



# @NEST

VIVARIUM  
17 NEST





## BUILDINGS

1 NEST DRIVE

5 NEST DRIVE

11 NEST DRIVE





15 NEST DRIVE

16 NEST DRIVE











**VIVARIUM: 17 NEST DRIVE**

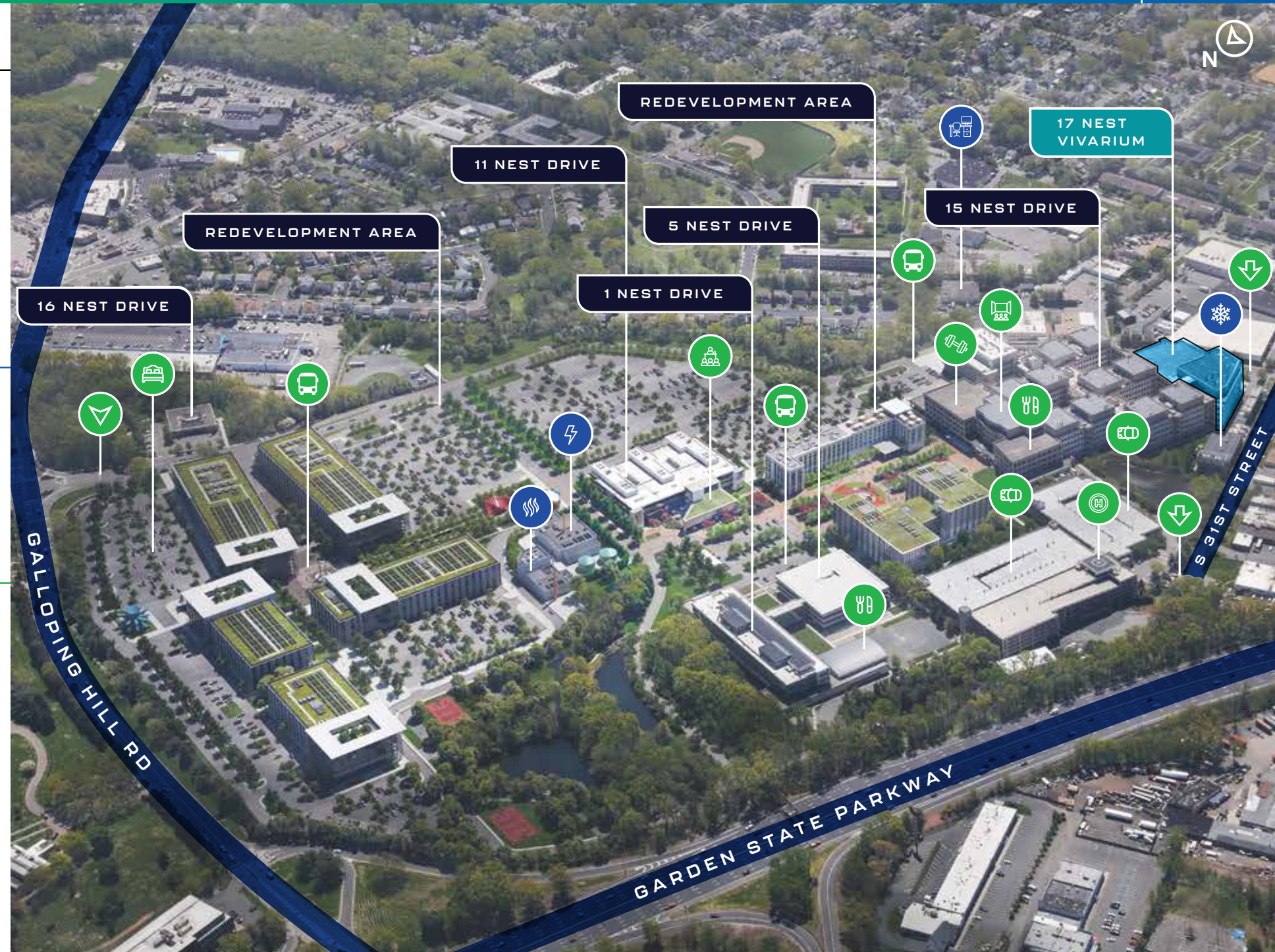
**REDEVELOPMENT AREA**

## SUPPORT BUILDINGS

-  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





# Vivarium Components

## POWER:

- G Block has 2,000 kVA substation with N+1 redundancy
- G+ Block has 2000 kVa substation with N+1 redundancy

## HVAC:

- G Block
  - (1) Air Handler per floor
  - Chilled water fed from J Block Chiller Plant
  - Steam fed from central CUP through E&H Blocks
- G+ Block
  - Penthouse of Air Handlers with N+1 redundancy
  - Chilled water fed from J Block Chiller Plant
  - Steam fed from central CUP with dedicated site feed

## GENERATORS:

- G+ Block has dedicated 1750 kW diesel generator
- G Block backed up by generator bank of (3) 1400kW generators

## CENTRAL LAB SERVICES:

- Specialty labs contain Vacuum, oxygen, CO2, NG, air , water
- UPS water/hose stations in corridors used for room washing
- Eyewash stations throughout corridor
- Water feed system within rooms with equipment mounted in corridor

## EXISTING SPECIALTY ITEMS:

- Dedicated clean and dirty loading docks
- Loading dock is not visible from property line
- Dedicated engineering systems
- Dedicated generator power
- Large Animal Holding
- Small Animal Holding
- Research Labs
- Cage and Tunnel Wash
- Operating Suites
- MRI Suites





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

**USE(S)**  
80% Research & Development / 20% Office

**BUILDING AREA**  
289,573 RSF

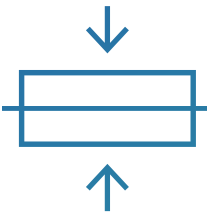
**NUMBER OF STORIES**  
Five story building including bsmt plus roof top  
Penthouses.

**YEAR BUILT/RENOVATED**  
Built in 1991. G+ added in 2002

**STRUCTURE**  
Structural Steel Frame

**BUILDING EXTERIOR**  
Pre-cast concrete facade

**ROOF AND WARRANTY**  
G ballasted EPDM installed in 1991;  
Main Roof G+: ballasted EPDM installed in 2003



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



**LOADING**  
Two (2) dedicated  
one bay loading  
docks

**FLOORS**  
Concrete

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

**FLOOR LOAD (LBS. PSF)**  
Lab Block Floors (Except H): 100;  
All Roofs: 30;  
G+ Office Floors: 60; Penthouse 150; Roof: 45

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

**ELEVATOR**  
Three Elevators - 4000 lbs. Geared Traction Dover  
Elevators  
Two Elevators - 6000 lbs. Geared Traction Dover  
Elevators

**AMENITIES**  
Courtyard, Picnic Area, Cafeteria, Fitness Center



# Existing Facilities

## LOWER LEVEL

Controlled Environment Rooms  
Cage Wash Rooms

## FIRST FLOOR

Controlled Environment Rooms  
MRI Room  
Procedure Rooms  
Open Office Area  
Employee Break Room  
Employee Locker Rooms  
Café  
Warehouse  
Dedicated loading dock

## SECOND FLOOR

Controlled Environment Rooms

## THIRD FLOOR

Controlled Environment Rooms  
Rack Wash Room  
Open Office Area

## FOURTH FLOOR

Controlled Environment Rooms  
Cage Wash Room

**Controlled  
Environment Rooms**



**Cage Wash Rooms**

**Employee  
Locker Rooms**



**Break Rooms**

**Open Office  
Area**





Large Animal Holding



OR Room



Cage/Tunnel Wash



Typical Holding Room



MRI Suite



Typical Clean Corridor





# 17 NEST DRIVE

## LOWER LEVEL

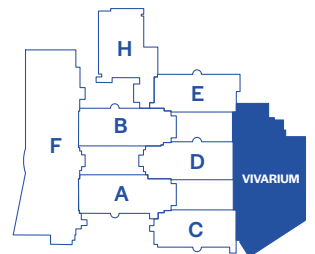
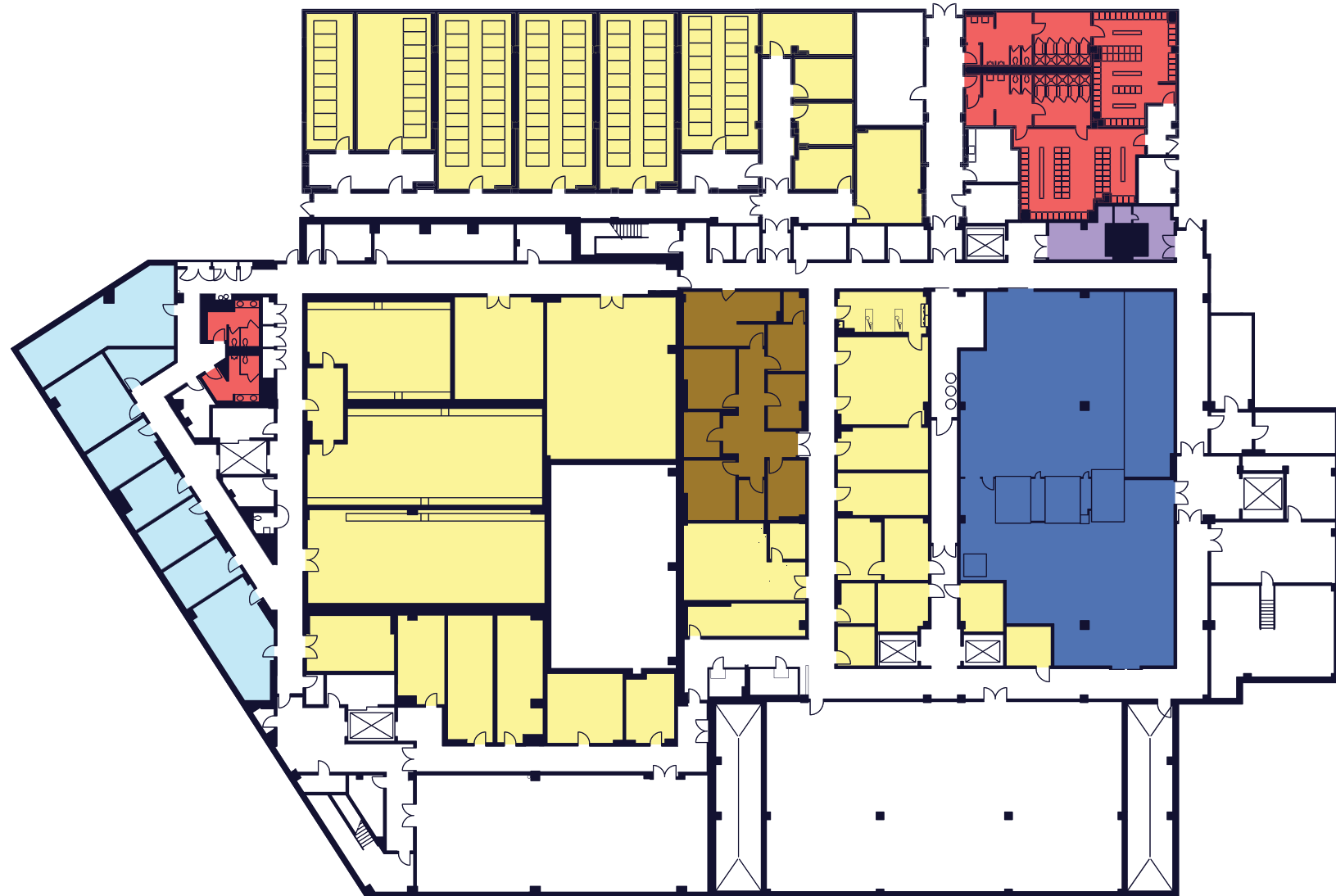
Vivarium Existing Conditions

TOTAL RSF 73,286 RSF

FLOOR TO FLOOR HEIGHT 16' 2"

### KEY

Controlled Environment Rooms  
Cage Wash Room  
Employee Bath & Locker Rooms  
Operating Rooms  
Autoclave  
Lab Space





# 17 NEST DRIVE

## GROUND FLOOR Vivarium Existing Conditions

|                       |            |
|-----------------------|------------|
| TOTAL RSF             | 56,429 RSF |
| FLOOR TO FLOOR HEIGHT | 16' 2"     |
| LOADING DOCKS         | 2          |

KEY

Open Office Area

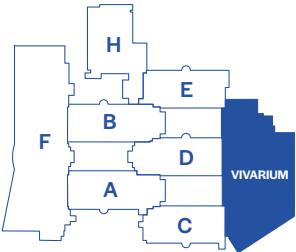
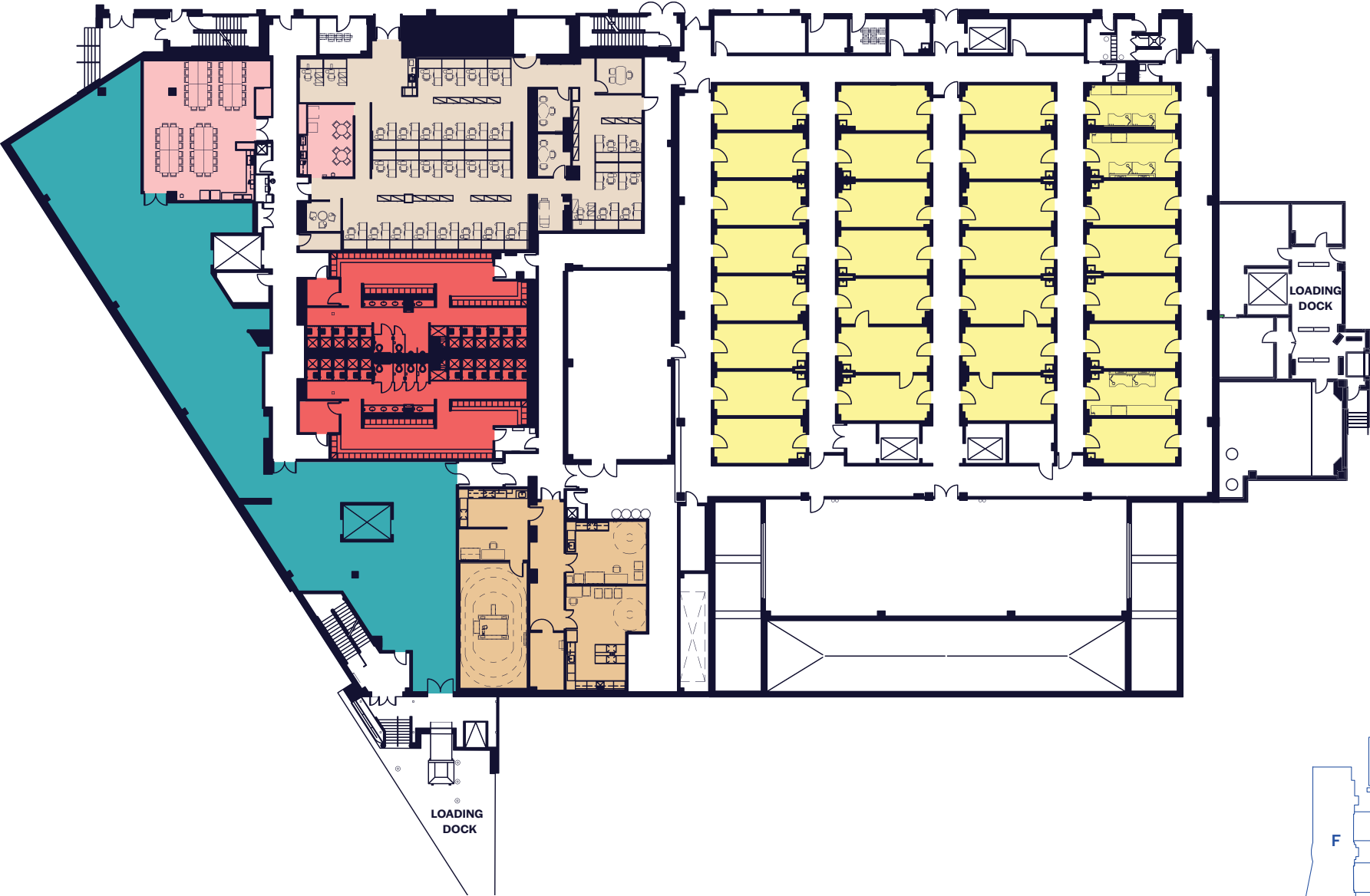
Controlled Environment Rooms

MRI & Procedure Rooms

Employee Bath & Locker Rooms

Café & Break Room

Warehouse





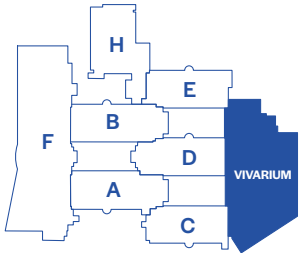
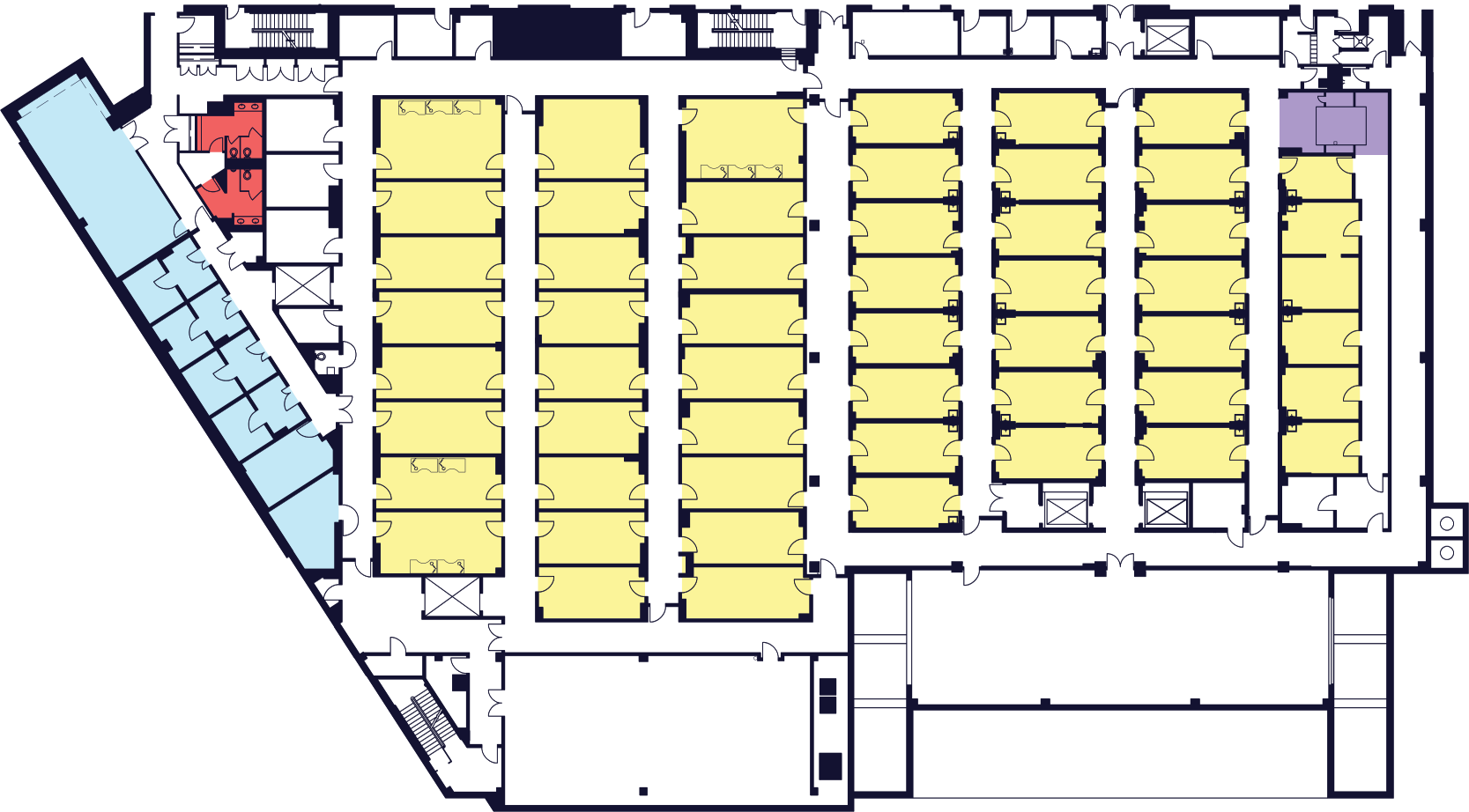


17 NEST  
DRIVE

FLOOR TWO  
Vivarium Existing Conditions

|                       |            |
|-----------------------|------------|
| TOTAL RSF             | 53,286 RSF |
| FLOOR TO FLOOR HEIGHT | 16' 2"     |

|                              |  |
|------------------------------|--|
| KEY                          |  |
| Controlled Environment Rooms |  |
| Employee Bathrooms           |  |
| Autoclave                    |  |
| Lab Space                    |  |







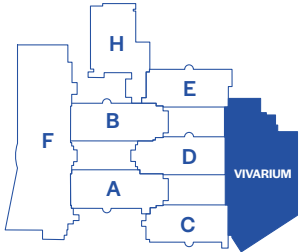
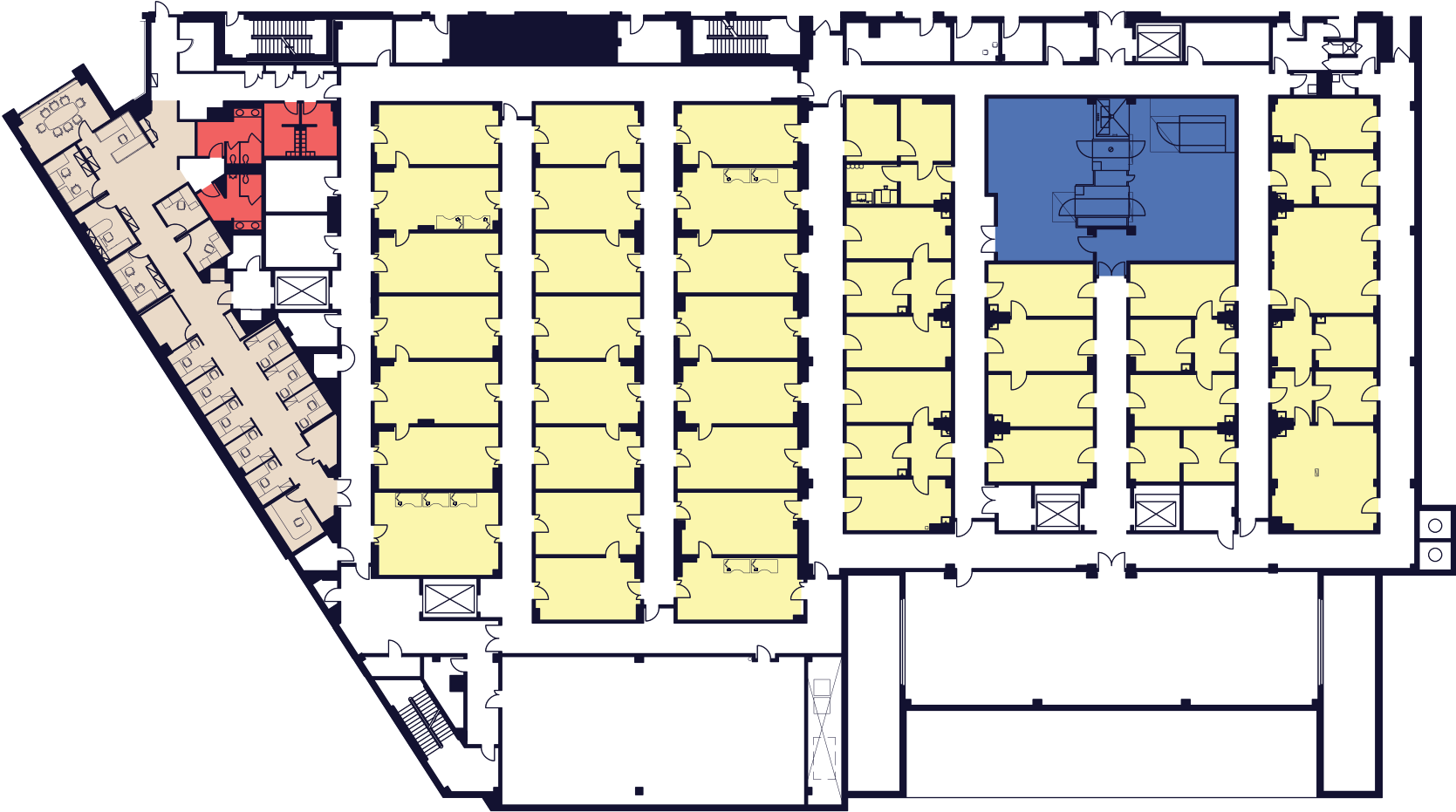
17 NEST  
DRIVE

FLOOR THREE  
Vivarium Existing Conditions

|                       |            |
|-----------------------|------------|
| TOTAL RSF             | 53,286 RSF |
| FLOOR TO FLOOR HEIGHT | 16' 2"     |

KEY

|                              |  |
|------------------------------|--|
| Office Area                  |  |
| Controlled Environment Rooms |  |
| Employee Bath & Locker Rooms |  |
| Rack Wash Room               |  |







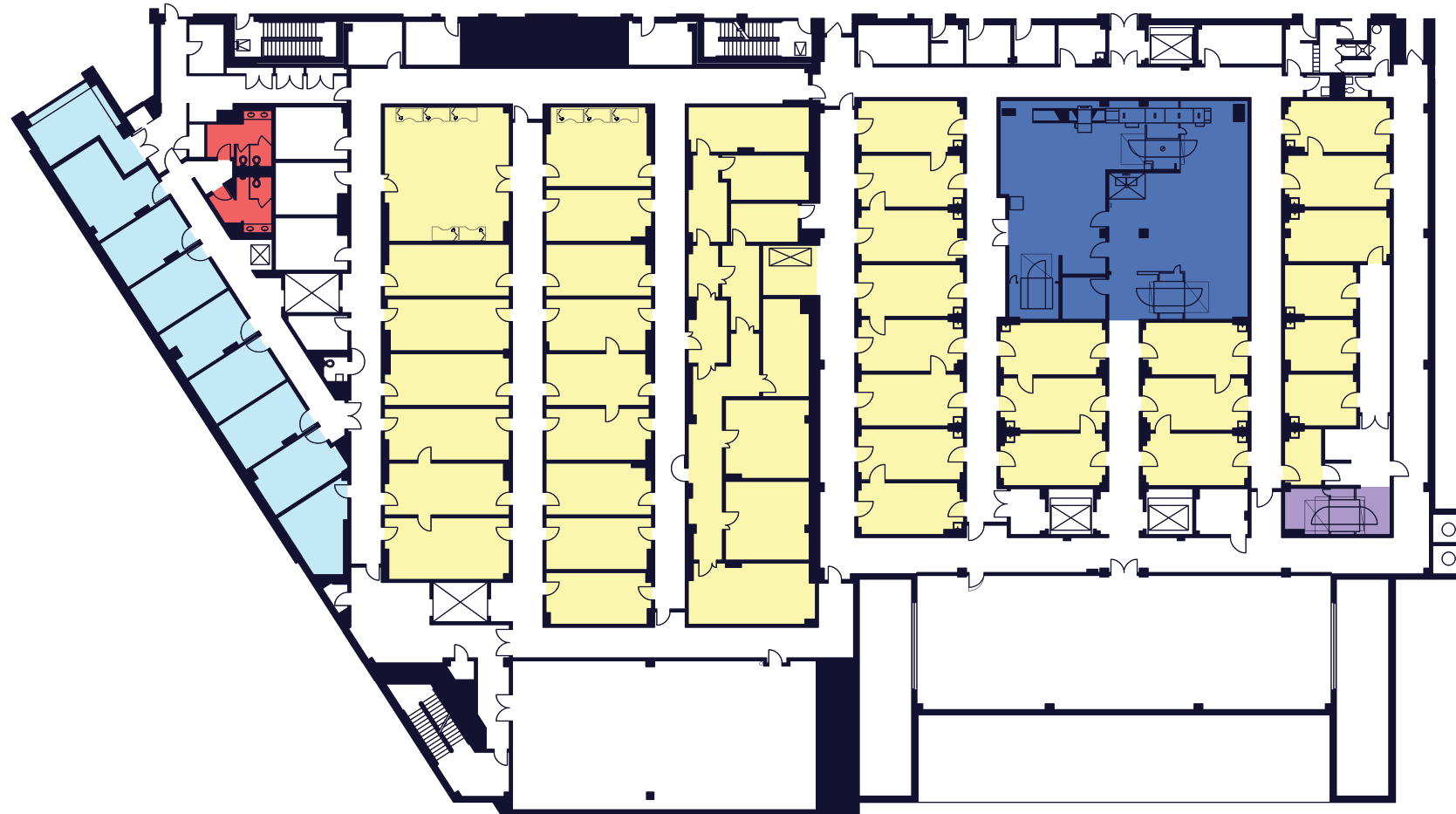
# 17 NEST DRIVE

## FLOOR FOUR

Vivarium Existing Conditions

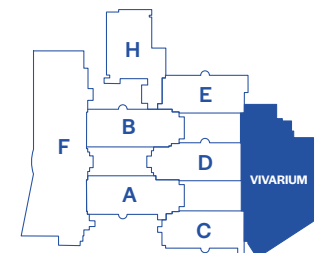
TOTAL RSF 53,286 RSF

FLOOR TO FLOOR HEIGHT 16' 2"



### KEY

- Controlled Environment Rooms
- Employee Bathrooms
- Cagewash Rooms
- Autoclave
- 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.

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