

Core and Shell Description
2534 - SEC of Endeavor Drive & Concorde Avenue, Johnstown, CO

1. Structure

The structural steel frame, columns, beams, floor and roof shall be constructed according to plans and specifications provided by Engineer of Record and Rigid Global Systems. Roof will be insulated roof Metal Deck construction.

2. Mezzanine

Seller shall deliver the core and shell to include a wood framed mezzanine. The cost to build-out the mezzanine shall be borne by the Buyer.

3. Space Heights

The Minimum clear height from concrete slab to bottom of lowest structural girder is 20'-0" at rear of building.

4. Store Fronts

Store fronts and windows have been designed by engineer and are per plans and local codes. Alteration of the store fronts and windows will be at the cost of the Buyer and shall be approved in writing by Seller and the owners association prior to any work commencing.

5. Interior Finish

- a) **Floor Slab:** Buyer shall be responsible for floor slab. Seller shall credit Buyer \$3.15 per square foot of floor area for floor slab upon closing.
- b) **Ceilings:** All ceiling areas shall be exposed to roof structure and insulation.
- c) **Walls:** Seller shall install demising wall between subject unit and adjacent unit(s). Buyer will be obligated to install sound dampening insulation in walls between subject unit and adjacent unit(s). Buyer will also be obligated to install sheetrock on steel studs to finish walls facing subject unit.

6. Electrical Work

Seller will place panel inside unit in a location to be determined at Sellers discretion. Buyer shall be responsible for all electrical distribution from meter as necessary to finish space. Fire Alarm system mother panel to be provided by Seller. Buyer shall provide alarm devices for specific unit.

7. HVAC

Buyer will be responsible for HVAC unit(s) and all duct distribution.

8. Utilities

- a) **Water and Sewer:** Seller shall bring sewer and water per civil plans and specifications for Buyer to connect and distribute as necessary. 4" lateral sewer shall be located near front of building. Water branch lines shall be located in the ceiling area. There shall be a 3/4" service line serving each unit.
- b) **Gas:** Gas shall be brought to the space at a location determined by the utility company. Meter shall be set with line extended into space at ceiling area.
- c) **Electrical:** Electrical shall be brought to location determined by utility company and meter shall be set by Seller.
- d) **Phone:** Seller shall deliver conduit and demarcation point to the exterior of the building with a conduit stub into unit's ceiling area.
- e) **Fire Sprinkler:** Seller shall deliver fire sprinkler required by local code in a shell condition with heads turned up.