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This plan is a conceptual space study prepared to show how the suite may be adapted for any office type. This concept was made for a mental health clinic. The layout focuses on patient privacy, comfortable therapy office design, efficient circulation, and practical staff support areas.

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

2,024 SQ. FT. MENTAL HEALTH CLINIC

CONCEPTUAL FLOOR PLAN


4213 38TH ST, COLUMBUS, NEBRASKA


#102


~2,024 SF
NET LEASABLE AREA





KEY FEATURES

 Larger private therapy offices for comfort and confidentiality

 Welcoming reception / waiting area

 Patient restroom conveniently near reception

 Kitchenette / break area for staff use

 Separate staff restroom for privacy and convenience

 Standard drywall construction for cost-efficiency

SPACE SUMMARY

Reception / Waiting Area	22' x 16'
Patient Restroom	6' x 8'
Therapy Office 1	16' x 14'
Therapy Office 2	16' x 14'
Therapy Office 3	16' x 14'
Therapy Office 4	16' x 14'
Therapy Office 5	16' x 14'
Therapy Office 6	16' x 14'
Kitchenette / Break Area	14' x 14'
Staff Restroom	6' x 8'
Records / Storage / IT	6' x 6'

TOTAL 2,024 SF

LEGEND

-  Exterior / Structural Wall
-  Interior Wall
-  Drywall Partition
-  Window / Exterior Glass
-  Cabinetry / Built-in

KEY PLAN



A floor plan diagram showing two main office suites. Suite 102 is a large rectangular area on the left, shaded in light yellow. Suite 101 is a larger area on the right, shaded in light green. Suite 102 is labeled with a yellow callout box containing the text 'SUITE 102' and '2024 SF'. Suite 101 is labeled with a yellow callout box containing the text 'SUITE 101' and '1545 SF'. To the right of Suite 101 is a smaller area labeled 'OFFICE STORAGE 104' with a square symbol containing 'S1' above it. At the bottom of the plan, there are two 'COVERED ENTRY' areas, each with a square symbol containing 'X' at its corners. The plan also shows various door and window symbols, including 'S1' symbols and 'X' symbols, and architectural details like door swings and wall thicknesses.

SUITE 102
2024 SF

SUITE 101
1545 SF

COVERED ENTRY

COVERED ENTRY

S1
OFFICE STORAGE
104

S1
OFF
1

S1
OFF
1

S1
OFF
1