

# @NEST



15 NEST





















**BUILDINGS**

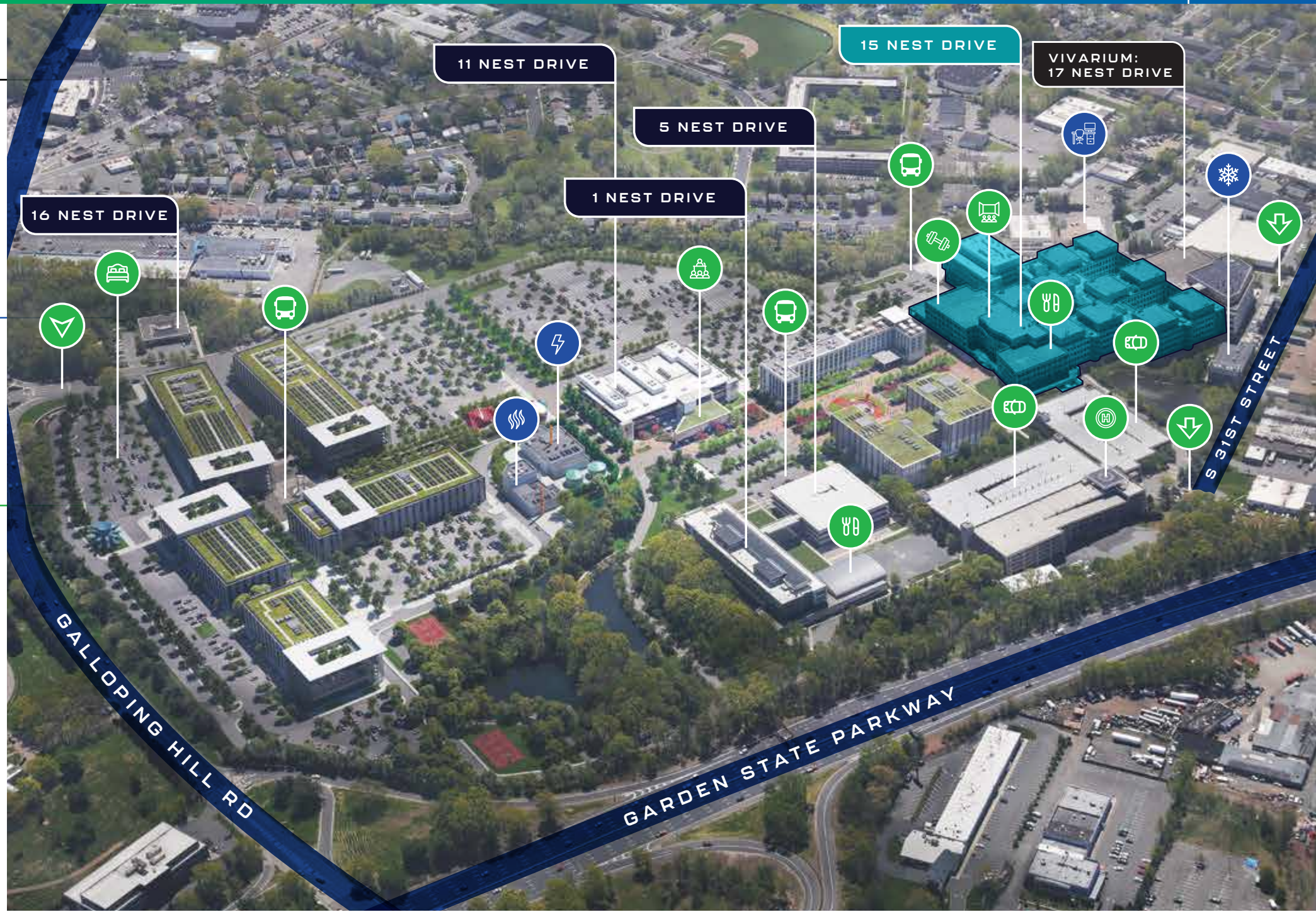
- 1 NEST DRIVE
- 5 NEST DRIVE
- 11 NEST DRIVE
- 15 NEST DRIVE**
- 16 NEST DRIVE
- VIVARIUM: 17 NEST DRIVE

**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





# Research Building Overview

## **TOTAL RSF**

1,241,843

## **FLOORS**

5 (including lower level)

## **BUILDING**

65% Research and Development  
15% Biomanufacturing | 20% Office

## **LOADING**

One (1) four bay dock (common)  
One (1) two bay dock (H Pod)  
Two (2) one bay docks (Vivarium)

## **FLOOR LOAD CAPACITY**

Lab Pods A, B, C, D, E All Floors: 100 lb/sf  
Lab Pod H Lower Level: 250 lb/sf  
Lab Pod H Floors 1-4: 125 lb/sf  
Office Pod F: 80 lb/sf  
Penthouses: 150 lb/sf  
Roof: 30 lb/sf





## Turnkey Lab Space



## Turnkey Biomanufacturing Space

## Dedicated Loading Facilities



## Building Features

- Turnkey lab space
- Turnkey biomanufacturing space
- Central lab services
- 16' 2" floor to floor height
- Dedicated loading facilities





## A World-Class Opportunity

A research facility purpose built to serve as a Fortune 100 Global Research Headquarters, this building is home to vast amounts of state-of-the-art lab and manufacturing space arranged in eight 4-story pods ranging from 120,000 to 205,000 RSF.



Auditorium



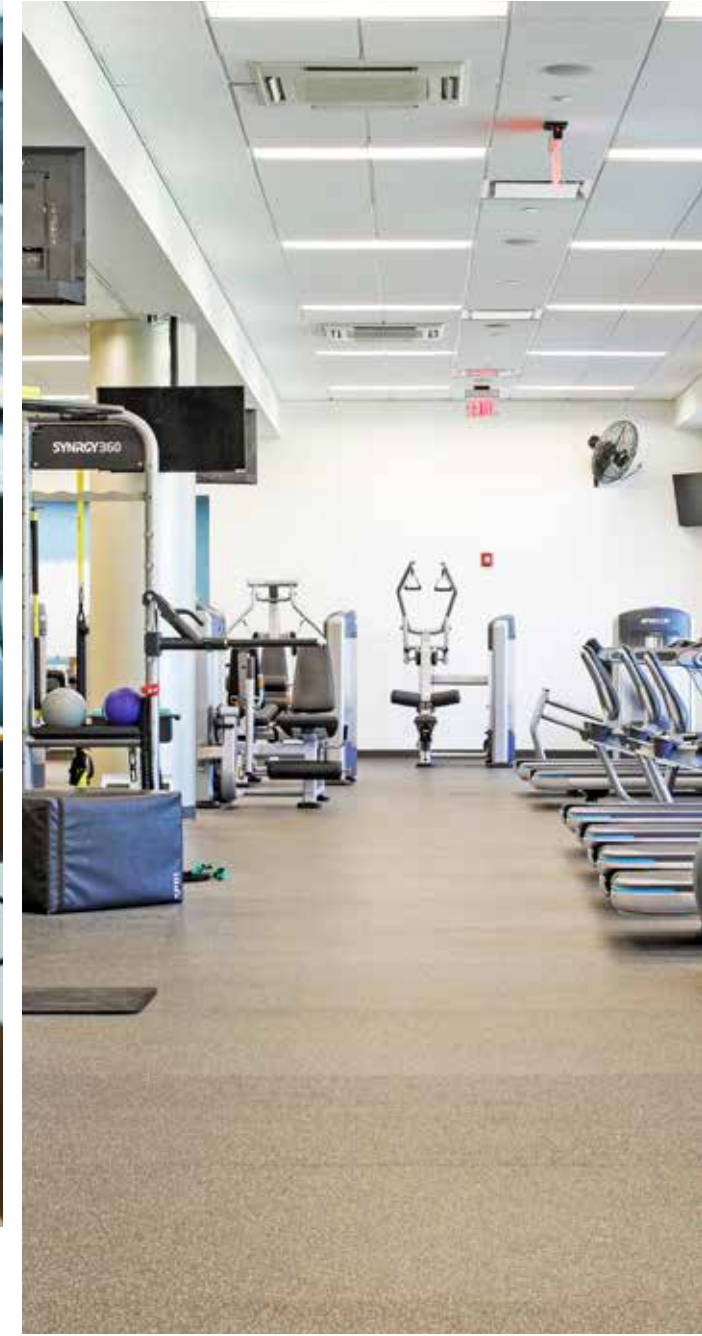
## Building Amenities

- 15,000 SF full service cafeteria
- 10,000 SF fitness center
- 185 seat auditorium
- Four (4) 10,000 SF courtyards
- 3,000 SF outdoor dining area



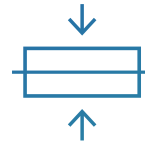
Cafeteria

Fitness Center

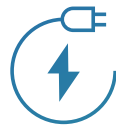




**FLOOR TO FLOOR  
HEIGHT**  
16' 2.5"



**FLOOR LOADS**  
100-250 LBS/SF  
load capacity  
throughout lab space



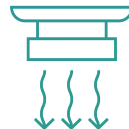
**POWER**  
3.16 KV feed into the  
building. Step down to 3  
Phase 277/480 Volt 2,500  
amp service. Dedicated  
4.16 KV service to chillers



**GENERATORS**  
Seven (7)  
8,310 total KWs



**HVAC**  
Multiple HVAC units using  
chilled water/hot water;  
DX units dedicated to  
various areas



**CENTRAL LAB  
SERVICES**  
N, CO2, DI  
Water, Vacuum &  
Compressed Air



**EXISTING  
SPECIALTY ITEMS**  
Vivarium, Chem Labs, Bio  
Labs & Open Labs



**LOADING**  
One (1) four bay,  
one (1) two bay, and  
two (2) one bay  
loading docks

**USE(S)**

65% Research and Development /  
15% Biomanufacturing / 20% Office

**BUILDING AREA**

1,241,843 RSF

**NUMBER OF STORIES**

Five story building (including bsmt which is 60% area of  
above ground floors) plus thirteen roof top Penthouses).

**YEAR BUILT/RENOVATED**

Built in 1991. G+/J Pods added in 2002; H Pod added in  
2014. Major lab Pods renovated in 2016.

**STRUCTURE**

Structural Steel Frame

**BUILDING EXTERIOR**

Pre-cast concrete facade

**ROOF AND WARRANTY**

Main Roof: Pods A, D  
G ballasted EPDM installed in 1991;  
Main Roof G+: ballasted EPDM installed in 2003  
Pod B: built up mod bit installed in 2019 (20 year warranty)  
Penthouse Roofs Pods A-F: EPDM installed 2015 2017 ( 20  
year warranties)  
Penthouse Roof Pod G+: EPDM installed 2003  
Penthouse Roof Pod H: PVC installed 2014 (20 year  
warranty)

**FLOORS**

Concrete

**HVAC SYSTEM**

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

**ELECTRICAL**

Three 3 phase 3.16 KV feed into bldg.  
Step down to 3 phase 277/480 volt  
(2,000 A, 8,000 A, 6,000 A  
One 3 phase 3.16 KV feed dedicated to chiller.

**GENERATORS**

Seven gen sets: (1) 2,000KW, (1) 1,750 KW , (3) 1,400 KW,  
(2) 180 KW.

**FIRE & SAFETY**

Remote fire alarm system and smoke detectors. Fully  
sprinklered. Card access entry system.

**FLOOR LOAD (LBS. PSF)**

Lab Pod Floors (Except H): 100; F Pod: 80  
H Pod Lower Level: 250; H Pod 1 st /2 nd /3 rd /4 th: 125;  
All Roofs (Except F): 30; Second floor roof: 80; G+ ballasted  
floor: 40; Main Roof Penthouse Floors (A&B): 150;  
G+ Office Floors: 60; Penthouse 150; Roof: 45

**PARKING**

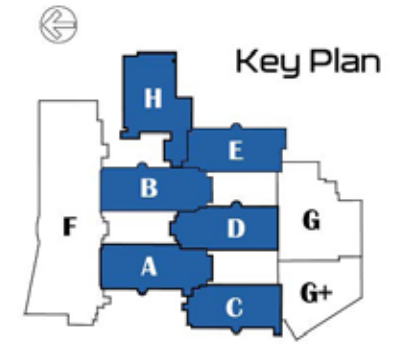
Adjacent to 2,131 spaces in G1 and G2 parking garages

**ELEVATOR**

Seven Dover Passenger Elevators 3,000 lb. capacity each.  
Three Kane Passenger Elevators; two 3,000 lb., one 5,200  
lb. capacity. Eight Dover Passenger Elevators 4,000 lb.  
capacity each. Two Kane Passenger Elevators 6,000 lb.  
capacity each. One DemcoLift Freight Elevator 5,000 lb.  
capacity.

**AMENITIES**

Courtyard, Picnic Area, Cafeteria, Fitness Center



### POD A

FL	TOP LEFT	TOP RIGHT	BOTTOM LEFT	BOTTOM RIGHT
1	Chem Flex	Chem Flex	Chem Flex	Chem Flex
2	Chem Flex	Chem Flex	Chem Flex	Chem Flex
3	Open Lab	Open Lab	Chem Flex	Chem Flex
4	Bio Flex	Bio Flex	Bio Flex	Bio Flex

### POD B

FL	TOP LEFT	TOP RIGHT	BOTTOM LEFT	BOTTOM RIGHT
1	Chem Trad	Chem Trad	Chem Trad	Chem Trad
2	Chem Flex	Chem Flex	Chem Flex	Chem Flex
3	Open Lab	Chem Flex/ Open Lab	Chem Flex	Chem Trad/ Open Lab
4	Bio Flex	Bio Flex	Bio Flex	Bio Flex

### POD C

FL	TOP LEFT	TOP RIGHT	BOTTOM LEFT	BOTTOM RIGHT
1	Bio Flex	Open Lab	Bio Flex	Open Lab
2	Bio Flex	Bio Flex	Bio Flex	Bio Flex
3	Bio Flex	Bio Flex	Bio Flex	Bio Flex
4	Bio Flex	Bio Flex	Bio Flex	Bio Flex

### POD D

FL	TOP LEFT	TOP RIGHT	BOTTOM LEFT	BOTTOM RIGHT
1	Open Lab	Open Lab	Bio Flex	Bio Flex
2	Bio Flex	Bio Flex	Bio Flex	Bio Flex
3	Bio Flex	Bio Flex	Bio Flex	Bio Flex
4	Bio Flex	Bio Flex	Bio Flex	Bio Flex

### POD E

FL	TOP LEFT	TOP RIGHT	BOTTOM LEFT	BOTTOM RIGHT
1	Bio Dev Clean Suite	Bio Dev Clean Suite	Bio Dev Clean Suite	Bio Dev Clean Suite
2	Bio Flex	Open Lab	Bio Flex	Open Lab
3	Bio Flex	Bio Flex	Open Lab	Bio Flex
4	Bio Flex	Bio Flex	Bio Flex	Bio Flex

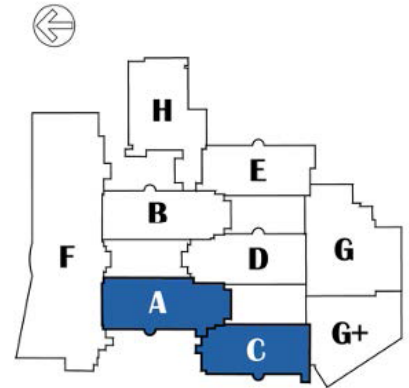
### POD H

FL	TOP LEFT	TOP RIGHT	BOTTOM LEFT	BOTTOM RIGHT
1	Bio Dev Clean Suite	Bio Dev Clean Suite	Bio Dev Clean Suite	Bio Dev Clean Suite
2	Bio Flex	Bio Flex	Bio Flex	Bio Flex
3	Bio Flex	Bio Flex	Bio Flex	Bio Flex
4	Bio Flex	Bio Flex	Bio Flex	Bio Flex



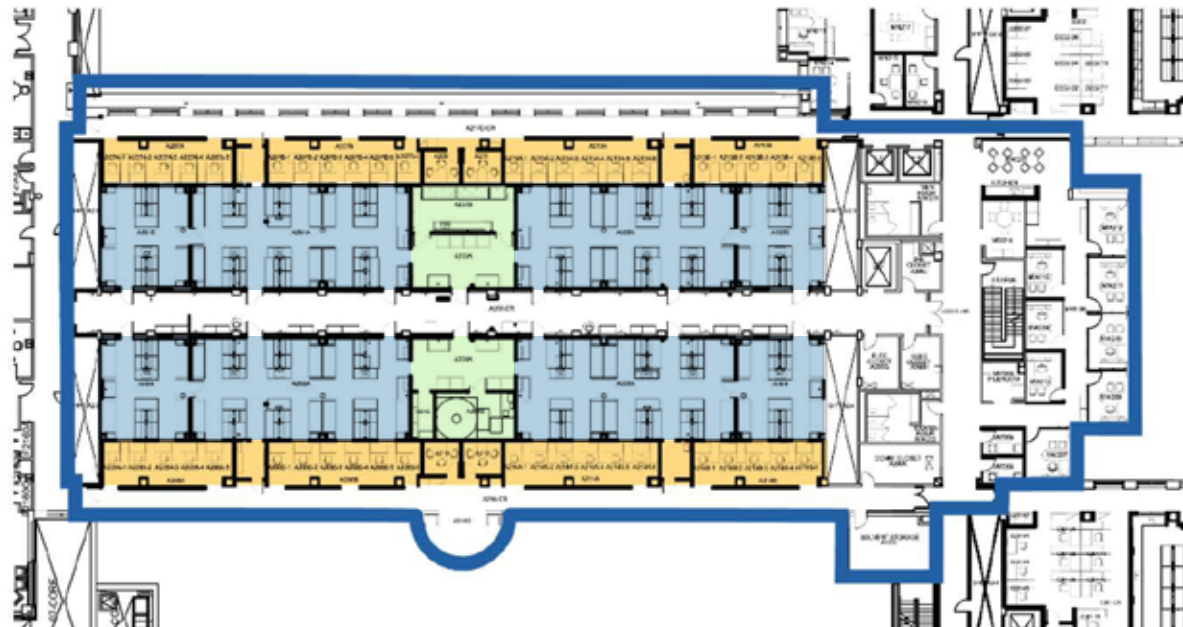
KEY

- Lab Space
- Lab Support
- Work Stations



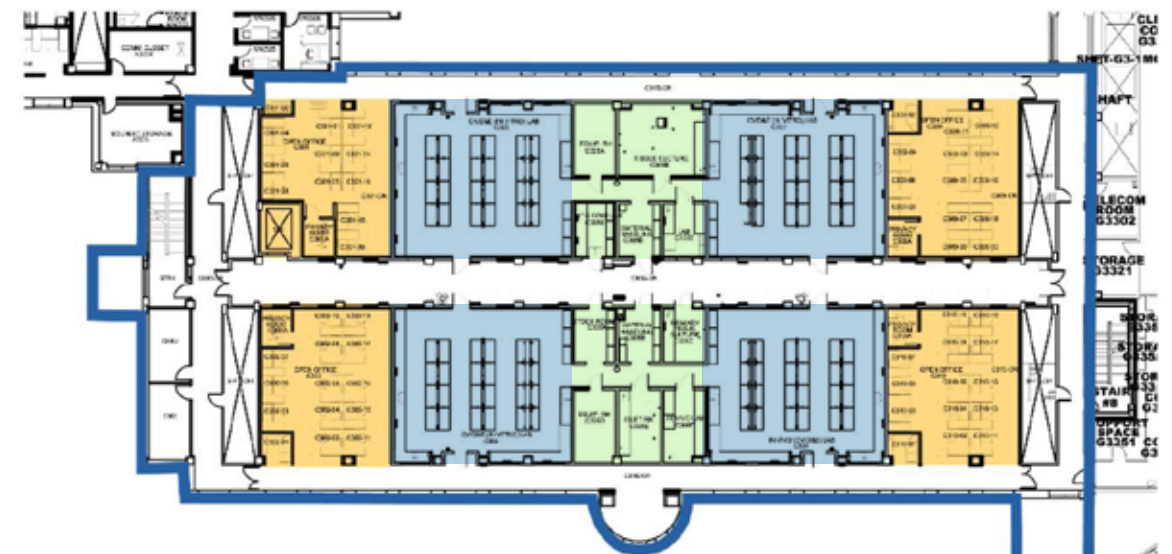
## Perimeter Workstations

POD A - 2ND FLOOR

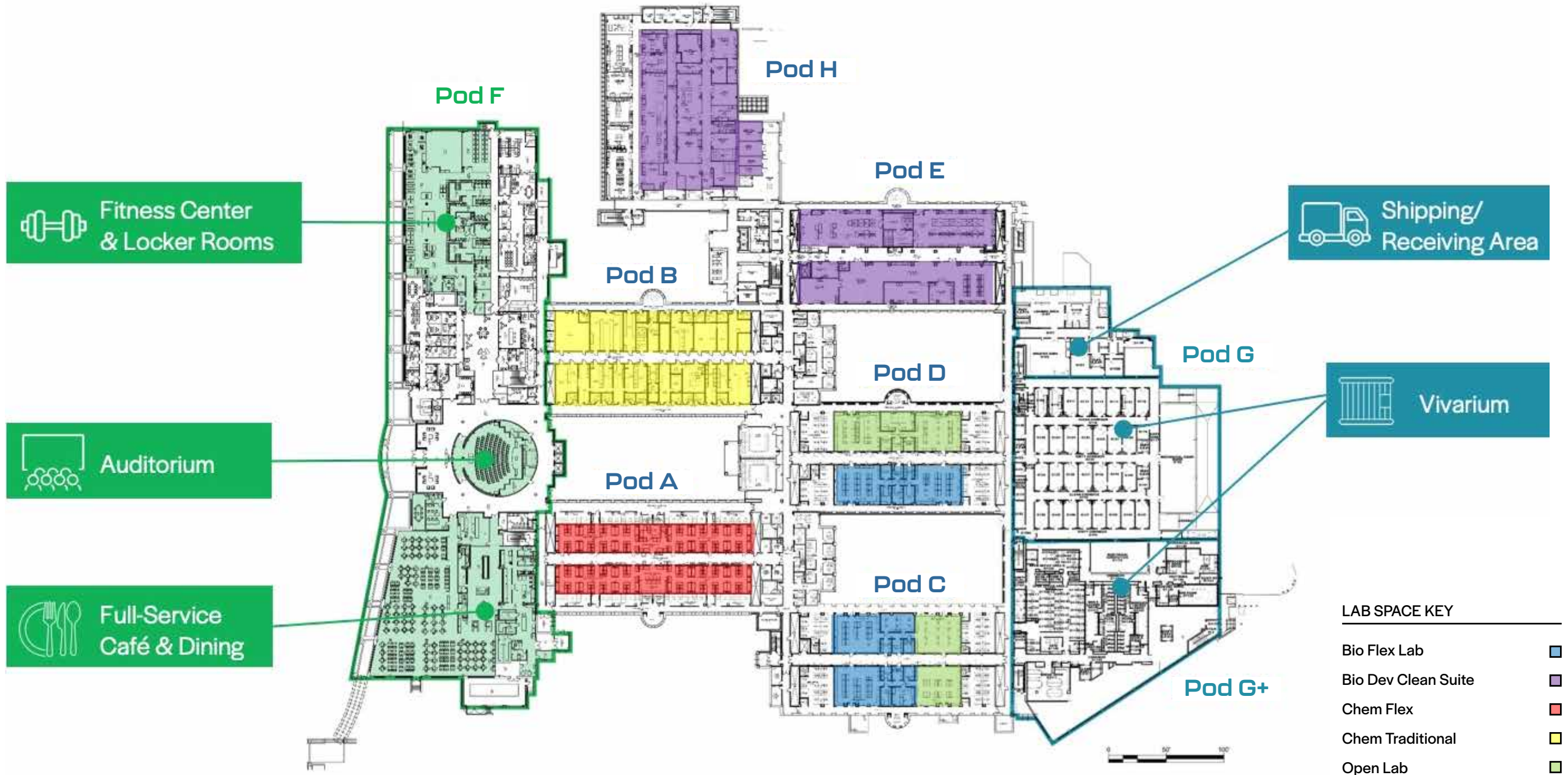


## Endcap Workstations

POD C - 3RD FLOOR







 Fitness Center  
& Locker Rooms

 Auditorium

 Full-Service  
Café & Dining

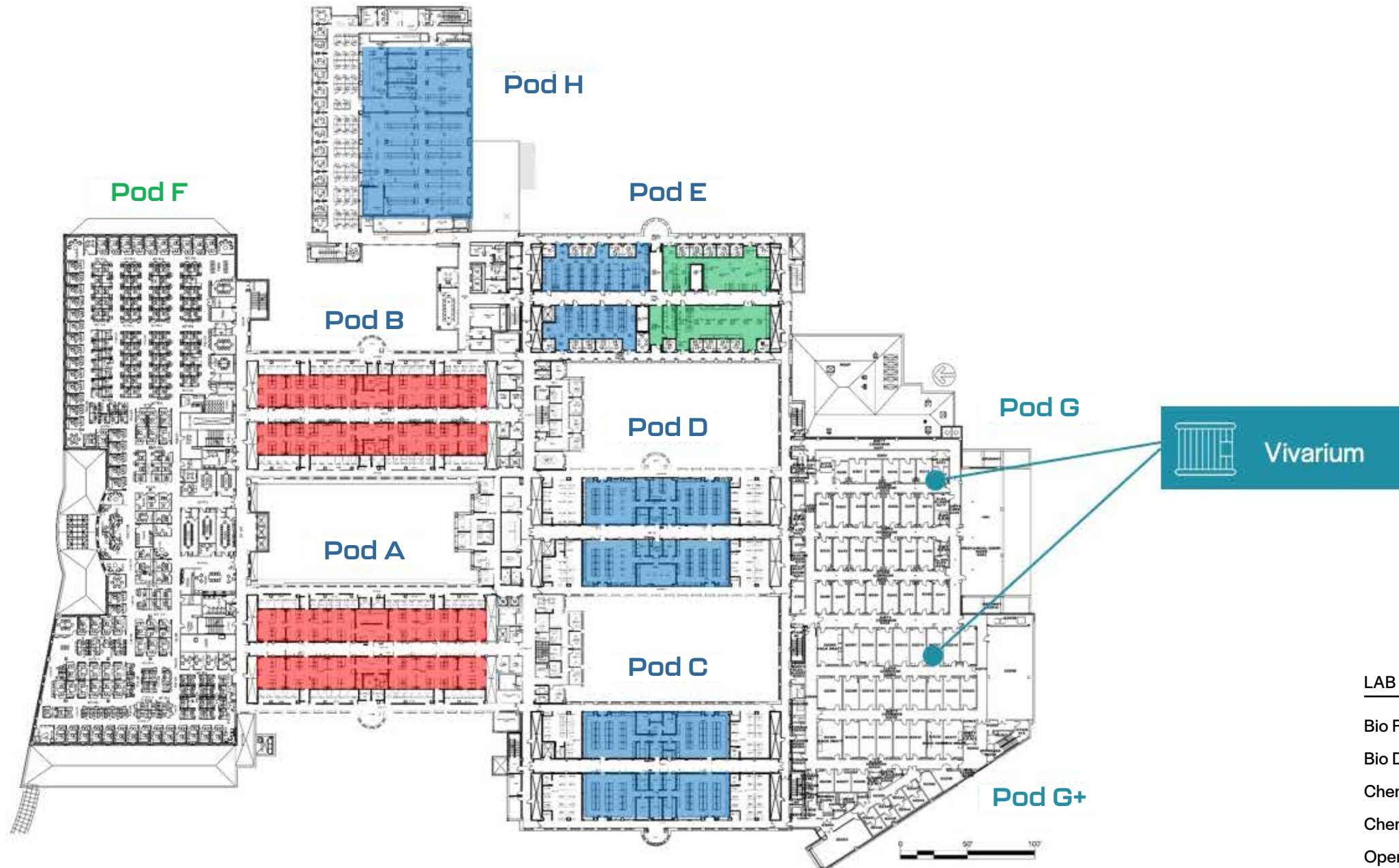
 Shipping/  
Receiving Area

 Vivarium

LAB SPACE KEY

- Bio Flex Lab ■
- Bio Dev Clean Suite ■
- Chem Flex ■
- Chem Traditional ■
- Open Lab ■

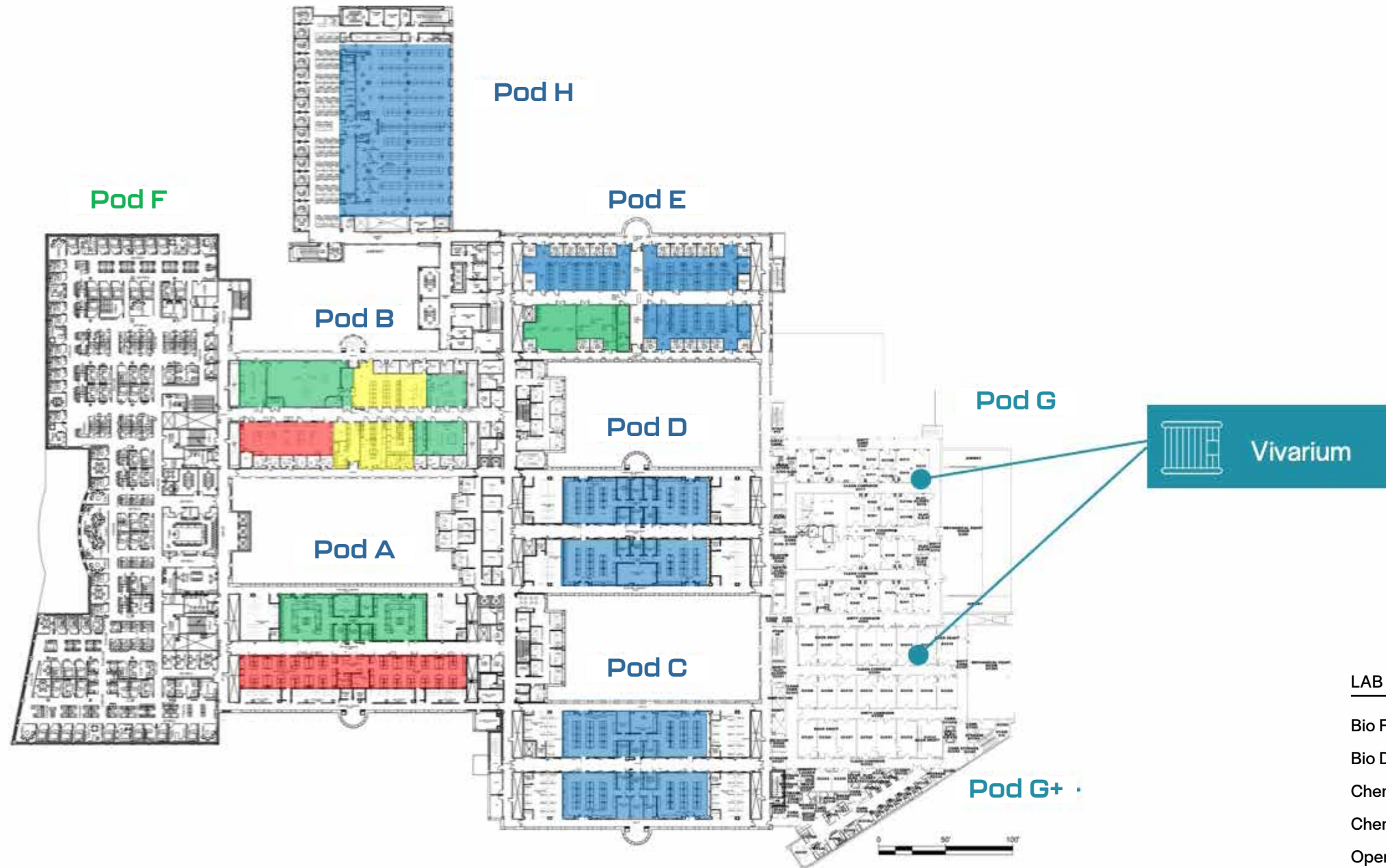




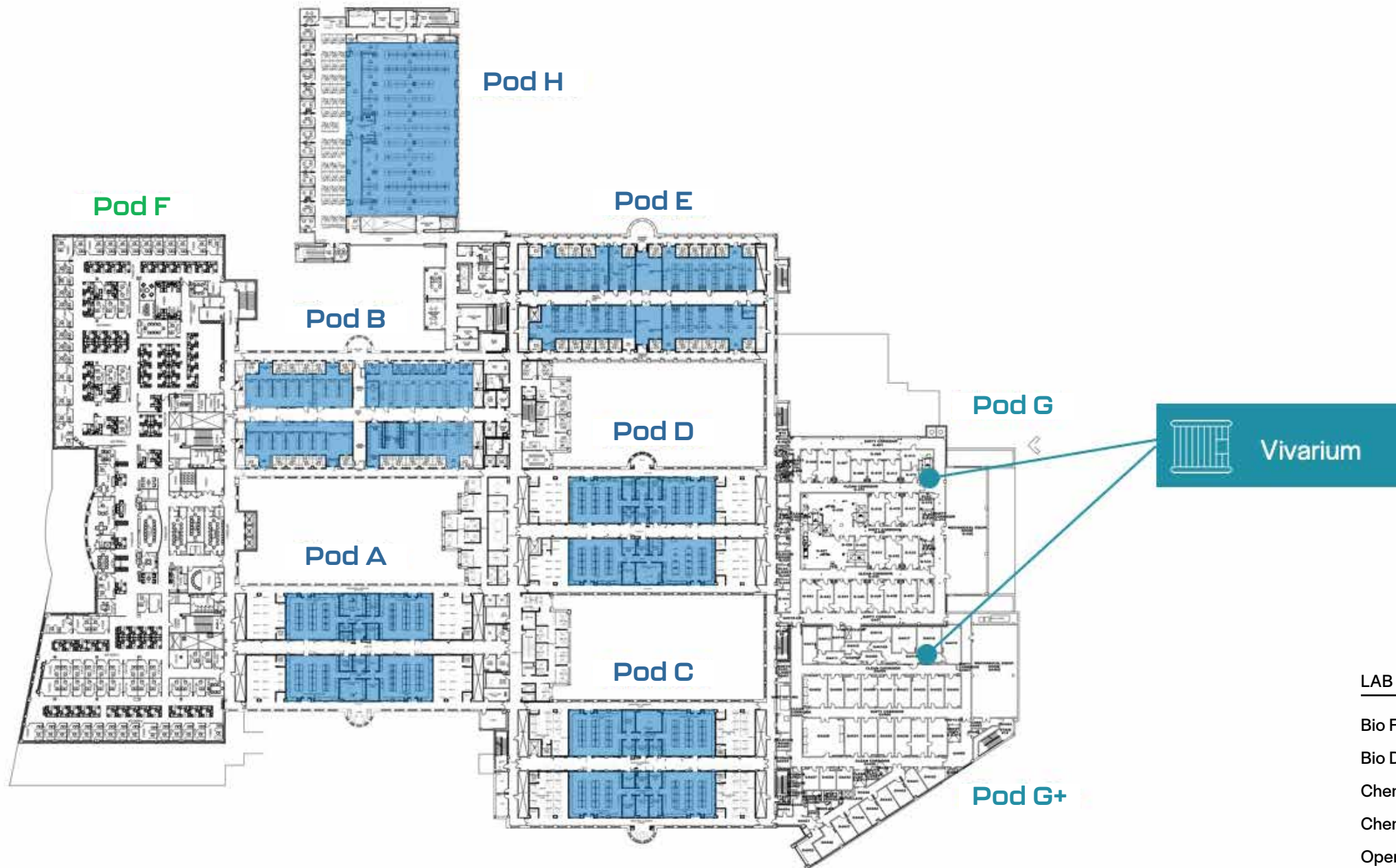
LAB SPACE KEY

- Bio Flex Lab ■
- Bio Dev Clean Suite ■
- Chem Flex ■
- Chem Traditional ■
- Open Lab ■









LAB SPACE KEY

Bio Flex Lab	Blue square
Bio Dev Clean Suite	Purple square
Chem Flex	Red square
Chem Traditional	Yellow square
Open Lab	Green square



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