

@NEST

1 NEST Drive

1 NEST







BUILDINGS

1 NEST DRIVE











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

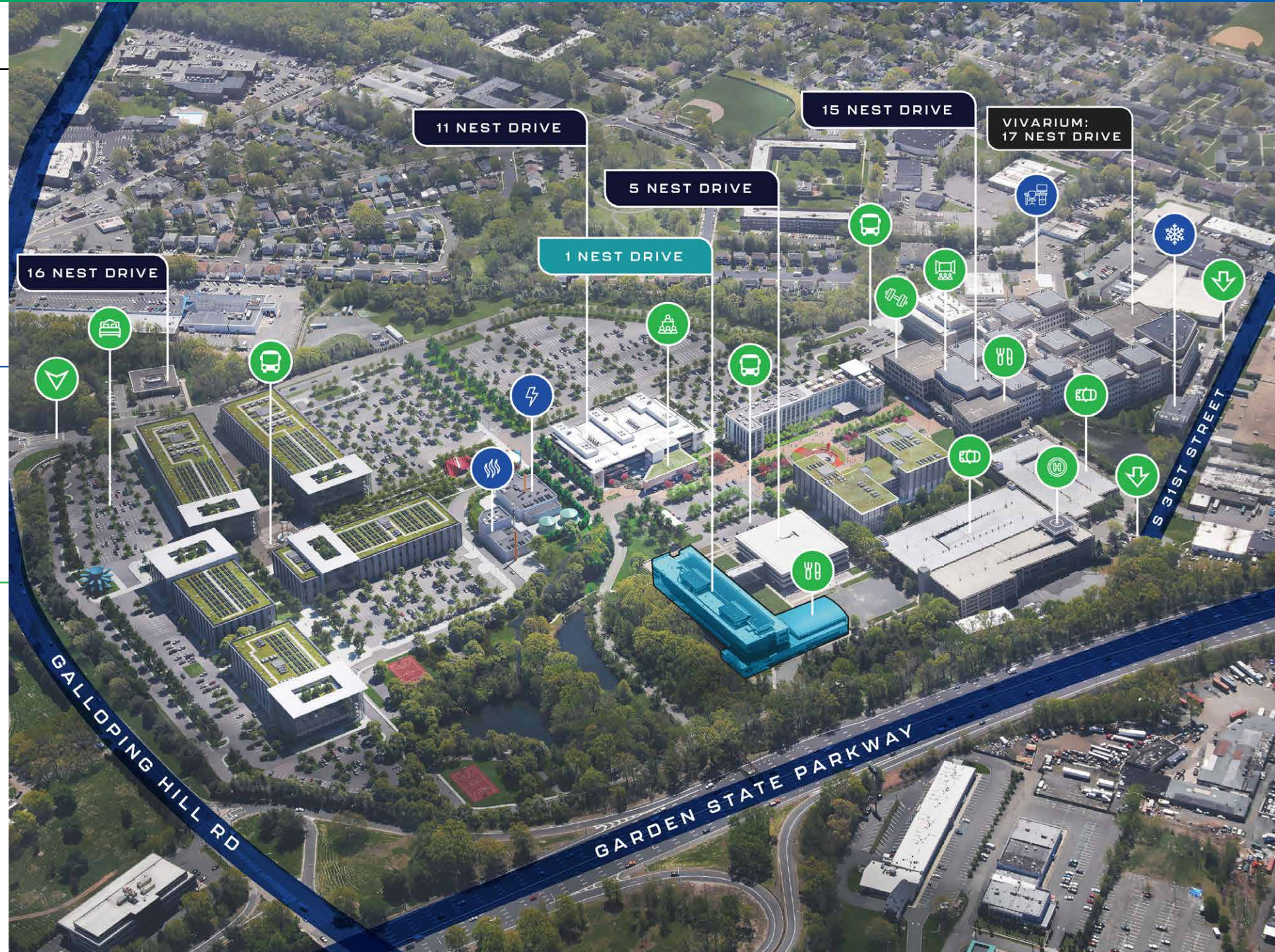
REDEVELOPMENT AREA

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



USE(S)

100% Office

BUILDING AREA

163,249 RSF

NUMBER OF STORIES

Four story building with a non-occupied lower level which contains Underground Parking

YEAR BUILT/RENOVATED

1999 / 2014

STRUCTURE

Structural Steel Frame

BUILDING EXTERIOR

Limestone/Granite façade

ROOF AND WARRANTY

Sarnafil Fully Adhered PVC Roof installed in 2014/20 -year warranty

FLOOR TO FLOOR HEIGHT

14' - 17' Cafeteria floor-to-floor height 32'9"

COLUMN SPACING

59'6" cafeteria seating area,
30' x 30' office areas

FLOORS

Concrete

HVAC SYSTEM

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

ELECTRICAL

4.16 KV feed into bldg. Step down to 3-phase 277/480 volt 2,500-amp service.

GENERATORS

One 1,000 KW gen set

FIRE & SAFETY

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

FLOOR LOAD (LBS. PSF)

1st fl/2nd fl terrace/penthouses - 100 lbs/sf
2nd/3rd/4th offices - 80 lbs/sf; Library 150 lbs/sf;
High density file area 200 lbs/sf; and Roof 30 lbs/sf

PARKING

2,312 total spaces in adjacent parking structures

ELEVATOR

Four Schindler Passenger Elevators 3,000 lb. capacity each
One Schindler Freight Elevators 6,500 lb. capacity

SPECIAL USE AREAS AND DESCRIPTIONS

Building comprised of mainly lab space

LOADING DOCKS

One two-bay loading dock

AMENITIES

3,500 sf Outdoor patio area located on first floor roof adjacent to executive dining/kitchen; 15,000 sf full-service cafeteria

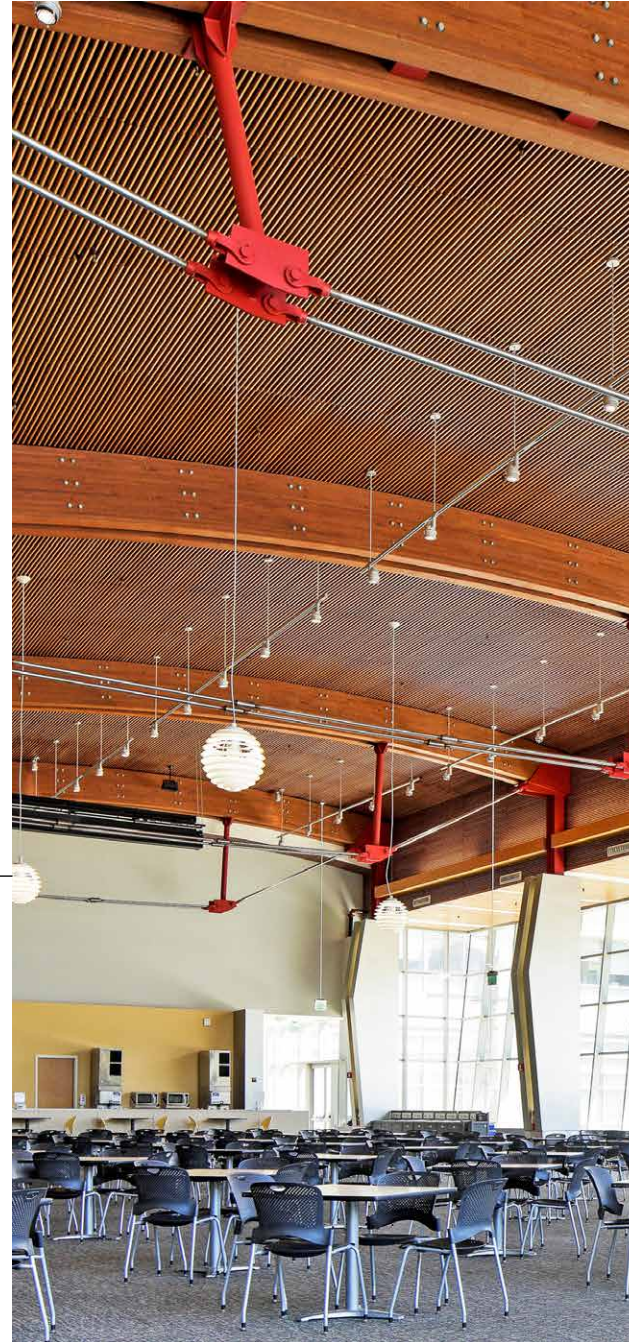




Global HQ-Quality Office Space

This building is 100% dedicated to office and support facilities with a world headquarters-quality corporate setting in the center of campus.

Full Service Cafeteria



Outdoor Patio Area

Underground Parking



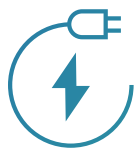
Building Amenities

- 3,500 sq. ft. outdoor patio area adjacent to the executive kitchen and dining room
- Full-service cafeteria with expansive seating & town hall space
- Dedicated underground parking garage with 171 parking spaces



HVAC System

Main HVAC units in penthouse and lower level use chilled water/hot water, with additional HW perimeter heating.



Electrical System

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



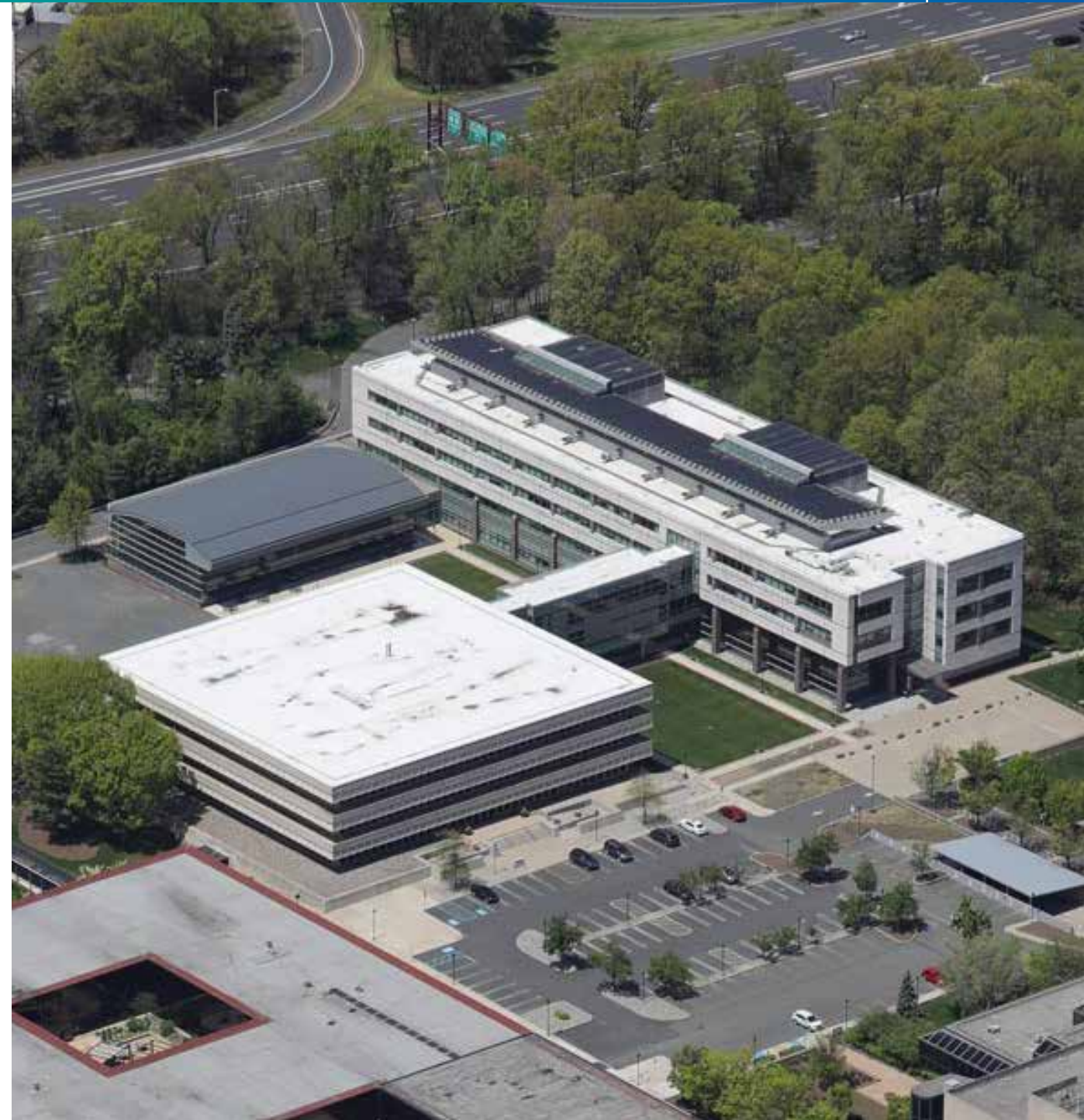
Fire & Safety

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



Generators

One 1000 KW gen set



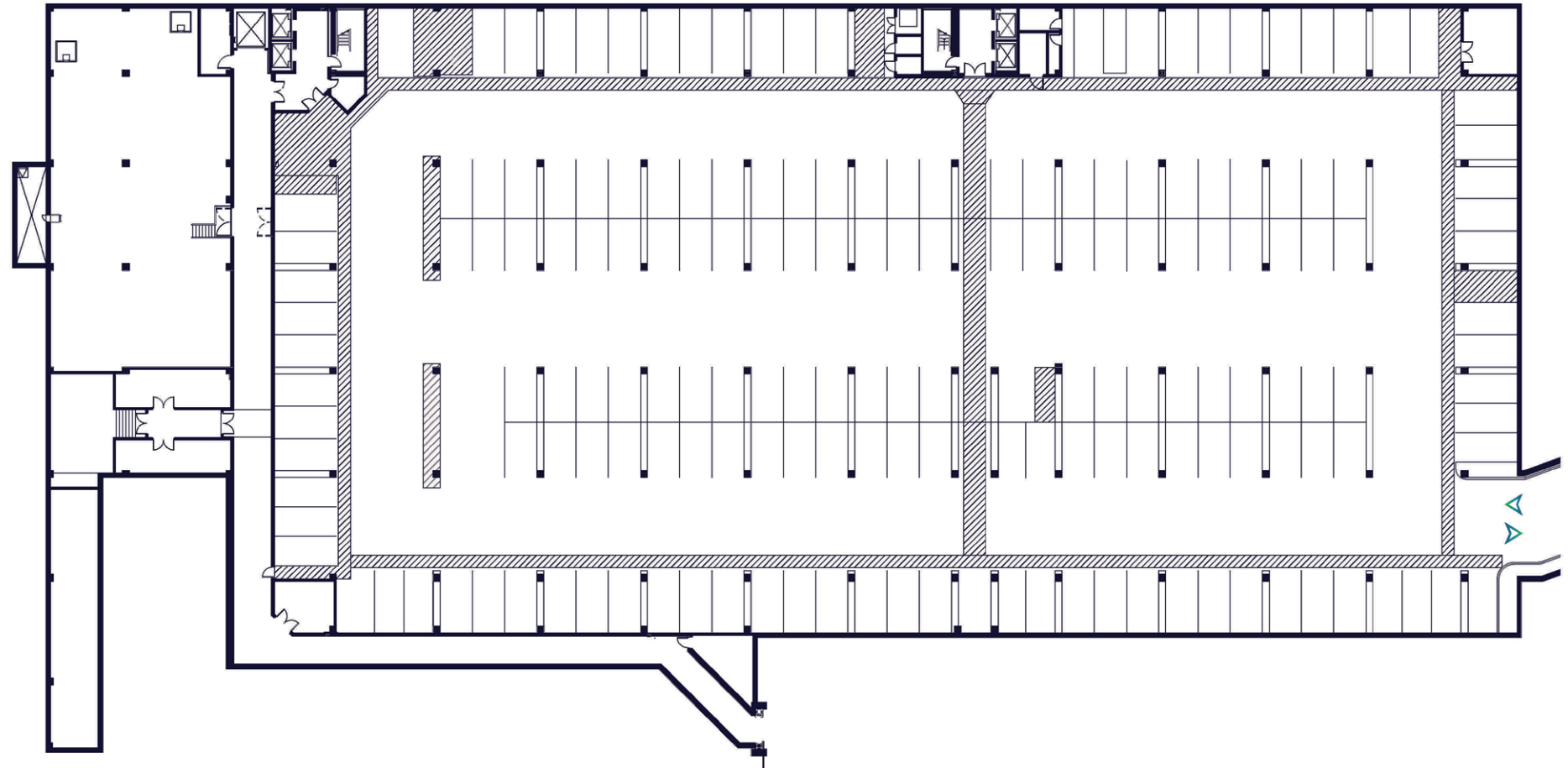


1 NEST DRIVE

LOWER LEVEL

Existing Conditions Covered Parking

PARKING SPOTS 171 SPACES



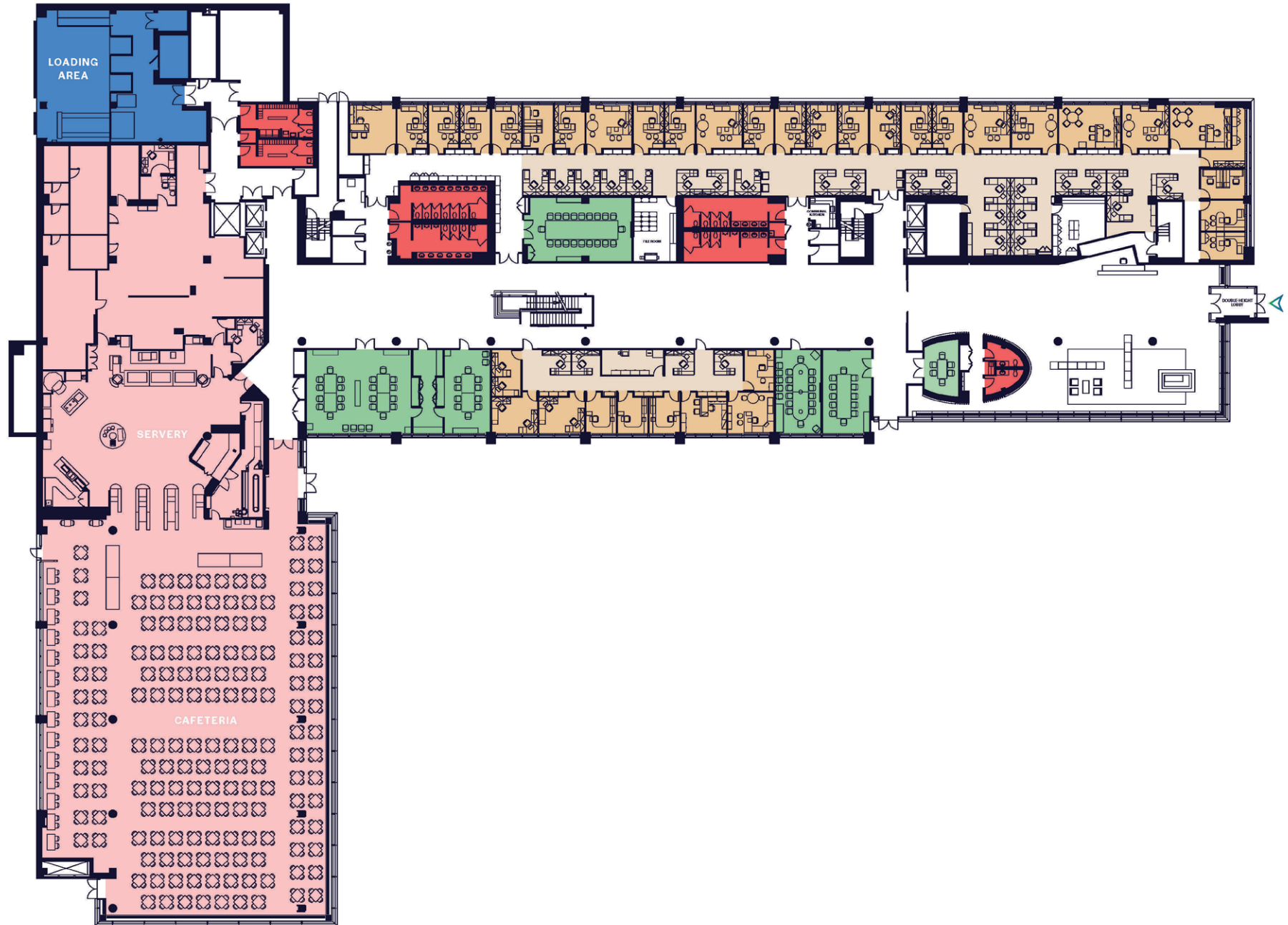
1 NEST DRIVE

GROUND FLOOR Existing Conditions

TOTAL RSF	44,846 RSF
FLOOR TO FLOOR HEIGHT	17' 3"
PRIVATE OFFICES	37
CONFERENCE ROOMS	6

KEY

Open Work Area	
Private Offices	
Conference Rooms	
Employee Bath & Locker Rooms	
Cafeteria	
Loading Area	



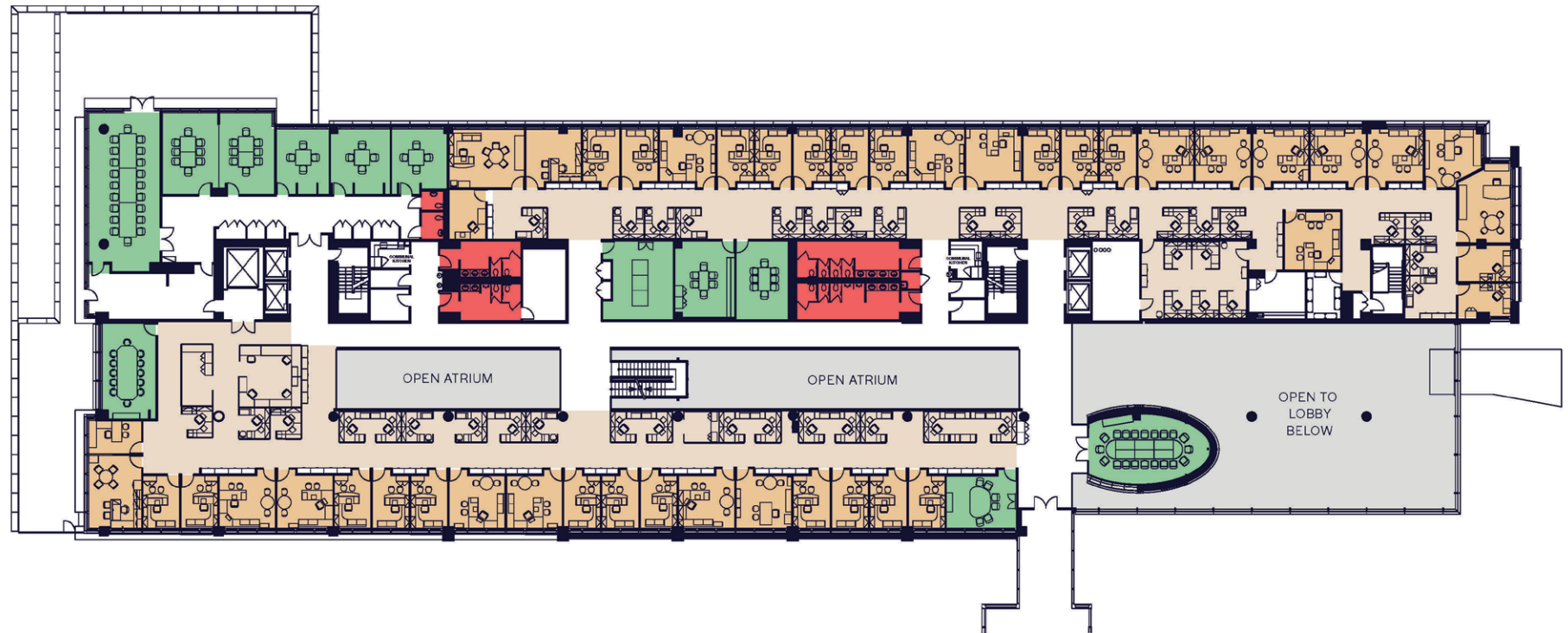


1 NEST DRIVE

FLOOR TWO

Existing Conditions

TOTAL RSF	34,795 RSF
FLOOR TO FLOOR HEIGHT	14'
PRIVATE OFFICES	46
CONFERENCE ROOMS	12



KEY

- Open Work Area
- Private Offices
- Conference Rooms
- Employee Bathrooms



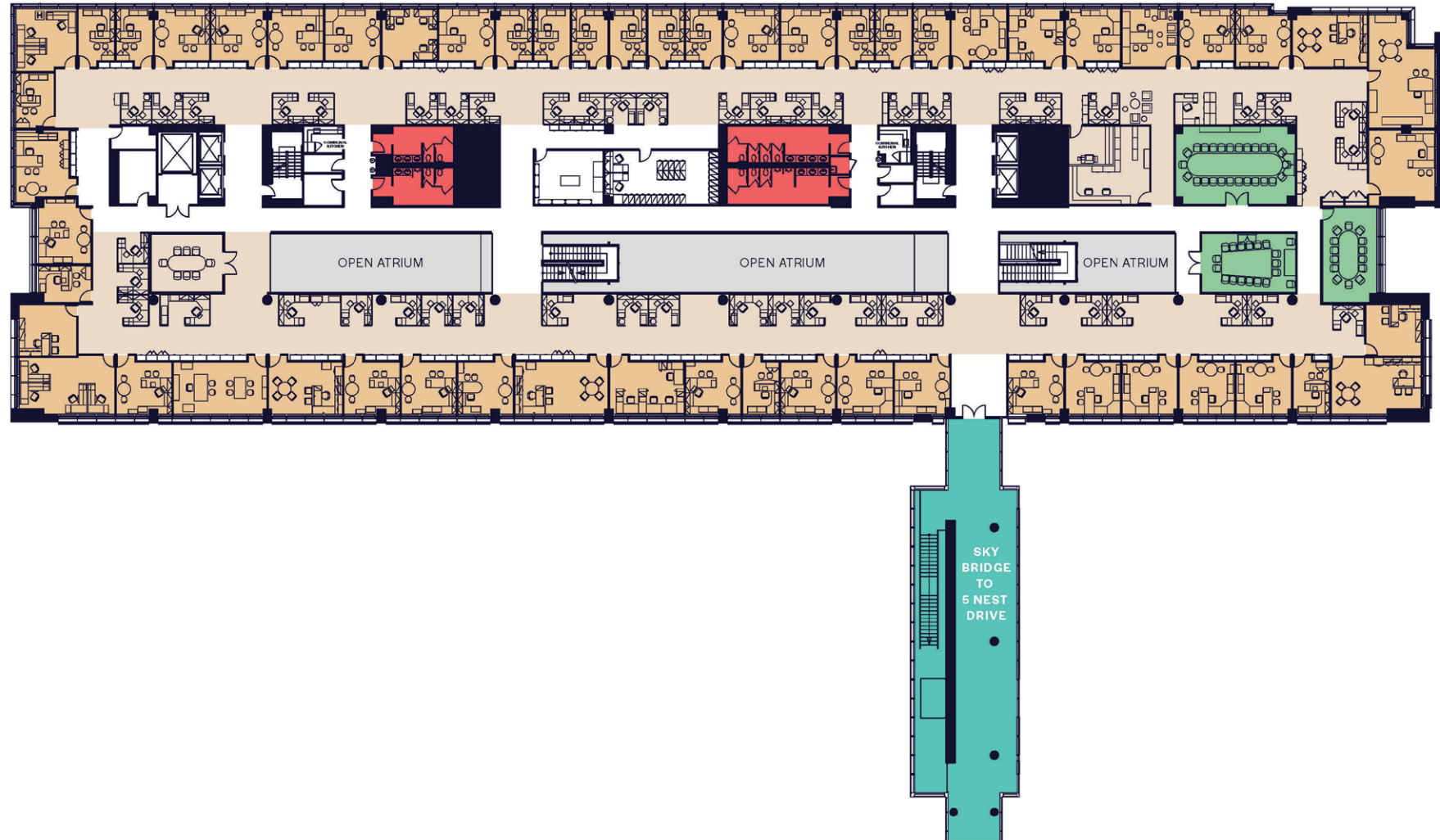


1 NEST DRIVE

FLOOR THREE

Existing Conditions

TOTAL RSF	41,704 RSF
FLOOR TO FLOOR HEIGHT	14'
PRIVATE OFFICES	56
CONFERENCE ROOMS	3



KEY

Open Work Area	
Private Offices	
Conference Rooms	
Employee Bathrooms	
Amenity Space	



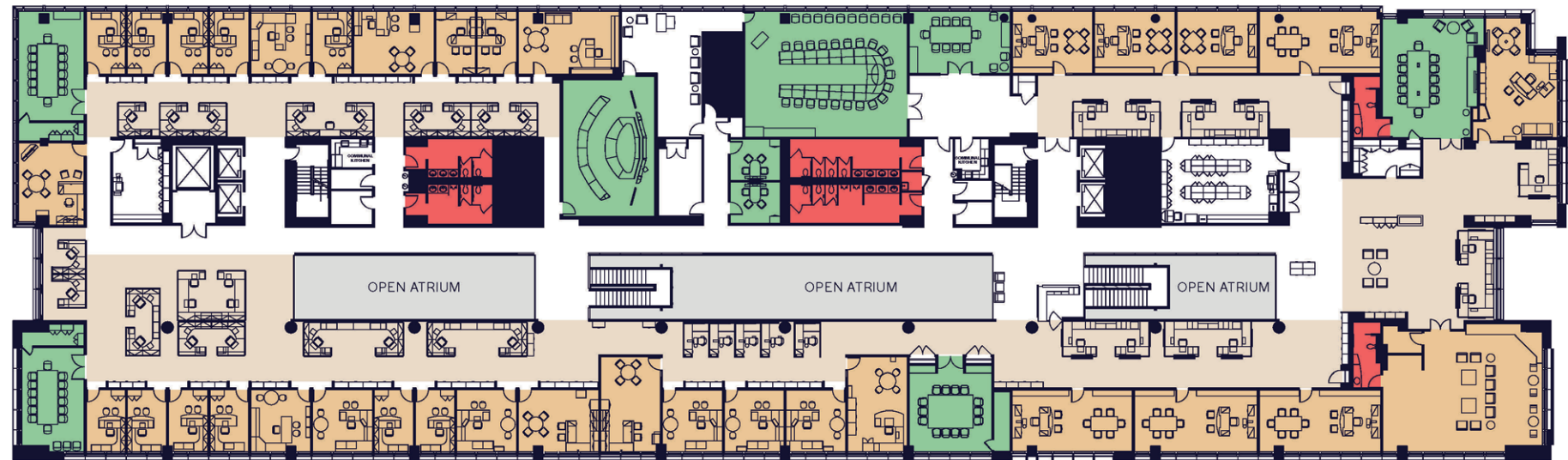


1 NEST DRIVE

FLOOR FOUR

Existing Conditions

TOTAL RSF	41,905 RSF
FLOOR TO FLOOR HEIGHT	14'
PRIVATE OFFICES	35
CONFERENCE ROOMS	9



KEY

- Open Work Area
- Private Offices
- Conference Rooms
- Employee Bathrooms



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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