



Proposed by Michael Wynkoop | Wynkoop Consulting

A coworking / shared office for remote workers, freelancers and local professionals. Eight individual workstations support computer-based work, with separate spaces for calls, small meetings and informal conversation. Self-service coffee is an amenity for workspace users.

Work area	8 desks	48 x 30 in each; two facing rows of four
Private calls	2 phone booths	4 x 4 ft planning footprint each
Small meetings	2 rooms	9 ft x 10 ft 4 in each, including walls
Lounge	2 facing sofas	84 x 36 in each; shared coffee table
Coffee	Wall cabinetry	72 x 24 in overall; self-service
Existing support	Restroom + rear access	Retained in the proposed arrangement

Two glazed meeting-room enclosures, two freestanding call booths, coffee cabinetry, and movable desks and lounge furniture. Lighting, acoustic treatment and power/data provisions would be coordinated with the property owner as the design develops. The existing restroom and front/rear openings are retained in this concept.

Shell: 23 ft x 48 ft 4 in from the listing sketch (about 1,112 sq ft; listing: 1,104 sq ft).
Furniture and partitions are proposed. The sketch has a 5 in depth discrepancy.
* Existing columns are not located on the sketch and are omitted from this plan.
Field measurements, column locations and final clearances must be confirmed.
Dashed desk-side bands reserve chair space; marked aisles are additional to it.

Proposed use and alterations are subject to owner agreement and applicable approvals.

Proposed space | concept visualization

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8 WORKSTATIONS / 2 CALL BOOTHS / 2 MEETING ROOMS / LOUNGE + SELF-SERVICE COFFEE

AI-generated 3D concept. The dimensioned plan on sheet 01 controls quantities and dimensions.
Ceiling and existing columns are omitted for visibility. Materials, fixtures and exact clearances remain illustrative.