



Lions Chase Commercial Retail

Black Box:

- Building core and shell conditions:
  - Exposed CMU perimeter walls
  - Exposed stud cavity with insulation and a plastic shield
  - Storefront installed.
    - Anodized frames, glass and entry doors
  - Open bar joists, deck and beams
  - Slab on grade
    - Broom swept.
  - Demising wall studding installed
- Trade installations:
  - Electrical:
    - Service panel installed – core assembly, no power wiring or panel board.
    - Temp lighting – 1 light per 500 SF (leasing lighting)
    - Temp outlet and switch – power into the space – switched by the rear door.
  - HVAC
    - Unit installed on the roof / curb / roof patch / power conduit and gas line connected – 1 ton per 400 SF.
  - Water lines running into space.
  - Gas lines running into the space.
  - Sprinkler heads turned upwards per open ceiling conditions.
  - Fire alarm link into the space

## Whitebox:

- Building core and shell conditions:
  - Demising walls insulated and drywalled.
    - Taped, sanded and primed.
  - Exterior walls (studded walls)
    - Drywalled – per fire safing requirements
  - 1 restroom installed complete per work letter.
  - Slab on grade
    - Broom swept.
  
- Trade installations:
  - Electrical
    - Service panel / meter
      - Hard wired and open circuits installed.
    - Lighting installed – 1 per 300 SF.
    - Outlets – 1 per 20 LF on perimeter walls
  - HVAC:
    - center ductwork installed – front to rear.
    - Sidewall extensions
    - Flex and diffusers installed per a central layout.
  - Water and gas:
    - Meter banks connected, stubbed into space.
  - Ceiling grid installed.
    - Central matrix – 2x4 grid assembly
  - Sprinkler heads installed into the new grid – central pattern.