

@NEST





15 NEST















BUILDINGS

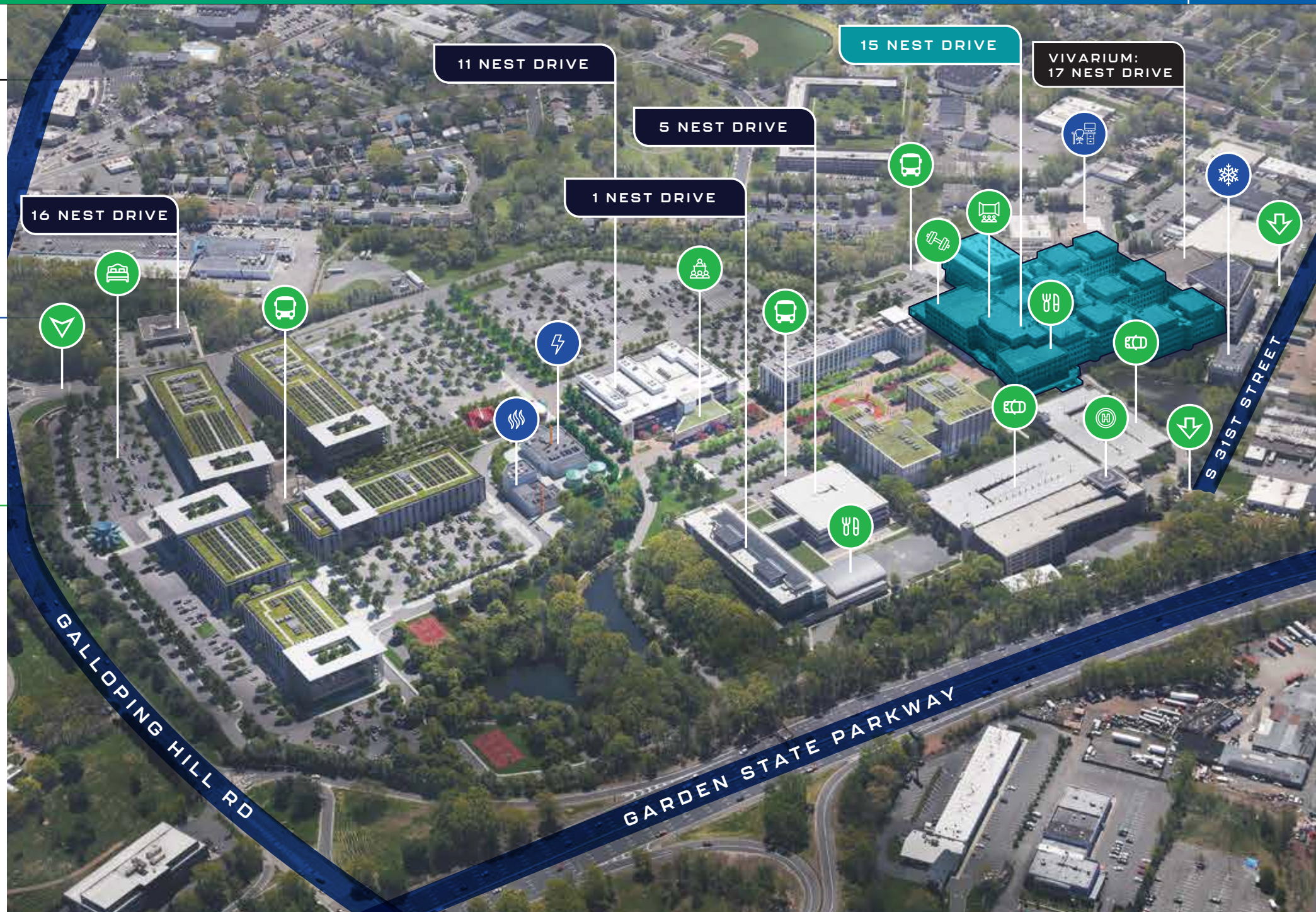
1 NEST DRIVE
5 NEST DRIVE
11 NEST DRIVE
15 NEST DRIVE
16 NEST DRIVE
VIVARIUM: 17 NEST DRIVE

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

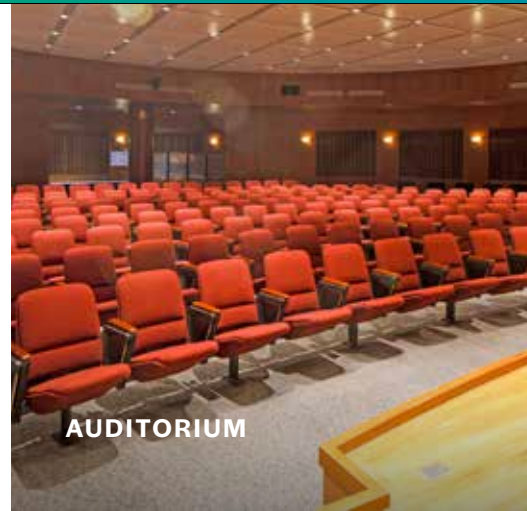
A research facility purpose built to serve as a Fortune 100 Global Research Headquarters, this building is home to vast amounts of state-of-the-art lab and manufacturing space arranged in eight 4-story pods ranging from 120,000 to 205,000 RSF.



BIKE STORAGE



MOTHERS SUITE



AUDITORIUM



FITNESS CENTER



**INDOOR/OUTDOOR
COFFEE SHOP**



CONFERENCE CENTER



FULL-SERVICE CAFETERIA



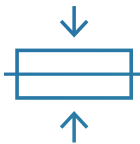
**TENANT LOUNGE
& GAMEROOM**



OUTDOOR TENANT LOUNGE



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



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



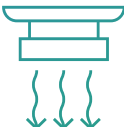
POWER
3.16 KV feed into the
building. Step down to 3
Phase 277/480 Volt 2,500
amp service. Dedicated
4.16 KV service to chillers



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.

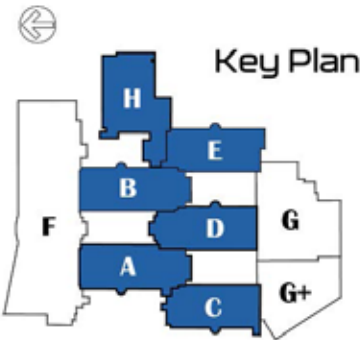
FIRE & SAFETY
Remote fire alarm system and smoke detectors. Fully
sprinklered. Card access entry system.

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

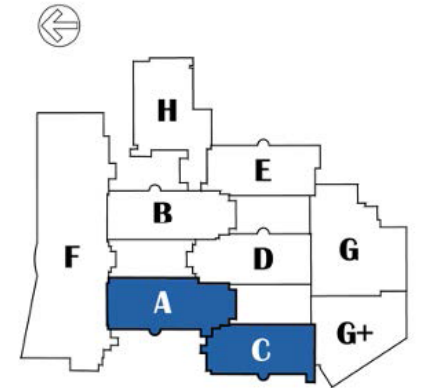
FL	TOP LEFT	TOP RIGHT	BOTTOM LEFT	BOTTOM RIGHT
1	Bio Dev Clean Suite	Bio Dev Clean Suite	Bio Dev Clean Suite	Bio Dev Clean Suite
2	Bio Flex	Open Lab	Bio Flex	Open Lab
3	Bio Flex	Bio Flex	Open Lab	Bio Flex
4	Bio Flex	Bio Flex	Bio Flex	Bio Flex

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

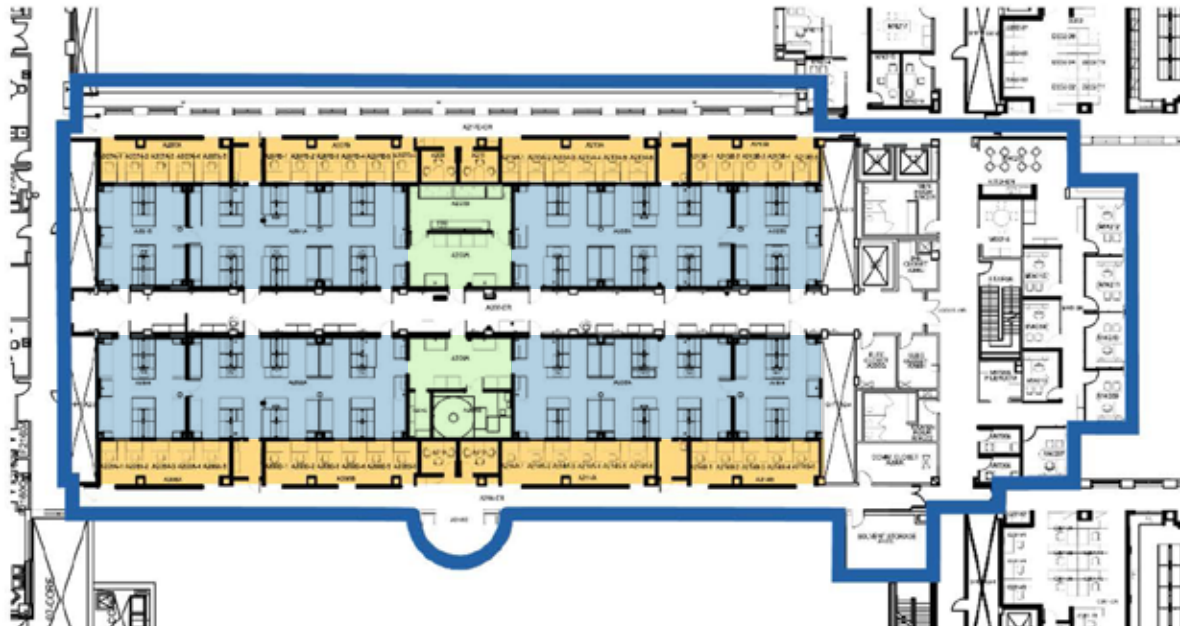
KEY

- Lab Space
- Lab Support
- Work Stations



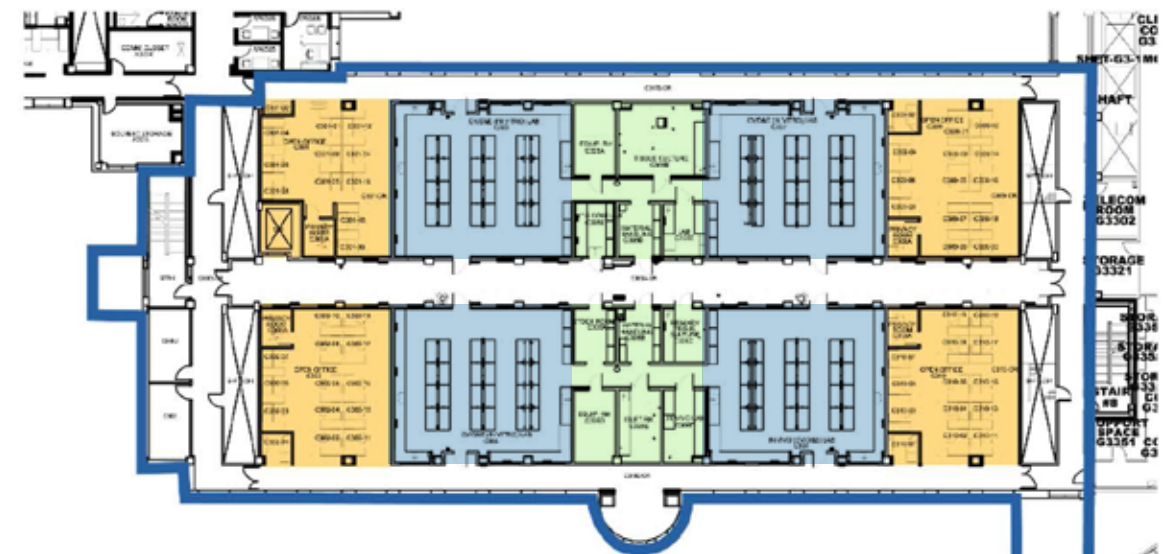
Perimeter Workstations

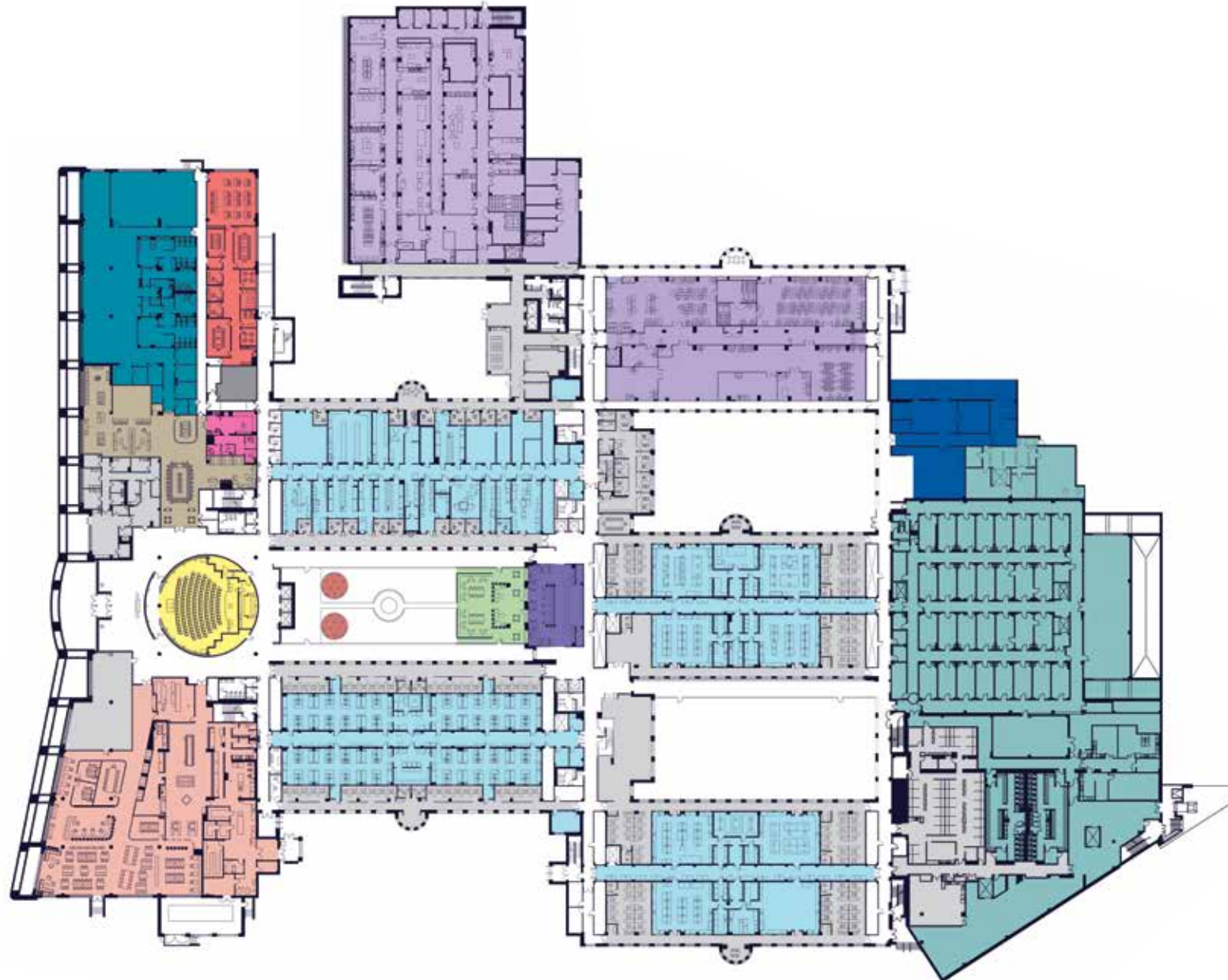
POD A - 2ND FLOOR



Endcap Workstations

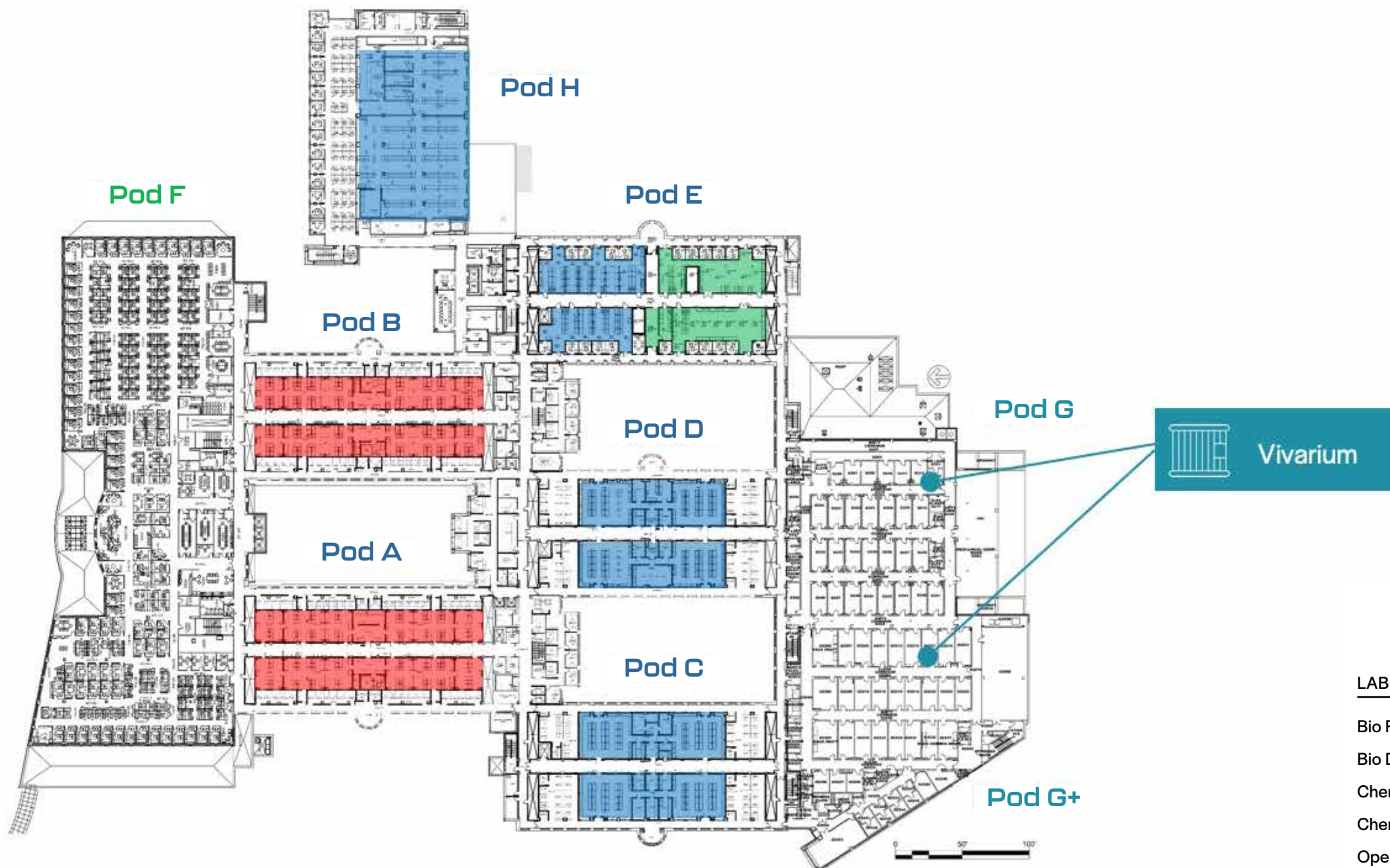
POD C - 3RD FLOOR





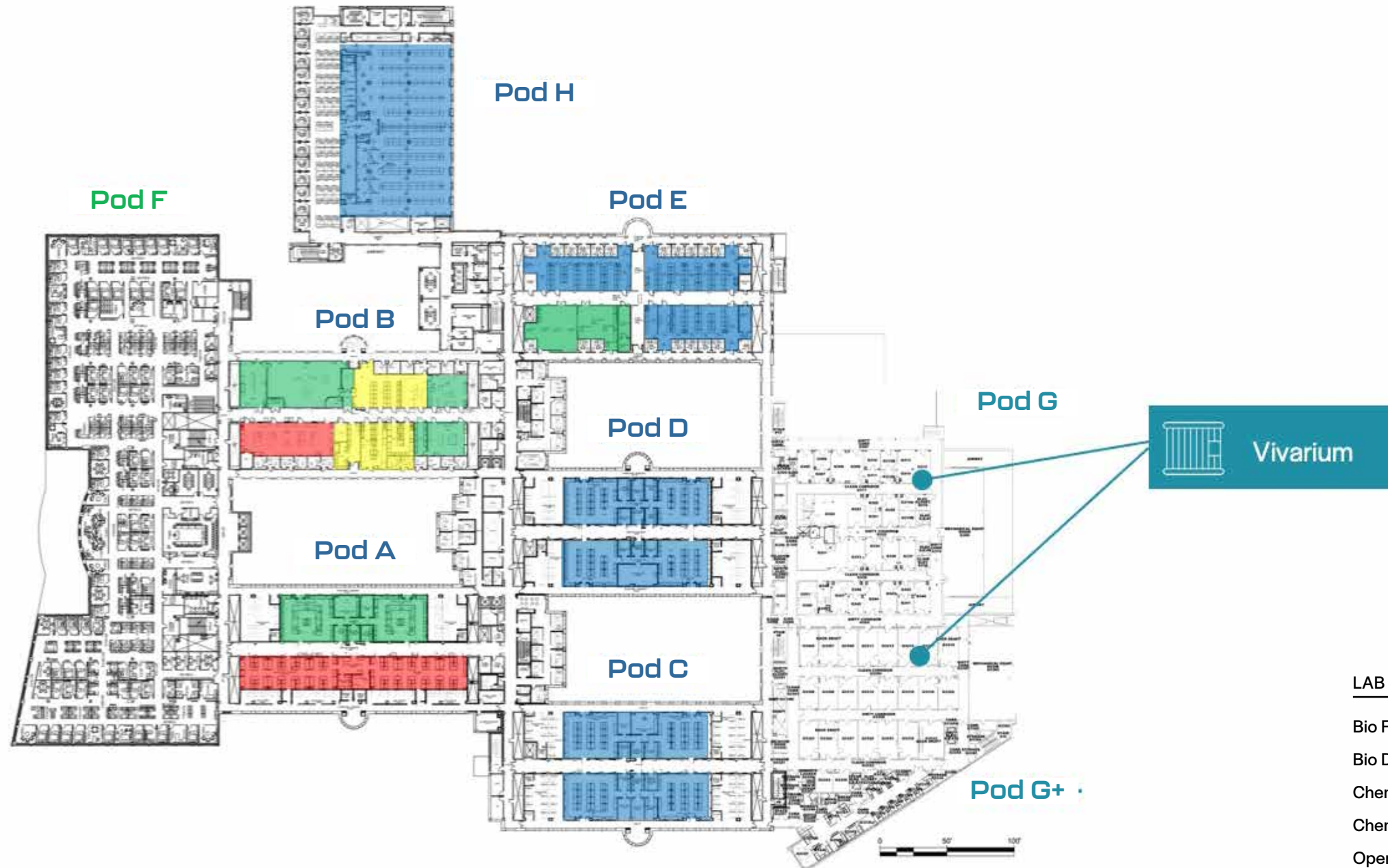
AMENITY / LAB SPACE KEY

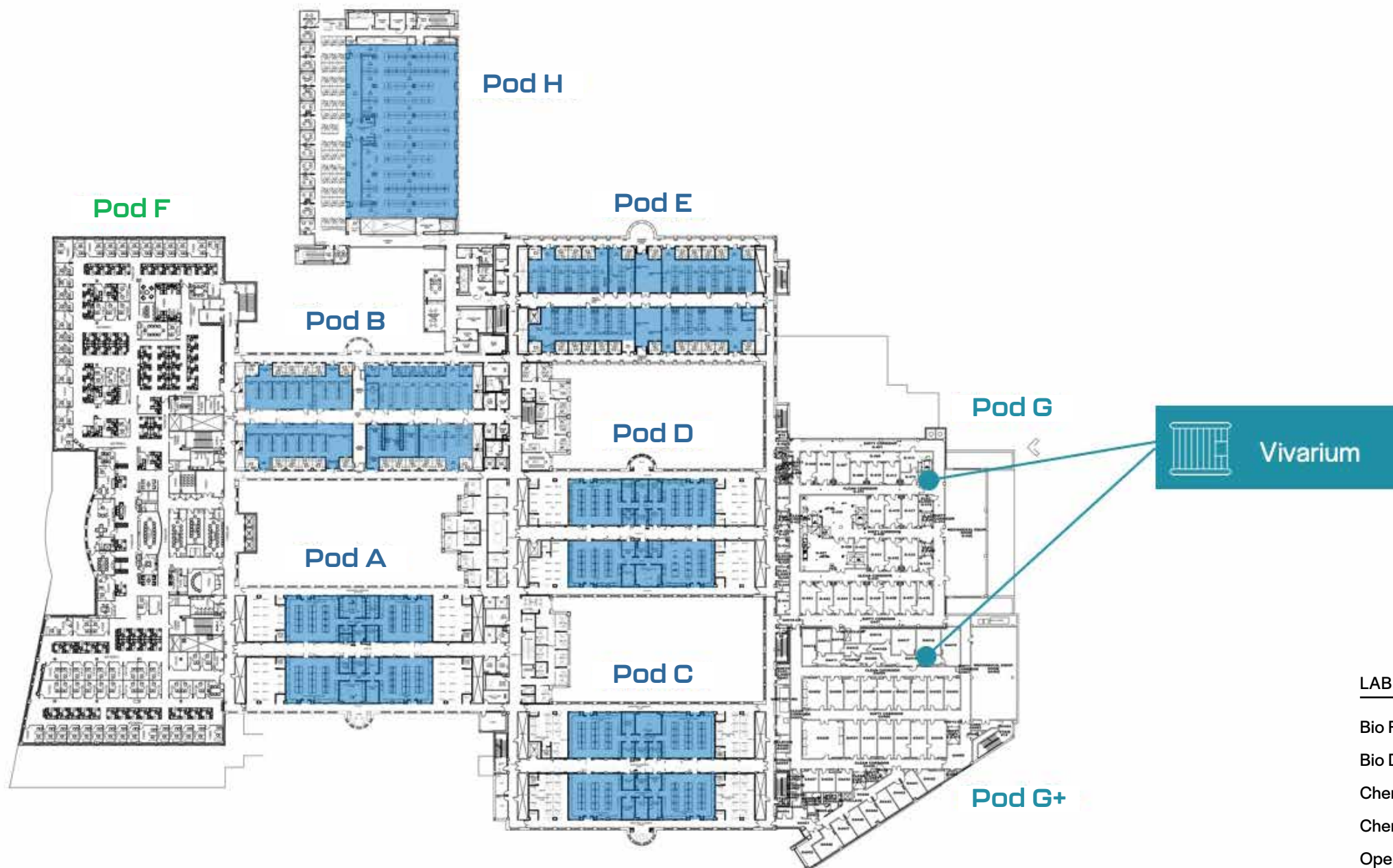
- Biomanufacturing
- Lab Space
- Vivarium
- Office space
- Fitness Center
- Conference Center
- Tenant Lounge
- Auditorium
- Bike Room
- Motherhood Suite
- Outdoor Lounge
- Logistics Center
- Cafeteria
- Coffee Shop



LAB SPACE KEY

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





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.

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