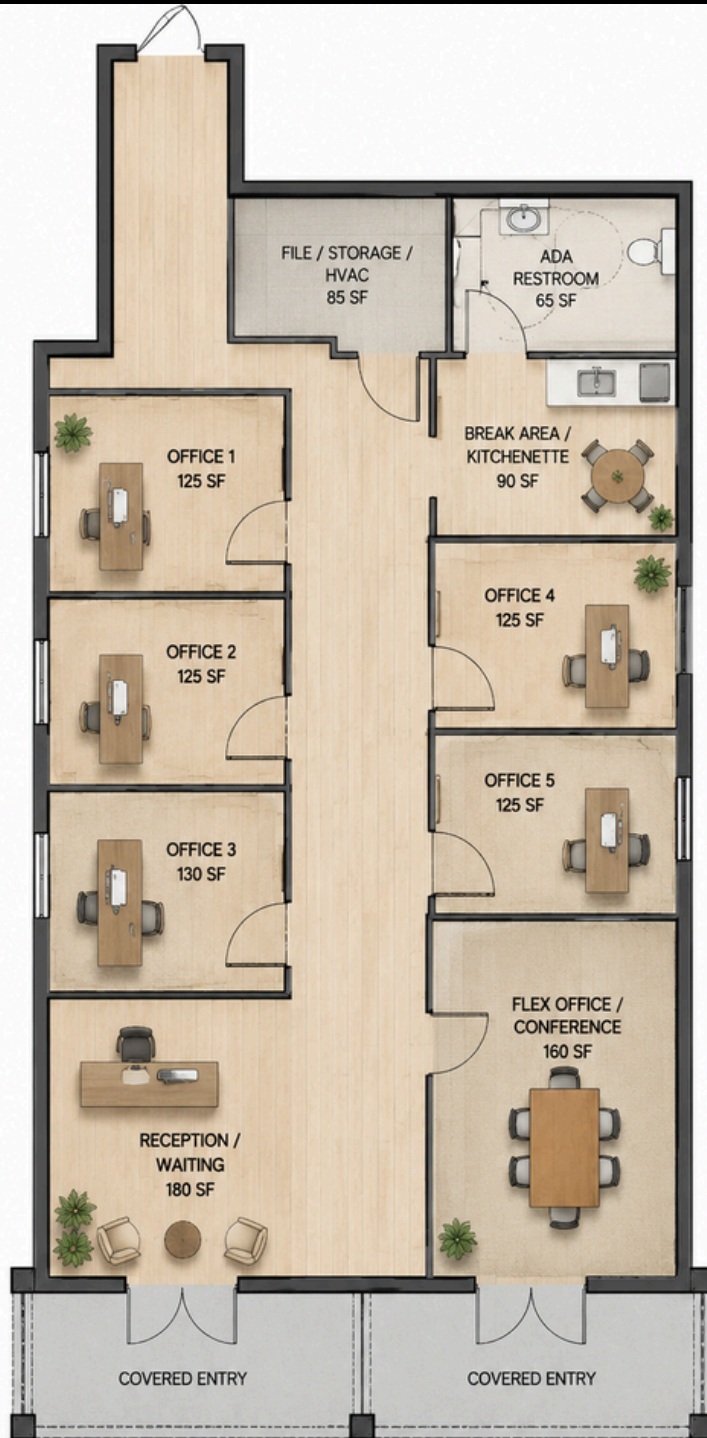
# SUITE 101

± 1,545 SF

## CONCEPTUAL FLOOR PLAN

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## SPACE SUMMARY

RECEPTION / WAITING	180 SF
OFFICE 1	125 SF
OFFICE 2	125 SF
OFFICE 3	130 SF
OFFICE 4	125 SF
OFFICE 5	125 SF
FLEX OFFICE / CONFERENCE	160 SF
BREAK AREA / KITCHENETTE	90 SF
ADA RESTROOM	65 SF
FILE / STORAGE / HVAC	85 SF
CIRCULATION / COMMON AREA	435 SF
<b>TOTAL APPROXIMATE</b>	<b>1,545 SF</b>

□ = COLUMN (TYP.)

# SUITE 101

## CONCEPTUAL FLOOR PLAN

4213 38TH ST, COLUMBUS, NEBRASKA

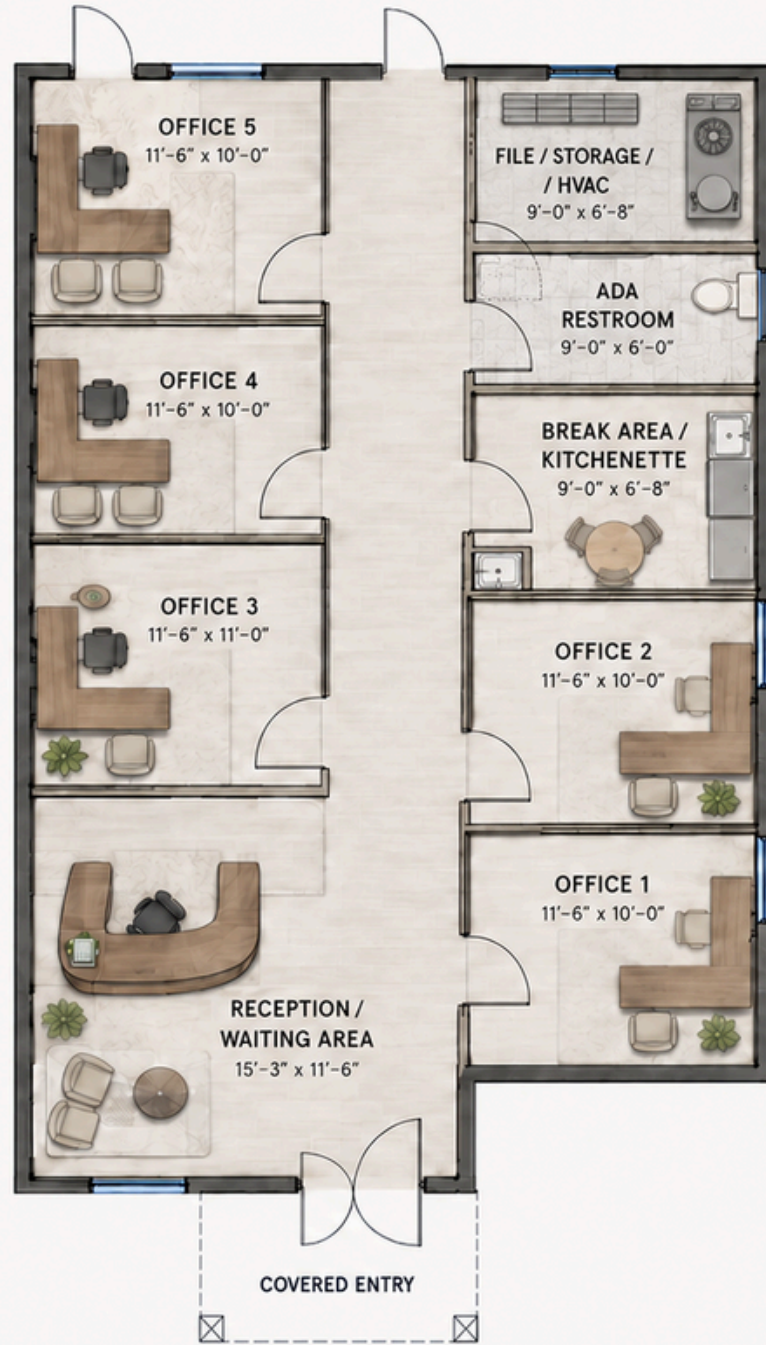
### SPACE SUMMARY

RECEPTION / WAITING	195 SF
OFFICE 1	120 SF
OFFICE 2	120 SF
OFFICE 3	130 SF
OFFICE 4	120 SF
OFFICE 5	120 SF
CONFERENCE ROOM	160 SF
BREAK AREA / KITCHENETTE	85 SF
COPY / FILE / STORAGE	60 SF
ADA RESTROOM	55 SF
CIRCULATION	380 SF

**TOTAL APPROXIMATE**  
~1,545 SF

### KEY FEATURES

-  Welcoming reception and waiting area
-  Five private offices for team and client meetings
-  Conference room for presentations and staff meetings
-  Break area / kitchenette for staff convenience
-  Copy / file / storage room for supplies and records
-  ADA-compliant restroom
-  Efficient layout with clear circulation

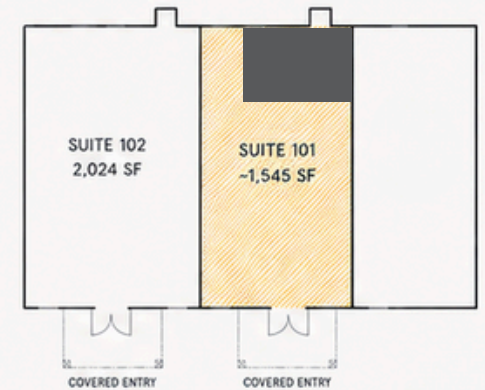


**~1,545 SF**  
NET LEASABLE AREA

### LEGEND

-  EXISTING WALL
-  NEW DRYWALL PARTITION
-  GLASS / WINDOW
-  DOOR SWING
-  VINYL PLANK FLOORING
-  TILE FLOORING (RESTROOM)

### KEY PLAN



SUITE 102  
2024 SF

64'

SUITE 101  
1545 SF

S1  
OFFICE  
STORAGE  
104

S1

OFF  
1

S1

OFF  
1

S1

OFF  
1

COVERED ENTRY

COVERED ENTRY

