

Gaines Real Estate Company
White Box Criteria – Retail Suite

1. HVAC- 300 S.F. per ton
2. Electrical- meter base, 100 amp 3-phase circuit panel with two outlets per demising wall. Light switch at entry door, exit lights if required.
Installation of fluorescent light fixtures, one for every 75 square feet of space.
3. Electrical circuit with timer for exterior sign if required. Sign and hookup by Tenant.
4. Restroom- ADA with white economical toilet, white wall hung lavatory with 4-inch faucets, maximum 10 foot run for drain and exhaust fan, hot water optional.
5. Dropped ceiling with insulation
6. Flooring- commercial grade tile or credit toward upgrade
7. Doors- front and rear if required
8. Sheet rock walls, tape and bed prepared for paint or wall paper.

Note: all specifications to local code requirements.