

GENERAL INFORMATION

The differences between a Shell Building, a Grey Box and a White Box tends to vary between each municipality, though most are very familiar. The following is the City of Tampa's description of each.

- Please note: Sprinklers and Fire Alarms must be completed as required for each space per the NFPA and FBC.

SHELL BUILDING

A structure with empty spaces that has not been assigned a classification of use.

1. Exterior shall be finished/complete.
2. Interior shall remain unfinished.
 - a. Bare block or studs on interior of perimeter walls (drywall is allowed).
 - b. Electrical panels completed in electric room/rooms for the main structure.
 - c. Plumbing roughs and trim-outs for common bathrooms and water fountains as provided to each floor.
 - d. Water and waste stubbed to each floor.
 - e. Mechanical ductwork is **not** allowed.
 - f. Mechanical shafts installed with ventilation.
 - g. Gas rough installed.
 - h. Stair and elevator shafts installed.
 - i. Emergency lighting and exit signage provided.
 - j. Roof drains installed.



Example of a Shell Building

Technical Guide

Shell Building vs Grey Box vs White Box

GREY BOX

Empty spaces that have not been assigned a use classification with no work other than framed walls.

1. Exterior shall be finished/complete.
2. Interior shall remain unfinished.
 - a. No floor provided or floor is unfinished.
 - b. Interior perimeter walls are bare block or open framing.
 - c. No drywall installed.
 - d. No ceiling or reflective ceiling.
 - e. Temporary emergency lighting with exit signage as required for life safety.
 - f. No HVAC ducts or controls.



Example of a Grey Box

Technical Guide

Shell Building vs Grey Box vs White Box

WHITE BOX

A ready-to-lease space with no use classification assigned.

1. Exterior shall be finished/complete.
2. Interior shall be finished.
 - a. Perimeter walls completed.
 - b. Minor electrical wiring provided.
 - c. Ceiling installed.
 - d. Emergency lighting and exit signage provided.
 - e. Plumbing rough and bathroom provided.
 - f. HVAC equipment and ductwork installed.
 - g. Walls framed, insulated and drywalled.
 - h. Floor finished or sealed concrete.



Example of a White Box