

# 1601 Riverfront Drive

## Professional Office Space



***Ste. 102 - \$3,200/MO + NNN***

***Ste. 104 - \$2,440/MO + NNN***

***Ste. 201 - \$3,940/MO + NNN***

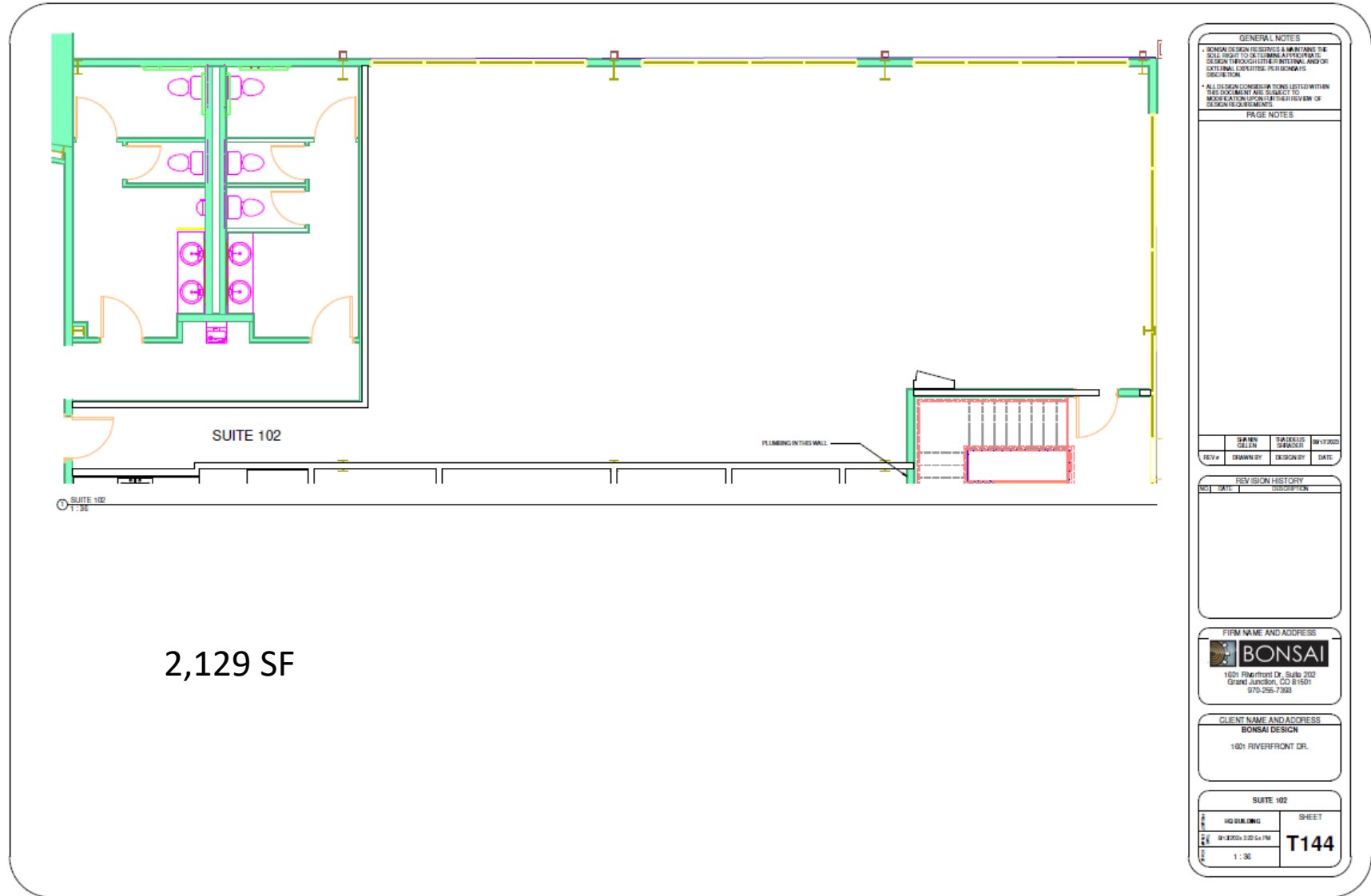
***Ste. 204 - \$650/MO - Full Svc***



**BONSAI**



**COLDWELL BANKER  
COMMERCIAL**  
PRIME  
PROPERTIES



**GENERAL NOTES**

- BONSAI DESIGN RECEIVES & MAINTAINS THE SOLE RIGHT TO OBTAINING APPROVAL OF DESIGN THROUGH EITHER INTERNAL AND/OR EXTERNAL CONSULTING PROFESSIONALS DISCRETION.
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**PAGE NOTES**

REV #	DESIGNED BY	DESIGNED BY	DATE
	SHAWN GILLEN	TRACELIS SERRACIT	09/17/2023

**REVISION HISTORY**

REV	DATE	DESCRIPTION

**FIRM NAME AND ADDRESS**

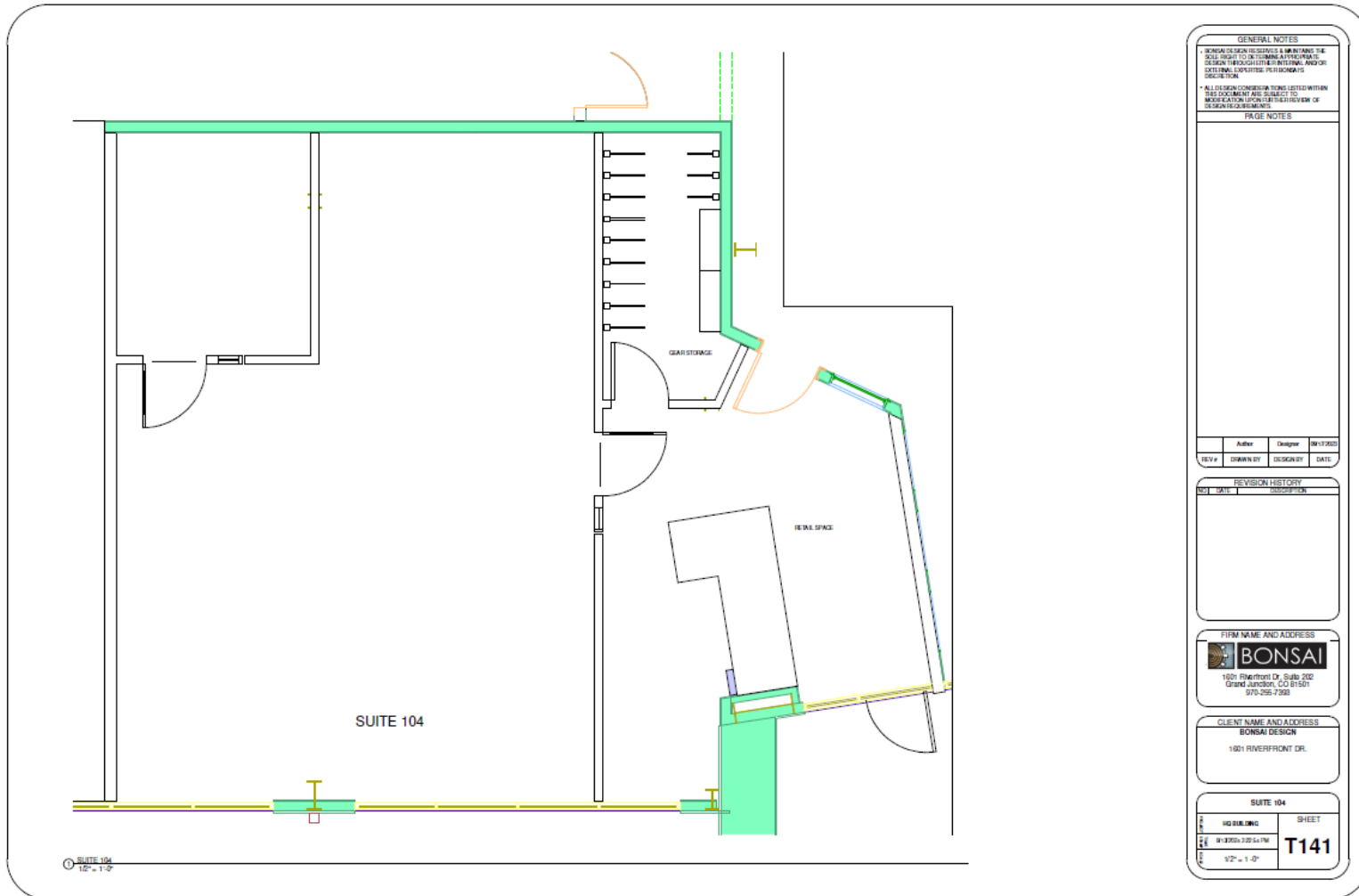
**BONSAI**  
1601 RIVERFRONT DR, SUITE 202  
GRAND JUNCTION, CO 81501  
970-255-7398

**CLIENT NAME AND ADDRESS**

**BONSAI DESIGN**  
1601 RIVERFRONT DR.

**SUITE 102**

NO.	NO. BUILDING	SHEET
1	1601 RIVERFRONT DR SUITE 202	<b>T144</b>
SCALE	1:30	



1,468 SF

**GENERAL NOTES**

- \* GENERAL DESIGN SERVICES ARE LIMITED TO THE SIZE, HEIGHT, TO INTERIM APPROXIMATE COSTS THROUGH THE INITIAL AND/OR EXTERNAL EXPERTISE PER BONAISI'S DISCRETION.
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**PAGE NOTES**

Author	Designer	09/13/2023
REV#	DRAWN BY	DATE

**REVISION HISTORY**

REV#	DATE	DESCRIPTION

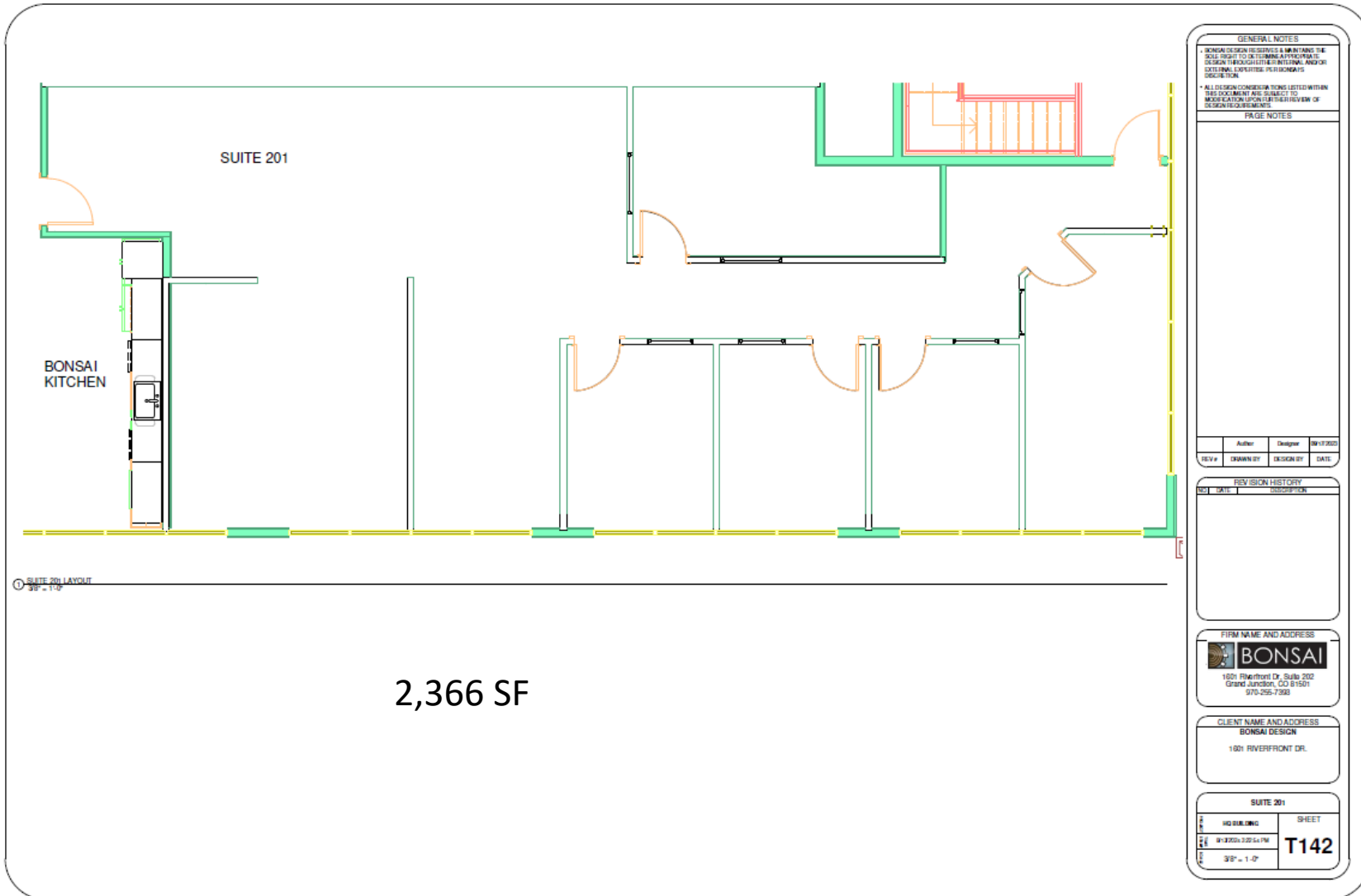
**FIRM NAME AND ADDRESS**

**BONSAI**  
1001 Riverfront Dr. Suite 202  
Grand Junction, CO 81501  
970-256-7388

**CLIENT NAME AND ADDRESS**

BONAISI DESIGN  
1001 RIVERFRONT DR.

SUITE 104	
NO. OF SHEETS	SHEET
1	T141
DATE	09/13/2023 04:17 PM
SCALE	1/2" = 1'-0"



**GENERAL NOTES**

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- ALL DESIGN CONSIDERATIONS LISTED WITHIN THIS DOCUMENT ARE SUBJECT TO MODIFICATION UPON THE REVIEW OF DESIGN REQUIREMENTS.

**PAGE NOTES**

REV#	DATE	DESCRIPTION

REV#	DRAWN BY	DESIGN BY	DATE

**REVISION HISTORY**

REV#	DATE	DESCRIPTION

**FIRM NAME AND ADDRESS**

**BONSAI**  
1001 Riverfront Dr., Suite 202  
Grand Junction, CO 81501  
970-255-7393

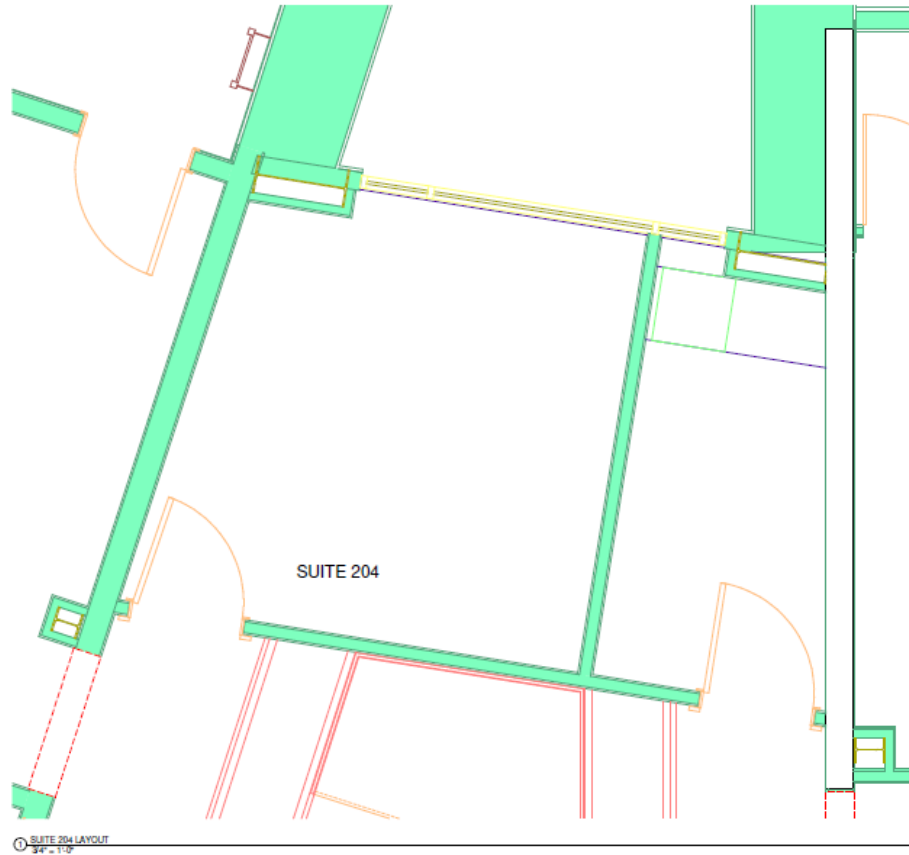
**CLIENT NAME AND ADDRESS**

**BONSAI DESIGN**  
1001 RIVERFRONT DR.

SUITE 201	
NO. BUILDING	SHEET
01-0305a-202-S4-FW	<b>T142</b>
3/8" = 1'-0"	



185 SF



① SUITE 204 LAYOUT  
3/4" = 1'-0"

<p><b>GENERAL NOTES</b></p> <p>BONSAI DESIGN IS DESIGNER &amp; MAINTAINS THE SOLE RIGHT TO DETERMINE ANY MODIFICATIONS TO THIS DESIGN THROUGHOUT THE PROJECT AND/OR EXTERNAL EXPERTISE PER BONSAI'S DISCRETION.</p> <p>ALL DESIGN CONSIDERATIONS LISTED WITHIN THIS DOCUMENT ARE SUBJECT TO MODIFICATION UPON FURTHER REVIEW OF DESIGN REQUIREMENTS.</p>																	
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<p><b>FIRM NAME AND ADDRESS</b></p> <p><b>BONSAI</b> 1001 Riverfront Dr., Suite 202 Grand Junction, CO 81501 970-255-7393</p>																	
<p><b>CLIENT NAME AND ADDRESS</b></p> <p>BONSAI DESIGN 1001 RIVERFRONT DR.</p>																	
<p><b>SHEET INFORMATION</b></p> <table border="1"> <tr> <td colspan="2">SUITE 104</td> </tr> <tr> <td>NO. OF SHEETS</td> <td>SHEET</td> </tr> <tr> <td>1</td> <td>T143</td> </tr> <tr> <td>DATE</td> <td>SCALE</td> </tr> <tr> <td>01-13-2016</td> <td>3/4" = 1'-0"</td> </tr> </table>				SUITE 104		NO. OF SHEETS	SHEET	1	T143	DATE	SCALE	01-13-2016	3/4" = 1'-0"				
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***Grand Junction, CO 81501***  
***970-244-6602***  
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