

**MIDLAND CENTER LOT 2
SHELL AND TENANT FINISH SPECIFICATIONS
JUNE 1, 2006**

Shell Building Features

- Roof:** R-42 insulation over open ceiling. No drywall or drop ceiling.
- Lower level ceiling:** Insulation and one hour fire separation (drywall). All plumbing, electrical and other lines and pipes exposed. A drop ceiling can be added in the tenant finish.
- Floors:** Concrete slab ready for tenant finish.
- Exterior Walls:** 2x6 Steel studs, Combination masonry and stucco, R-22 insulation.
- Common Walls:** 2x6 Steel stud walls, Sound attenuating fiber insulation, no drywall.
- Windows:** Vinyl windows with Low-E glazing, easy-care glass, no inside window casing or trim.
- Entry doors:** Aluminum store front doors on upper level, hollow metal doors downstairs with lever handle hardware, no inside door casing or trim.
- Fire Protection:** Fire sprinkler system throughout the building with alarm system. Sprinklers and alarms are setup for open space and must be adjusted to fit tenant finish.
- Plumbing:** Water and waste lines roughed-in for lavatory and toilets, no fixtures, fittings, and walls included. Upper level plumbing lines below floor. Fixtures to be located and holes cored through floor as part of tenant finish.
- Mechanical Systems:** GEO-Exchange heating and cooling system with heat pumps in place. No interior duct work.
- Electric Systems:** 110 volt-200 amp service to the panel in each unit. Individual metering of electric usage. No interior wiring.
- Telecommunications Systems:** Fiber optic cable via Rofintug in mechanical room. Service must be brought to each unit and internal wiring completed with tenant finish.

Tenant Finish Requirements

All Architectural and Engineering work.

Tap fees and tenant finish building permits.

Floor, ceiling, and wall coverings including drywall.

All interior walls and partitions with wall coverings.

Fire protection and fire alarm modifications due to tenant finish.

All plumbing fixtures, fittings, and installation.

All electric wiring and fixtures from the panel in the unit.

All telecommunications wiring from the mechanical room.

Any revisions to the exterior of the building, i.e., door or window changes or additions.
Any changes must be approved by MC, LLC.

Ductwork for Geo-exchange system.

Additional sound attenuation, if required.