



## Technical Guide

# Shell Building vs Grey Box vs White Box

Updated 01.11.2023

### 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.

# Technical Guide

## Shell Building vs Grey Box vs White Box

- i. Emergency lighting and exit signage provided.
- j. Roof drains installed.



Example of a Shell Building

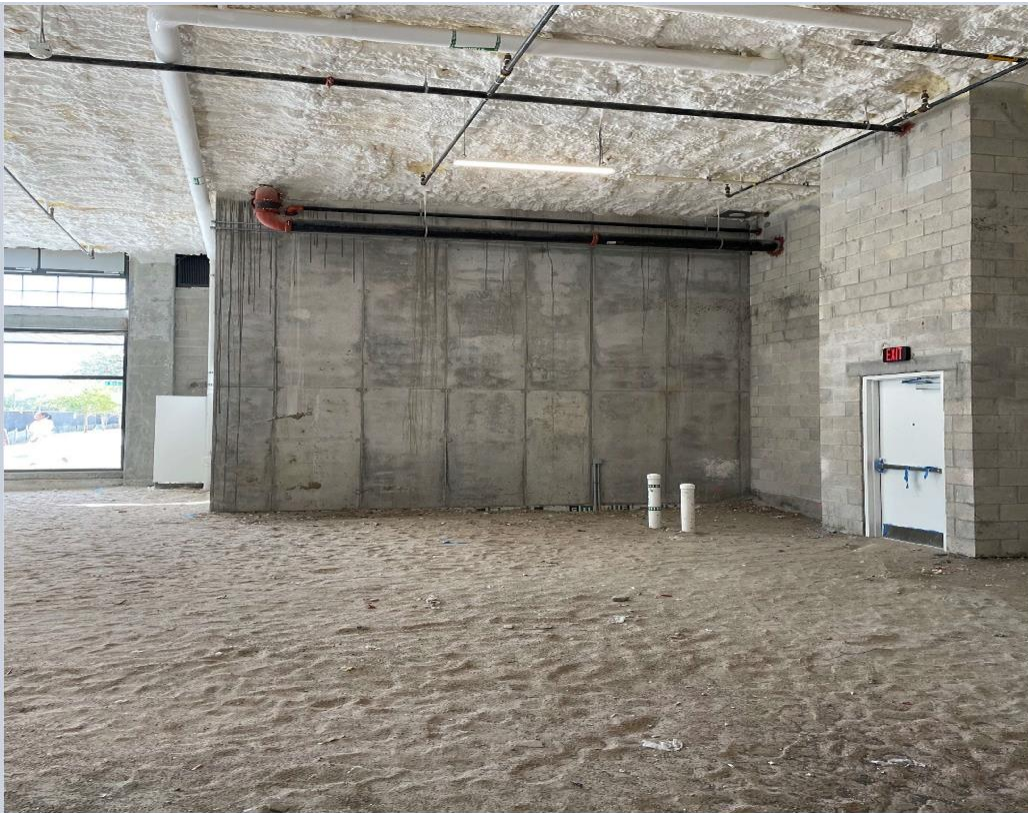
# Technical Guide

## 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.

# Technical Guide

## Shell Building vs Grey Box vs White Box



Example of a White Box