

DELIVERED PREMSIS DEFINITION “Vanilla Shell”

Below is the description of a premises being “vanilla shell” (sometimes described as “white box” due to having white sheet-rocked walls and a white dropped ceiling). A vanilla shell build-out typically includes:

1. Walls

- a. The demising walls shall be constructed of ½ inch drywall including acoustical insulation, on metal studs up to the roof deck. Perimeter building walls shall be furred-out with ½ inch drywall and insulation. The surface of the drywall shall be taped, sanded and in a "ready for paint" condition.

2. Ceiling

- a. When opened to the roof deck the ceiling shall have a minimum clearance height of 10-feet. Landlord shall install a white suspended T-Bar Ceiling System comprised of 2-foot by 4-foot acoustical tile.

3. Floor

- a. The Premises shall be equipped with a slab concrete floor, broom swept and ready for floor covering.

4. Roof

- a. The roof to be constructed of a 4-ply mineral surface roof system. Roof of Premises shall be delivered in good condition and free of leaks.

5. Door Systems

- a. All doors and storefront glass / door systems to be constructed of double-glazed clear glass, sound and secure and in good working condition.

6. Heating/Air Conditioning

- a. Landlord shall provide a building standard HVAC system equal to a minimum of 1 ton per 350 square feet of leasable area. The HVAC ductwork, diffusers, and return air grilles, to be installed by Landlord in accordance with Landlord's building standards.

7. Electrical Service

- a. The Premises shall be equipped with a 200 amps - 3 phase, 42 circuit service panel with a 120/208-volt power, 3 phase, 4-wire system. Electrical service shall be separately sub-metered to each Premise.



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8. Fascia Sign Circuits

- a. Each Premises shall be equipped with a 20-amp circuit with J-Box connected to a house timer and meter located within the common building utility room.

9. Electrical Outlets

- a. 110-volt duplex outlets distributed throughout perimeter walls of Premises. One outlet provided approximately every 20 feet.

10. Telephone Outlet

- a. Telephone conduit and pull string installed into Premises from the common building utility room, for wiring access to Premises.

11. Lighting Fixtures

- a. One (1) standard 2' x 4' fluorescent fixture for every 80 square feet of useable floor area within the Premises. The exact location of fixtures to be determined in accordance with the Landlord's building standard plan.

12. Restroom

- a. One (1) standard restroom built to American With Disabilities Act ("ADA") standards. The restroom shall consist of painted walls, vinyl flooring, one (1) lavatory, one (1) incandescent light fixture, one (1) wall outlet, one (1) exhaust fan, and rough-in plumbing for hot water heater (water heater not included)

13. Sewer

- a. Sewer installed at a depth sufficient to service all points within the facility. Any additional fees and costs related to the Tenant's specific use shall be paid by the Tenant.

14. Water

- a. Water service plumbed to Premises per Landlord's building standards, which shall include a minimum service line of one inch (1"). Water for the Premises will be sub-metered on a case-by-case basis by Landlord at their sole and absolute discretion. Such Premises sub-metering shall be paid for by Tenant.

15. Gas Lines

- a. Each Premise will be stubbed with ½" gas service which shall be individually sub-metered.

16. Fire Sprinklers

- a. Any fire sprinklers and other fire monitoring systems installed in Premises and distributed throughout Premises as required by local building and fire codes.

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