

# @NEST



# 11 NEST

CONCEPTUAL RENDERING





















**BUILDINGS**

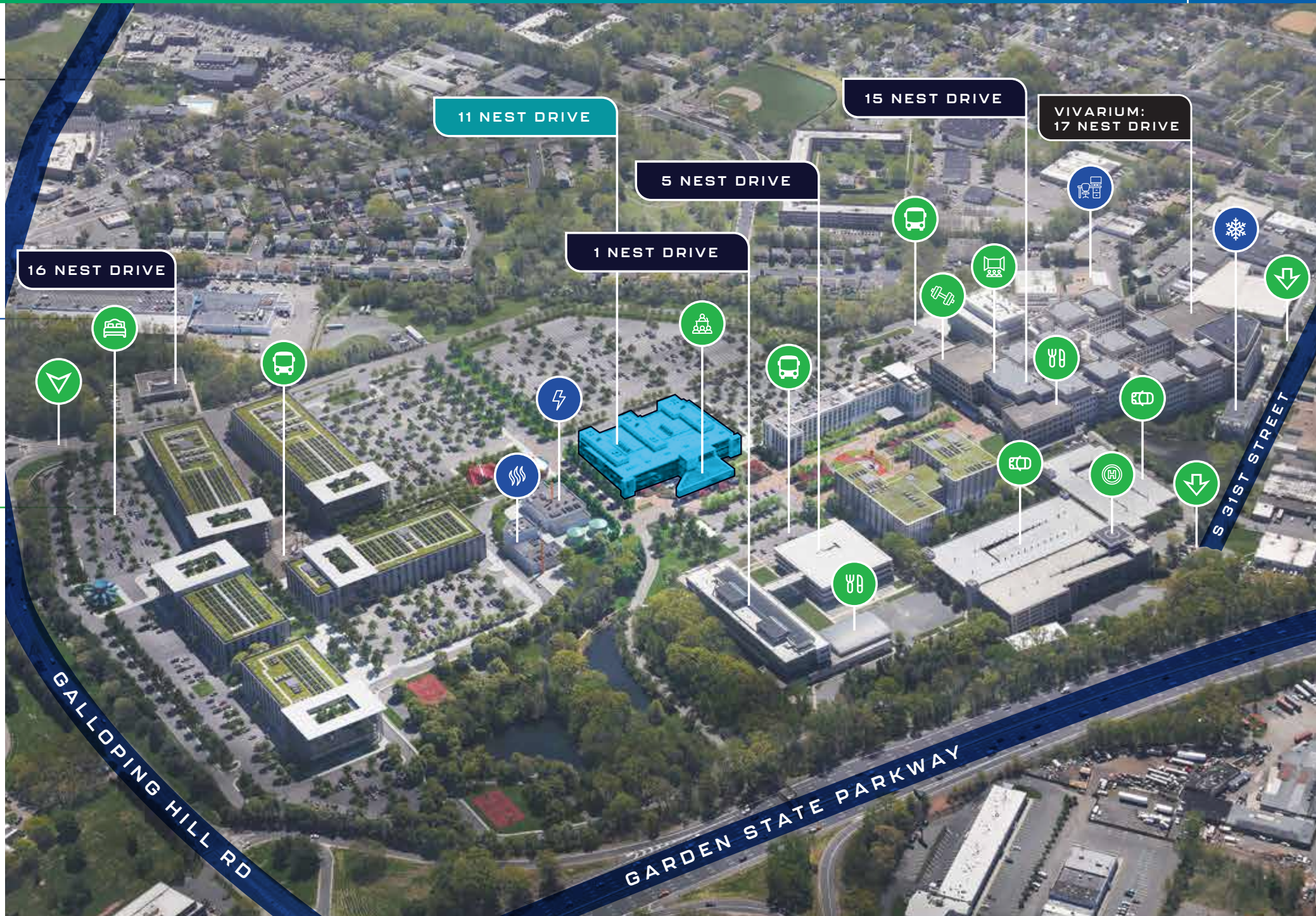
- 1 NEST DRIVE
- 5 NEST DRIVE
- 11 NEST DRIVE**
- 15 NEST DRIVE
- 16 NEST DRIVE
- VIVARIUM: 17 NEST DRIVE

**SUPPORT BUILDINGS**

-  ATLANTIC POWER COGEN FACILITY
-  STEAM PLANT
-  CHILLER PLANT
-  MANAGEMENT OFFICE

**FEATURES & AMENITIES**

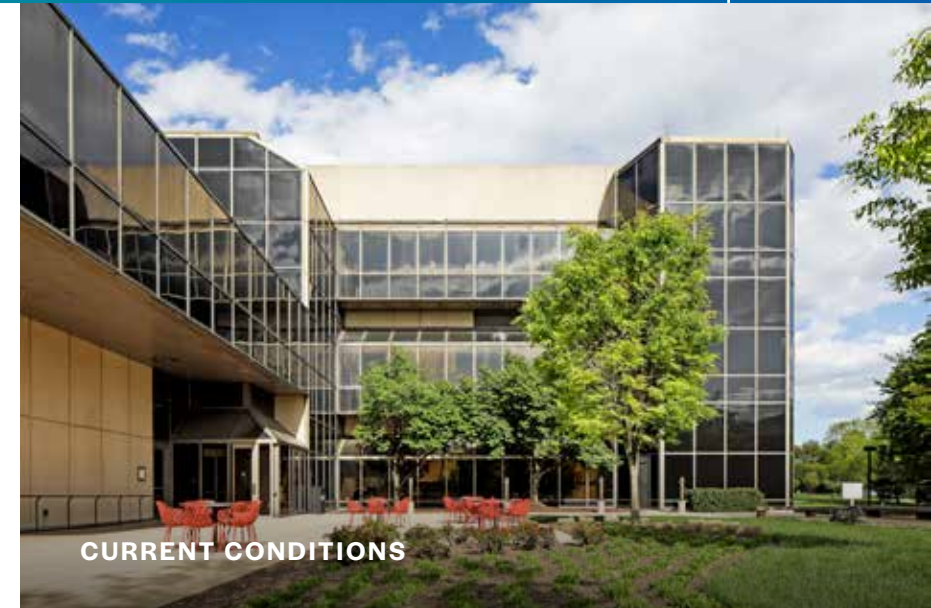
-  MAIN ENTRY
-  FULL-SERVICE CAFETERIA
-  FITNESS CENTER
-  AUDITORIUM
-  CONFERENCE CENTER
-  COURTYARD
-  PARKING GARAGE
-  HELIPORT
-  PROPOSED HOTEL & RESTAURANT
-  SHUTTLE PICKUP
-  BIKE PATH
-  WALKING PATH







PROPOSED FACADE RENOVATIONS, CONCEPTUAL RENDERING



CURRENT CONDITIONS

## Research Building Overview

**TOTAL RSF**  
280,736

**FLOORS**  
4 (Including lower level)

**BUILDING**  
80% Lab/Warehouse/  
Manufacturing, 20% Office

**LOADING**  
One three bay loading dock

**FLOOR LOAD  
CAPACITY**

Floors LL, 1, 2 Lab Area:  
300lb/sf  
Floor 3 Lab Area: 100 lb/sf  
Office Areas on All Floors:  
100 lb/sf  
Interstitial Floors: 40 lb/sf  
Penthouse: 150 lb/sf  
Roof: 30 lb/sf





CONCEPTUAL RENDERING

## A Premiere R&D Facility

This purpose built research and development facility features existing lab and pilot plant space, 20' floor-to-floor height (including interstitial floors) on all levels, and robust utility infrastructure for maximum versatility across an extended number of uses.



### Interstitial Floors



## Building Features

- Interstitial floors
- 20' Floor-to-floor height
- Full service cafeteria

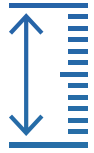


Full Service Cafeteria

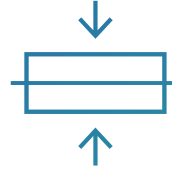
### Office Space







**FLOOR TO FLOOR HEIGHT**  
20 FT (including interstitial floors)



**FLOOR LOADS**  
300 LBS/SF load capacity on floors 1 and 2

**USE(S)**

80% Lab/Warehouse/Manufacturing, 20% Office

**GROSS AREA (PER BOMA)**

280,736 RSF

**NUMBER OF STORIES**

Three story building with a below grade lower level

**YEAR BUILT/RENOVATED**

Built in 1985

**STRUCTURE**

Structural Steel Frame

**BUILDING EXTERIOR**

Pre-cast concrete facade

**ROOF AND WARRANTY**

Spray Polyurethane Foam installed in 2006; 20 year warranty

**FLOORS**

Concrete

**HVAC SYSTEM**

Main HVAC units in penthouse using chilled water/hot water; HW perimeter heating.

**ELECTRICAL**

4.16 KV feed into bldg. Step down to 3 phase 277/480 volt 2500 amp service. Dedicated 4.16 KV service to chillers.

**GENERATORS**

Two 300 KW gen sets

**FIRE & SAFETY**

Remote fire alarm system and smoke detectors. Fully sprinklered (wet) except loading dock (dry). Card access entry system.

**FLOOR LOAD (LBS. PSF)**

Lab Block Floors: 1st/2nd - 300; 3rd - 100; Interstitial Floors - 40; Office Block Floors - 100; Penthouse - 150; Roof - 30

**PARKING**

566 Surface parking spaces

**ELEVATOR**

Three West Freight/Passenger Elevators 6000 lb. capacity each Two West Passenger Elevators 2500 lb. capacity each

**SPECIAL USE AREAS AND DESCRIPTIONS**

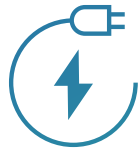
Building comprised of mainly lab space

**LOADING DOCKS**

One three bay loading dock

**AMENITIES**

Existing cafeteria in building



**POWER**

4.16 KV feed into the building. Step down to 3 Phase 277/480 Volt 2,500 amp service. Dedicated 4.16 KV service to chillers



**EXISTING SPECIALTY ITEMS**

Chemical Storage Room and PH Monitoring and Sampling room



**LOADING**

Three (3) bay loading dock



**HVAC**

Up to 2,600 TONS of dedicated cooling. New chillers installed in 2015



**VIBRATION STUDY**

Existing structure can accommodate extremely sensitive equipment with allowable vibration limits of < 1,000  $\mu$ in/s

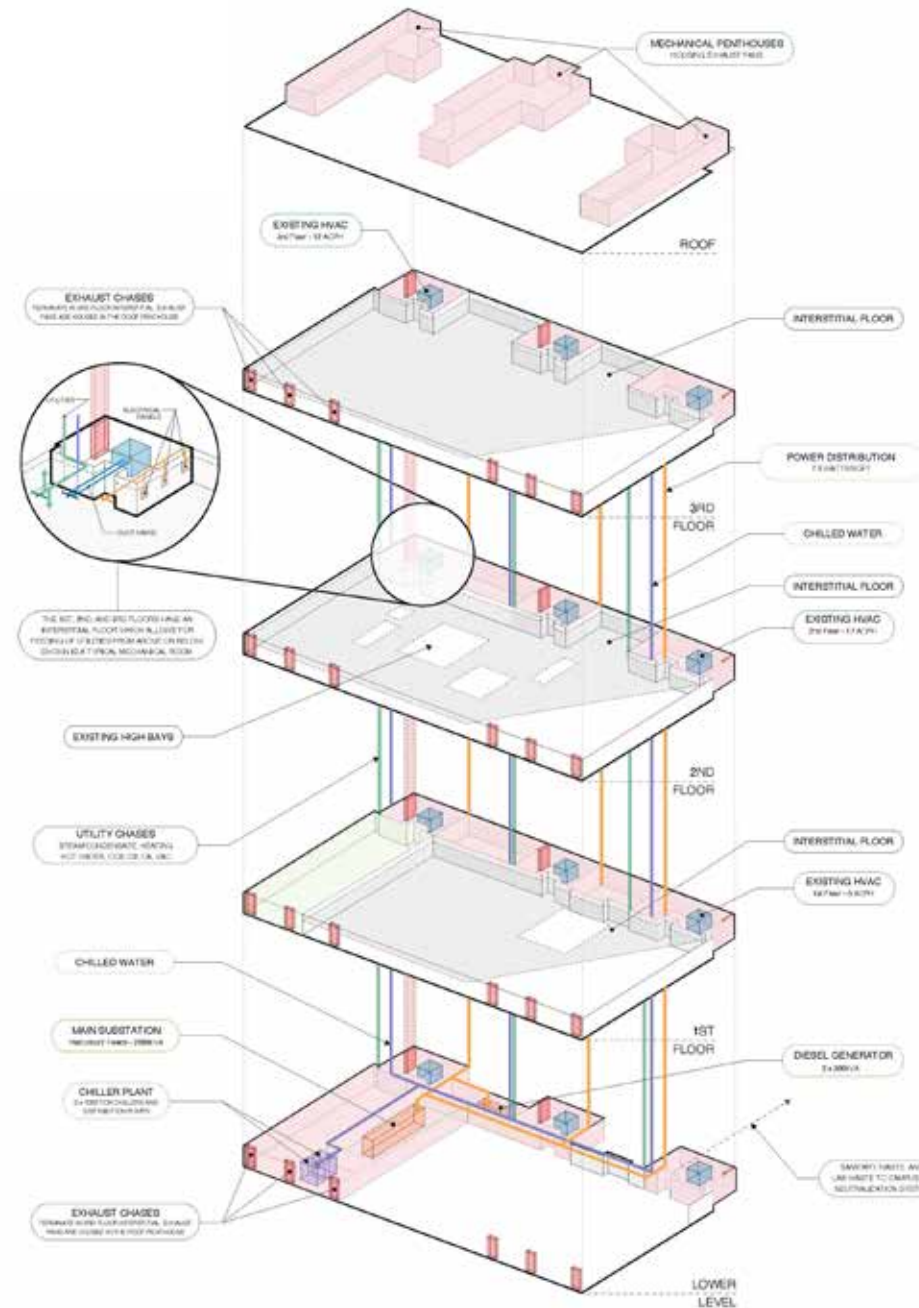


# 11 NEST DRIVE

## UTILITY DIAGRAM

### KEY

- Warehouse
- Mechanical
- Interstitial Floor
- Existing HVAC
- Exhaust Chases
- Chiller Plant
- Electrical
- Plumbing





# 11 NEST DRIVE

LOWER LEVEL  
Existing Conditions

TOTAL RSF            53,459 RSF  
FLOOR TO FLOOR HEIGHT    17' 6"

KEY

- Open Office Area
- Private Offices
- Conference Rooms
- Employee Bath & Locker Rooms
- Lab Space
- Storage Space





# 11 NEST DRIVE

## GROUND FLOOR

Existing Conditions

TOTAL RSF 68,324 RSF

FLOOR TO FLOOR HEIGHT 20'

### KEY

- Open Office Area
- Private Offices
- Conference Rooms
- Employee Bathrooms
- Cafeteria
- Loading Area
- Lab Space
- Warehouse





# 11 NEST DRIVE

## FLOOR TWO Existing Conditions

TOTAL RSF 84,386 RSF  
FLOOR TO FLOOR HEIGHT 20'

### KEY

- Open Office Area
- Private Offices
- Conference Rooms
- Employee Bathrooms
- Lab Space
- Pilot Plant





# 11 NEST DRIVE

## FLOOR THREE Existing Conditions

TOTAL RSF 74,567 RSF  
FLOOR TO FLOOR HEIGHT 20'

### KEY

- Open Office Area
- Private Offices
- Conference Rooms
- Employee Bathrooms
- Lab Space



Speak to a member of our team today to learn more about NEST and the exceptional opportunities we have to offer. Request additional information or a private, guided visit to our convenient location where over 2 million square feet of purpose-built R&D facilities are waiting for you.

**NESTCENTER.COM**  
**LEASING@NESTCENTER.COM**  
**2000 GALLOPING HILL ROAD**  
**KENILWORTH, NJ 07033**

**Dan Loughlin**  
**+1 973 829 4695**  
**dan.loughlin@jll.com**

**Bob S. Ryan**  
**+1 973 829 4717**  
**BobS.Ryan@jll.com**

**Craig Eisenhardt**  
**+1 973 829 4680**  
**craig.eisenhardt@jll.com**

**Blake Goodman**  
**+1 973 829 4739**  
**blake.goodman@jll.com**