

# **WESTFIELD MARKET**

## **White Box Condition Definition**

### **TENANT PROVIDES:**

1. Final taping and finishing of drywall, except the restroom interior.
2. Window sills and sill treatments.
3. Interior doors and walls.
4. Painting not specifically mentioned below.
5. HVAC ductwork, grilles, and diffusers.

### **LANDLORD PROVIDES:**

1. Completed concrete floor, ready to receive finishes.
2. 6" steel stud demising wall with insulation and 5/8" drywall on each side, fire taped only.
3. Insulated roof panels (R-21.5 insulation value).
4. Front and rear of store dry walled, but fire taped only.
5. Rear service door and hardware to be installed.
6. Single aluminum entrance door, hardware and glazing.
7. Painting of rear service door and frame, restroom door and frame, and interior of restroom walls and ceiling.
8. Suspended grid ceiling.
9. Floor covering (\$2.50/SF allowance).
10. Fluorescent 2' x 4' lighting (1 fixture / 100 SF)
11. Single ADA compliant restroom to be constructed, including:
  - a. 3 – 5/8" steel stud walls to 8'0" with insulation and 5/8" drywall on both sides.
  - b. 6" steel stud deck with insulation, 5/8" drywall on bottom side and 3/4" plywood on the top side.
  - c. 2 grab bars, toilet paper dispenser, and 2' x 3' mirror.
  - d. Plumbing, HVAC, and Electrical – see below.
12. Plumbing
  - a. Remote read water meter for each Tenant.
  - b. Insulation as necessary.
  - c. Restroom plumbing, including:
    - i. 1 tank style water closet.
    - ii. 1 wall hung lavatory.
    - iii. 1 floor mounted mop sink.
    - iv. 1 twenty-gallon water heater with drip pan mounted on restroom ceiling.
    - v. 1 floor drain.
  - d. Water drinking fountain.

### 13. HVAC

- a. 1 ton of cooling per 400 SF. If the Tenant's business requires additional HVAC needs, Tenant is responsible for those costs.
- b. Individual rooftop unit with economizer, roof curb, smoke detector, and programmable thermostat.
- c. Restroom exhaust fan mounted on the roof with a curb.
- d. Plenum drops only – no ductwork, diffusers or grilles.
- e. No balancing or testing.

### 14. Electrical

- a. 200 amp, 3-phase electrical panel
- b. 70 watt exterior wall packs at the rear door
- c. 1 exit/emergency light fixture
- d. Conduit and box for exterior Tenant signage.
- e. Wire rooftop unit and thermostat.
- f. Wire water heater.
- g. Wire exhaust fan.
- h. 1 vanity light with switch and occupancy sensor.
- i. 1 GFCI receptacle.
- j. Outlets (10' o.c. at the storefront, and 10' o.c. in the demising walls).