

NEST

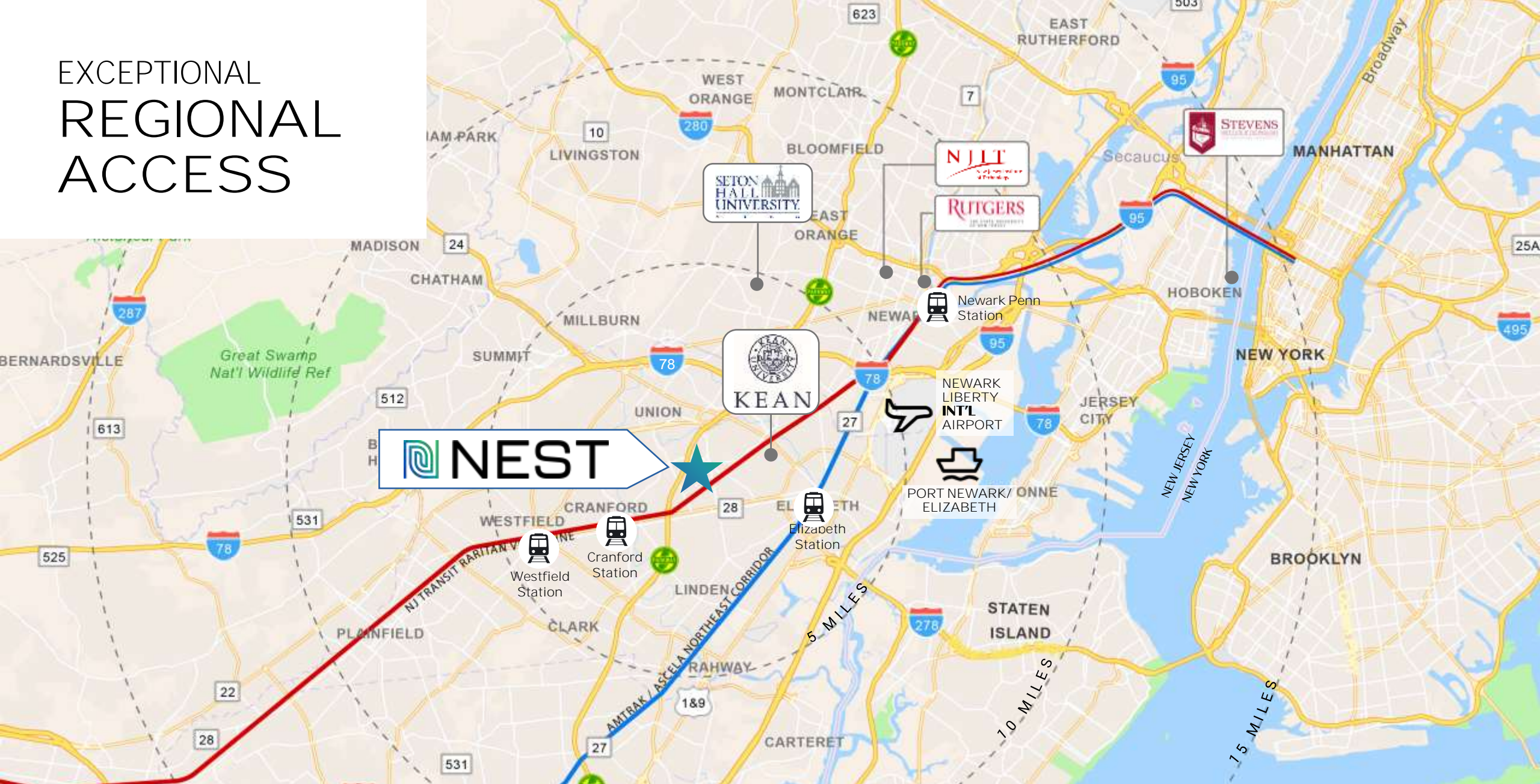
NORTHEAST SCIENCE
& TECHNOLOGY CENTER

ACCESSIBILITY
FLEXIBILITY
OPPORTUNITY

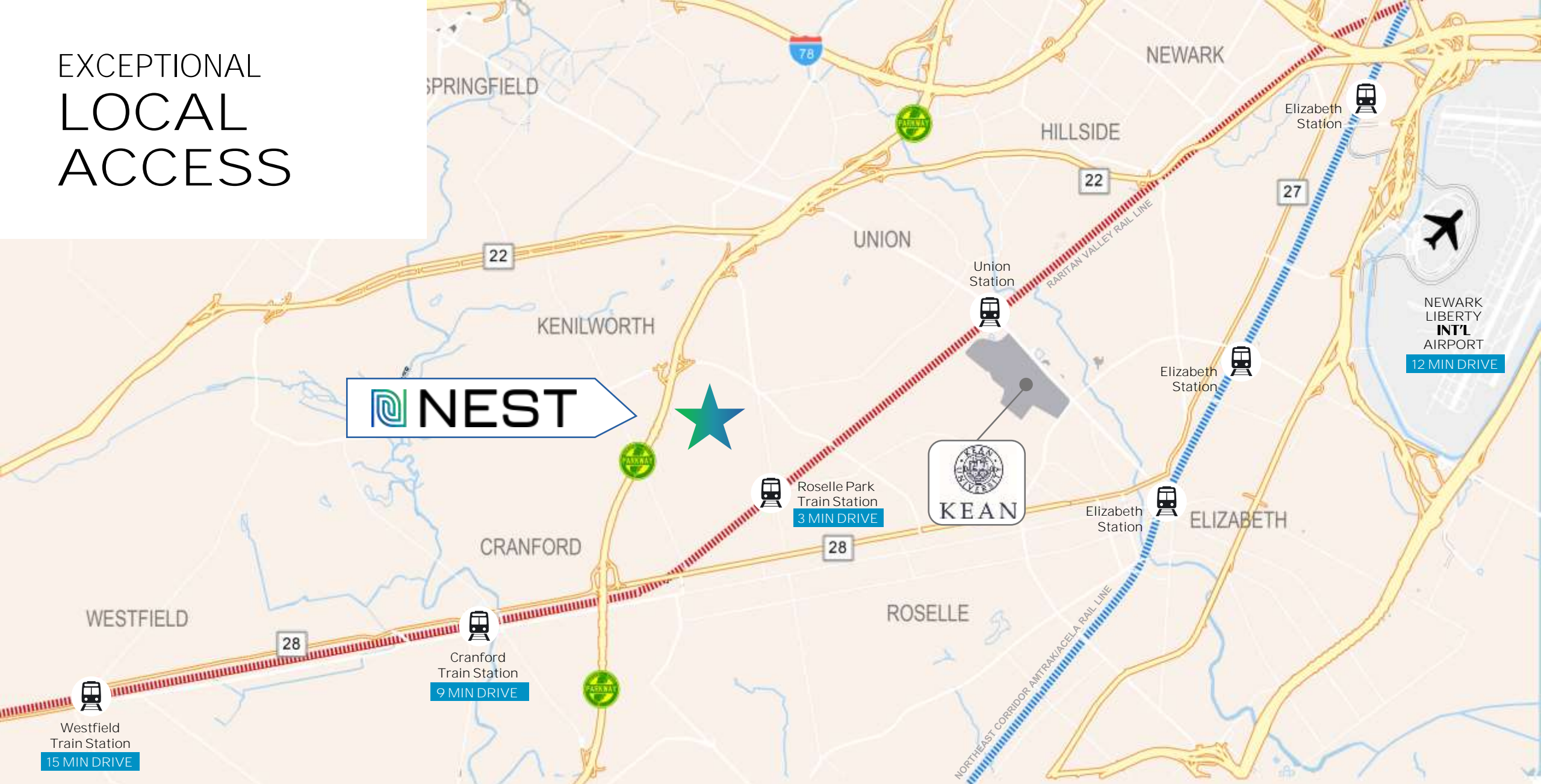
1 & 5 NEST Drive, Kenilworth, NJ



EXCEPTIONAL REGIONAL ACCESS



EXCEPTIONAL LOCAL ACCESS





WALKABLE DOWNTOWN CRANFORD



11 Coffee & Convenience



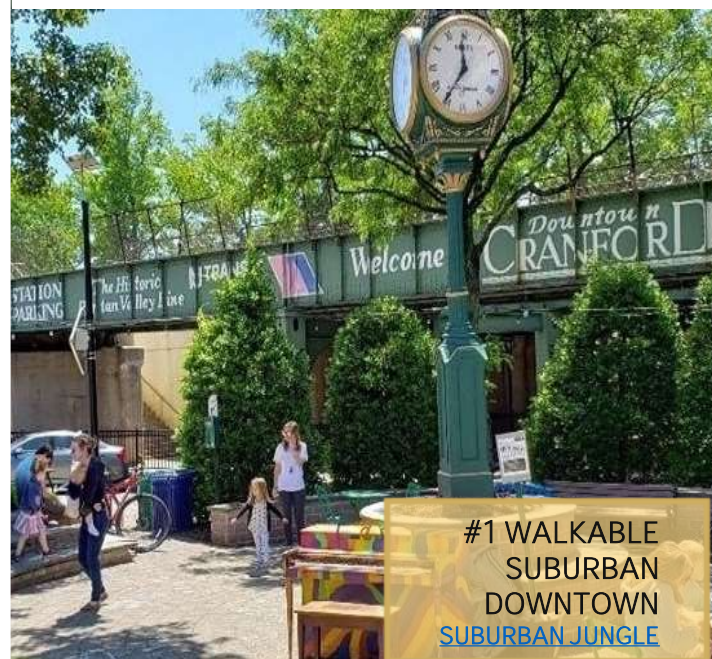
25 Restaurants



10 Retail / Boutique Shops

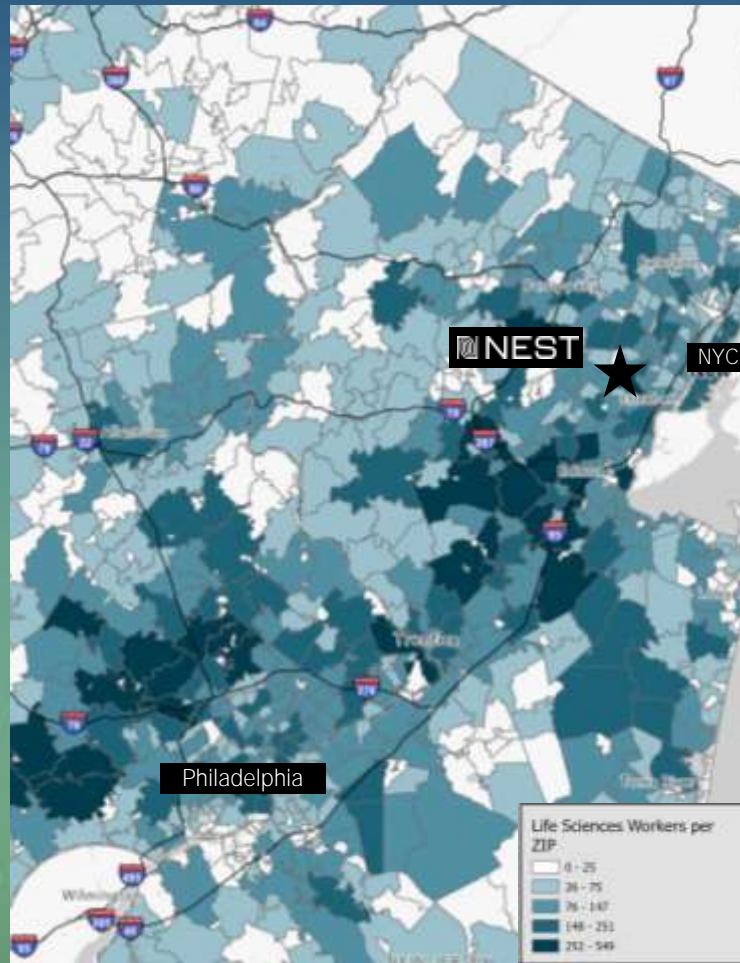


8 Wellness

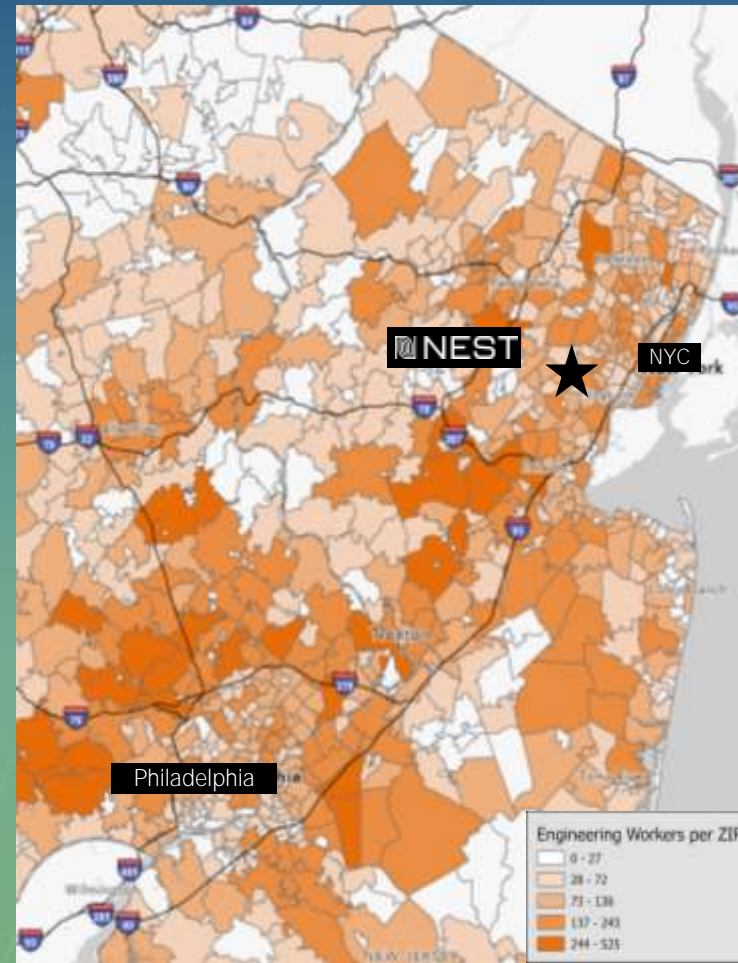


HIGHLY SKILLED LABOR POOL

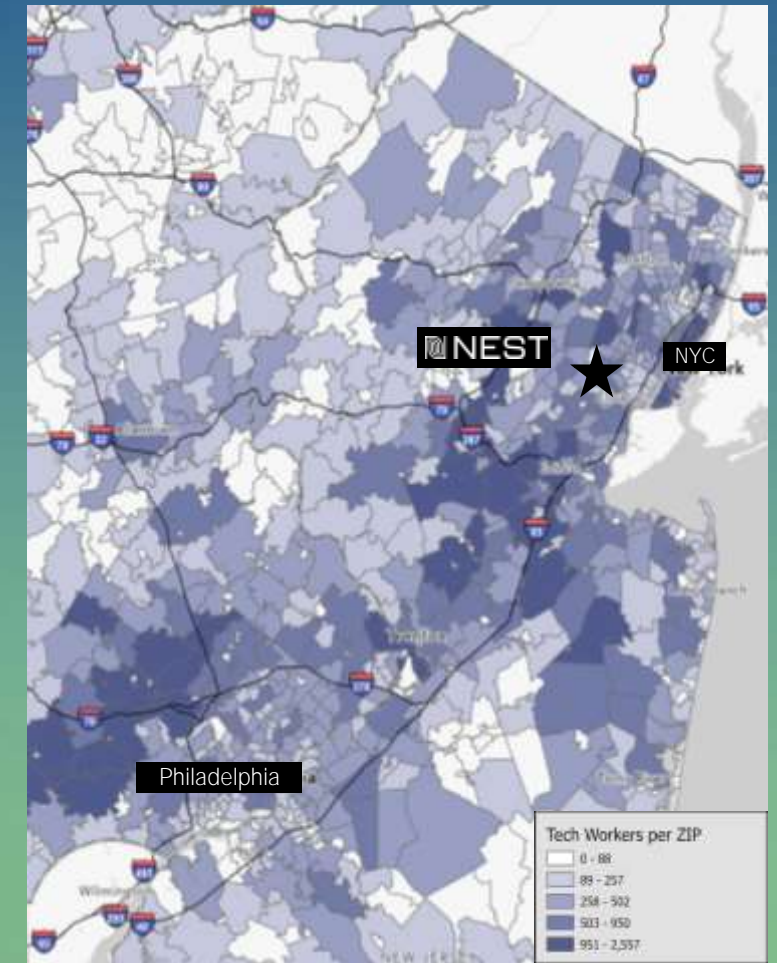
LIFE SCIENCES



ENGINEERING

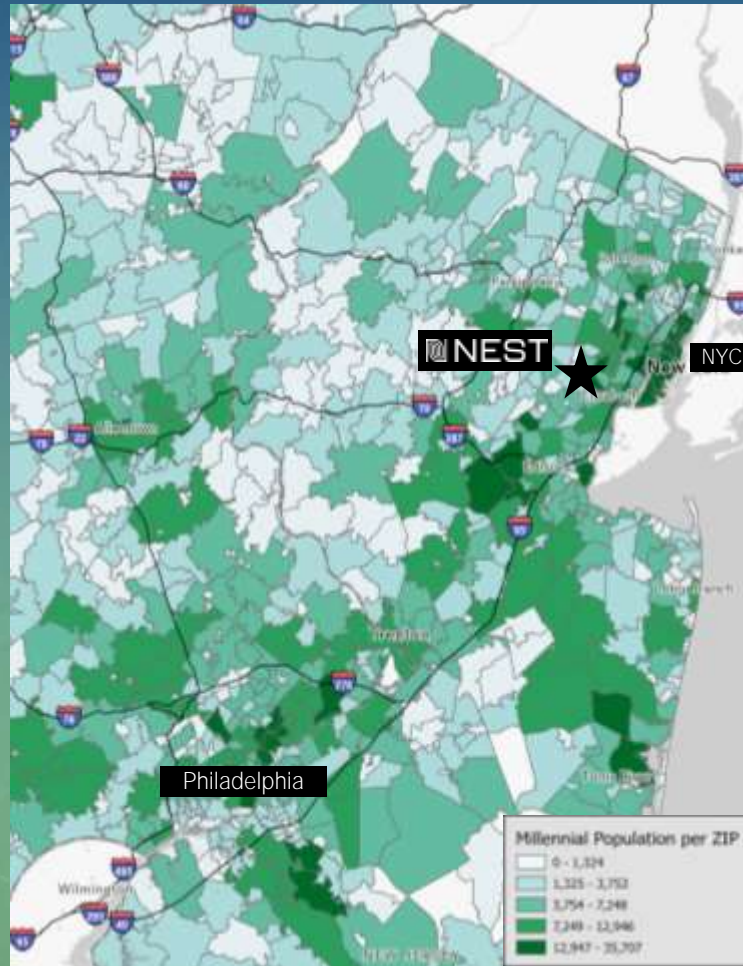


TECH

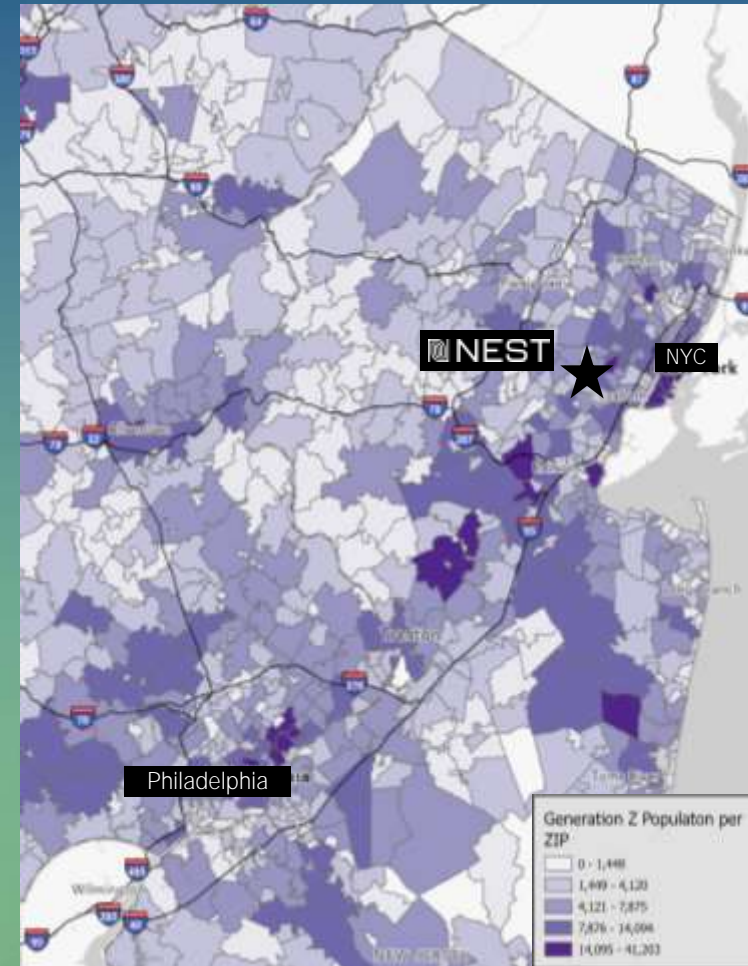


DIVERSE / HIGHLY EDUCATED LABOR POOL

MILLENNIAL

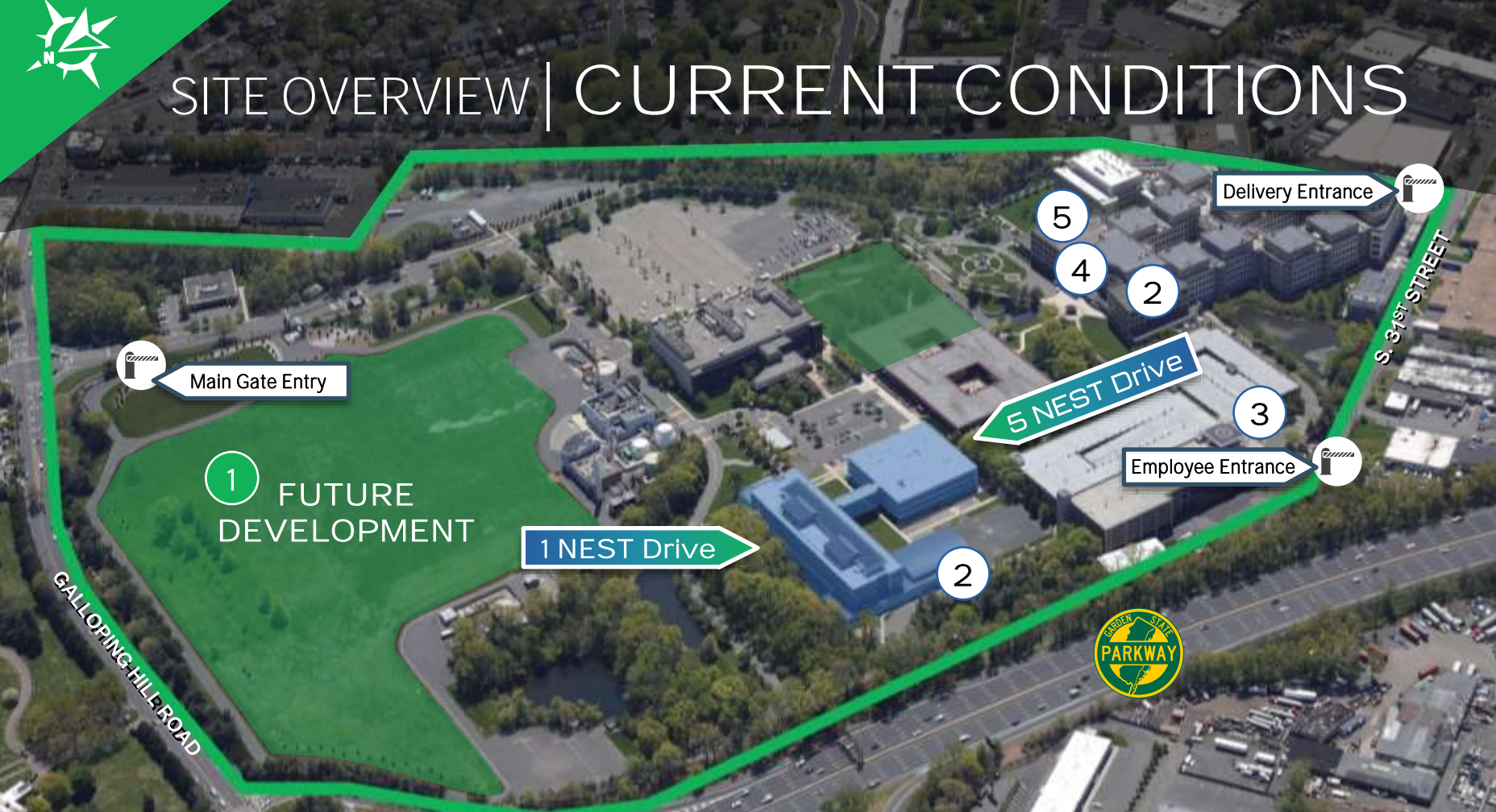


GEN Z





SITE OVERVIEW | CURRENT CONDITIONS



YEAR BUILT/EXPANDED/RENOVATED
1950-2014/2006-2016

TOTAL GSF
1,948,272 ± GSF
(Includes support SF. Buildings are also interconnected via an underground tunnel system)

TOTAL BUILDINGS
12

TOTAL ACREAGE
107.8 ± Acres

ZONING FOR OFFICE RESEARCH:
Permitted uses include research, laboratories, manufacturing facilities, and business office

PARKING
2,484 Garage Parking Spaces*
723 Surface Parking Spaces
3,207 Total Spaces

**Garage spaces are included in two free-standing parking garages G-1 and G-2 (2,313 spaces), plus 171 spaces in the lower-level garage in 1 NEST Drive.*



Proposed Hotel & Restaurant



Full-Service Cafeteria



Rooftop Heliport



Conference Center



Fitness Center



SITE PLAN WITH PARKING



UTILITY SYSTEMS

Electrical System

NEST is powered by dual 26kV PSE&G feeds, distributed to recently upgraded on-site main substation (\$50 Million) and then distributed either directly or via a second modern sub substation to building level substations. The site also has a 25MW Cogen which supplies the site with electrical power and steam for heating.

Steam/Cogeneration System

NEST's central boiler house has 4 boilers (60-80,000 lbs. an hour each) any 2 of which can meet winter heating and process steam needs. The Cogen also provides up to 80,000 lbs. an hour of steam as well as approximately 25 MW of power covering the entire site needs during peak demand days.

Chilled Water System

NEST is served by 2 chilled water plants, the larger approximately 7,000 tons capacity serving primarily K-15 and a second of 2,400 tons capacity (replaced in 2018) serving primarily K1, K-5, K-6, and K-11, are cross connected with approximately 2,000 tons capacity.

Domestic Water and Sewer

NEST is served by 2 main city water connections with a cross center interconnect, the site has a centralized sewer system with holding and equalization tank and pumping stations with discharge line to Roselle connection and rights to discharge up to 800GPM. The site also has a fire water system with booster pumps and an emergency fire water storage tank, and the site also has two wells.

Storm Water

The site has a comprehensive storm water drainage and management system with multiple pumping stations ponds, flood retention areas, and control features meeting FM insurance requirements with a primary offsite discharge to a tributary of the Raritan River.



1 NEST DRIVE | SIGNAGE OPPORTUNITY

Main Entrance Visibility



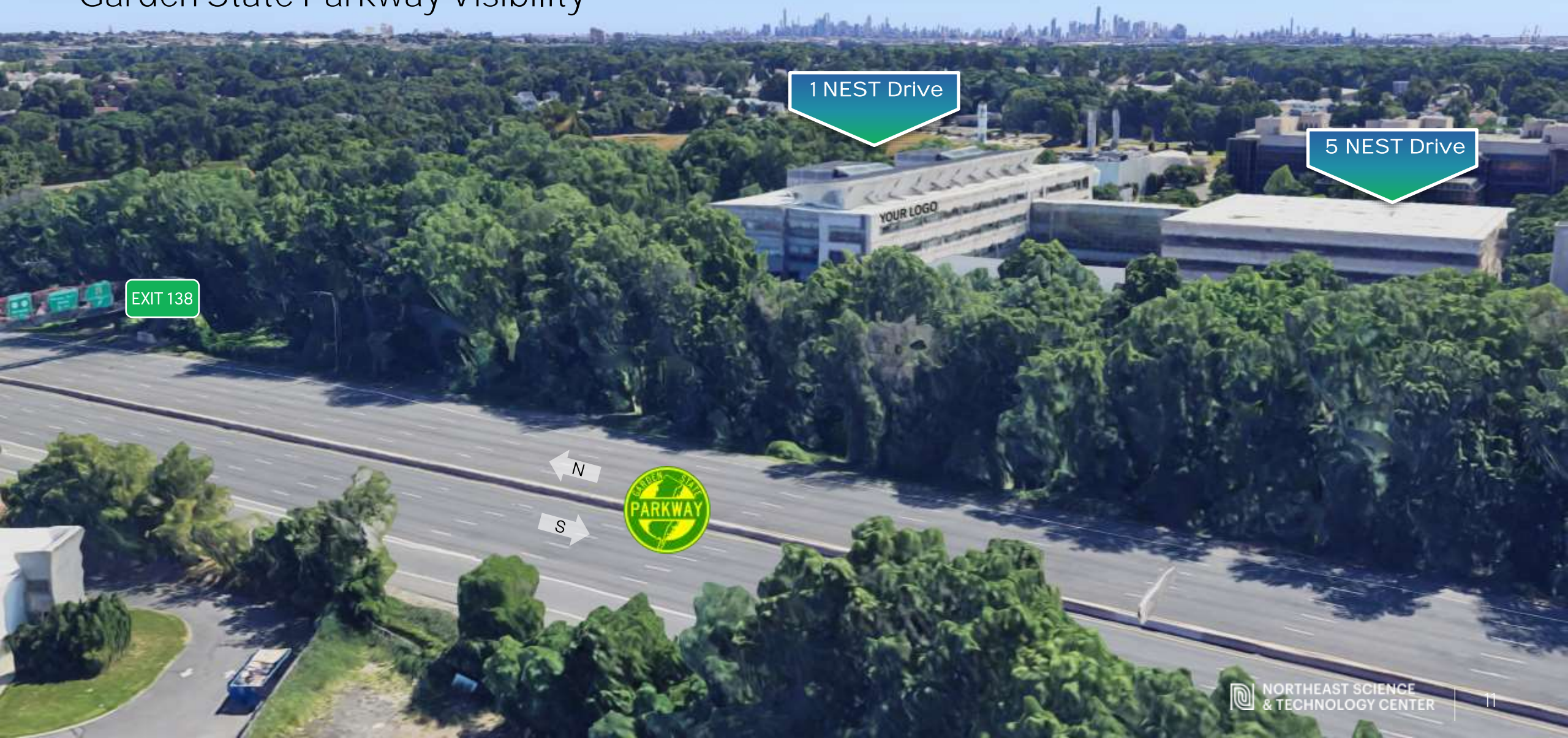
YOUR LOGO

YOUR LOGO

1 NEST Drive

1 NEST DRIVE | SECONDARY SIGNAGE OPPORTUNITY

Garden State Parkway Visibility



1 NEST DRIVE | SECONDARY SIGNAGE OPPORTUNITY



1 NEST DRIVE | INTERIOR



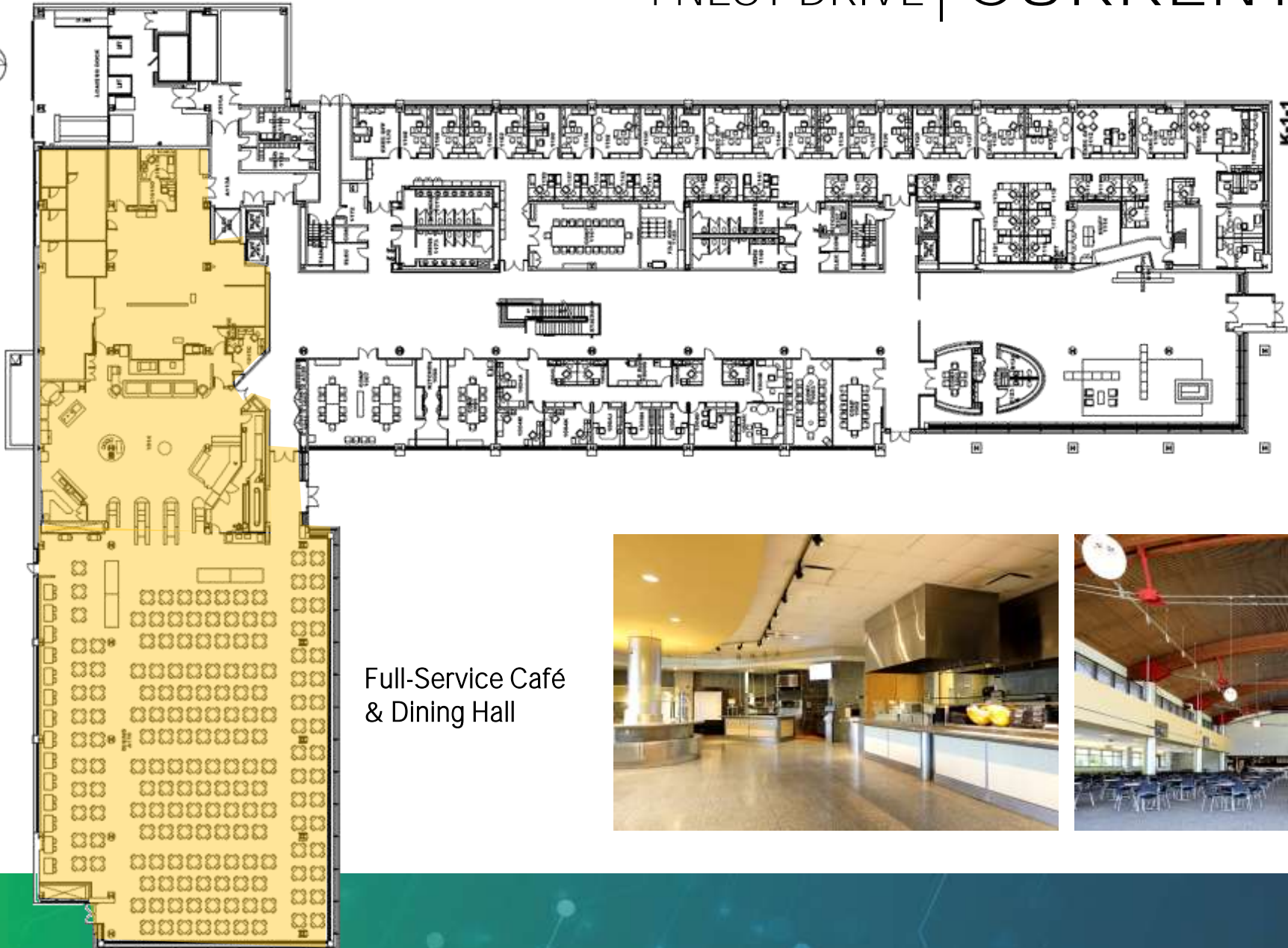
1 NEST DRIVE | BUILDING SPECS

USE(S)	100% Office
GROSS AREA (PER BOMA)	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
CEILING HEIGHT	14' – 17' floor to floor
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	Underground parking lot containing 171 parking spaces
ELEVATOR	Four Schindler Passenger Elevators – 3,000 lb. capacity each One Schindler Freight Elevators – 6,500 lb. capacity
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



1 NEST DRIVE | CURRENT CONDITIONS

First Floor | 44,846 RSF
Ceiling Height: 17'3"
(floor to floor)



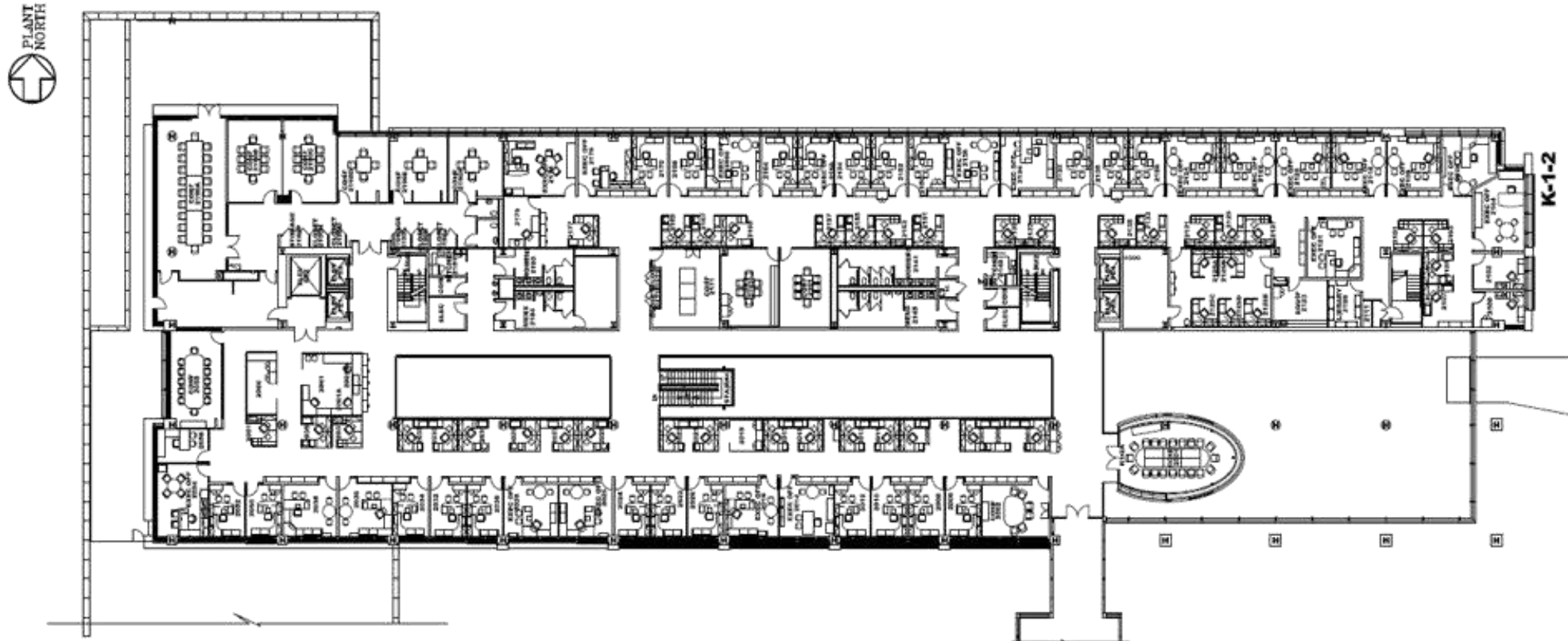
Main Entrance

Full-Service Café
& Dining Hall



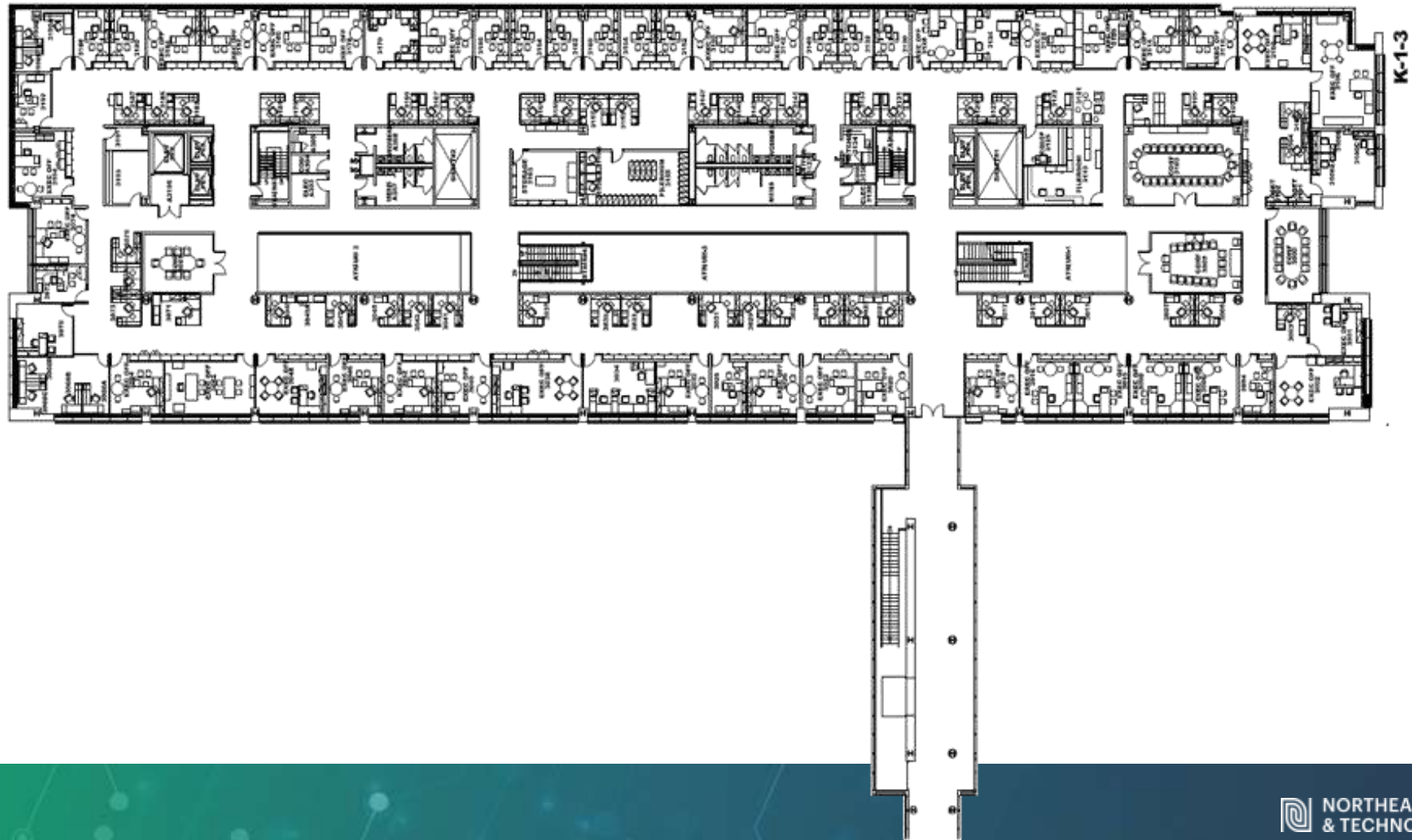
1 NEST DRIVE | CURRENT CONDITIONS

Floor 2 | 34,795 RSF | Ceiling Height: **14'** (floor to floor)



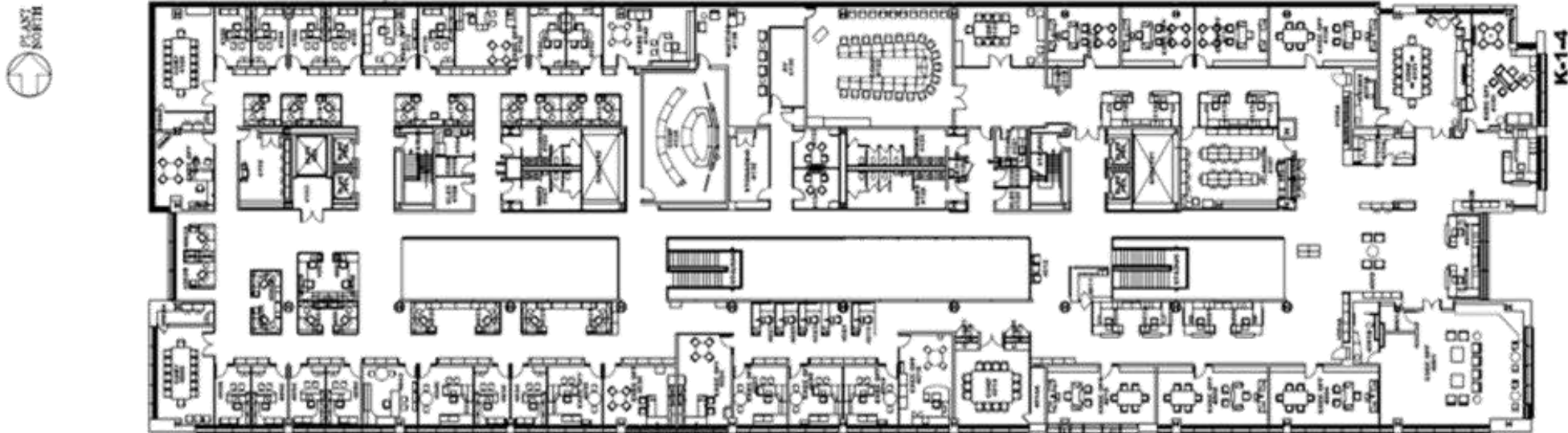
1 NEST DRIVE | CURRENT CONDITIONS

Floor 3 | 41,704 RSF | Ceiling Height: **14'** (floor to floor)



1 NEST DRIVE | CURRENT CONDITIONS

Floor 4 | 41,905 RSF | Ceiling Height: **14'** (floor to floor)



5 NEST DRIVE | SIGNAGE OPPORTUNITY

YOUR LOGO

YOUR LOGO

5 NEST Drive

1 NEST DRIVE & 5 NEST DRIVE | SKY BRIDGE



5 NEST DRIVE | INTERIOR



5 NEST DRIVE | BUILDING SPECS

USE(S)	100% Office
GROSS AREA (PER BOMA)	±129,254 RSF
NUMBER OF STORIES	Three story building with below grade lower level and partial mechanical sub-level
YEAR BUILT/RENOVATED	1968 / Interior completely gutted/renovated in 2014
STRUCTURE	Structural Steel Frame
BUILDING EXTERIOR	Pre-cast concrete façade
ROOF AND WARRANTY	Sarnafil Fully Adhered PVC Roof installed in 2014/20 -year warranty
CEILING HEIGHT	14' - 15' floor to floor
FLOORS	Concrete
HVAC SYSTEM	Main HVAC unit in sub-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 2,000-amp service.
GENERATORS	NONE
FIRE & SAFETY	Remote fire alarm system and smoke detectors. Fully sprinklered. Card access entry system.
FLOOR LOAD (LBS. PSF)	1st floor– 100 lbs/sf 2nd/3rd floors – 50 lbs/sf Roof – 30 lbs/sf
PARKING	Visitor surface lot shared with 6 NEST Drive. Total spaces = 109
ELEVATOR	Two Dover Passenger Elevators – 3,000 lb. capacity each
LOADING DOCKS	NONE
AMENITIES	NONE



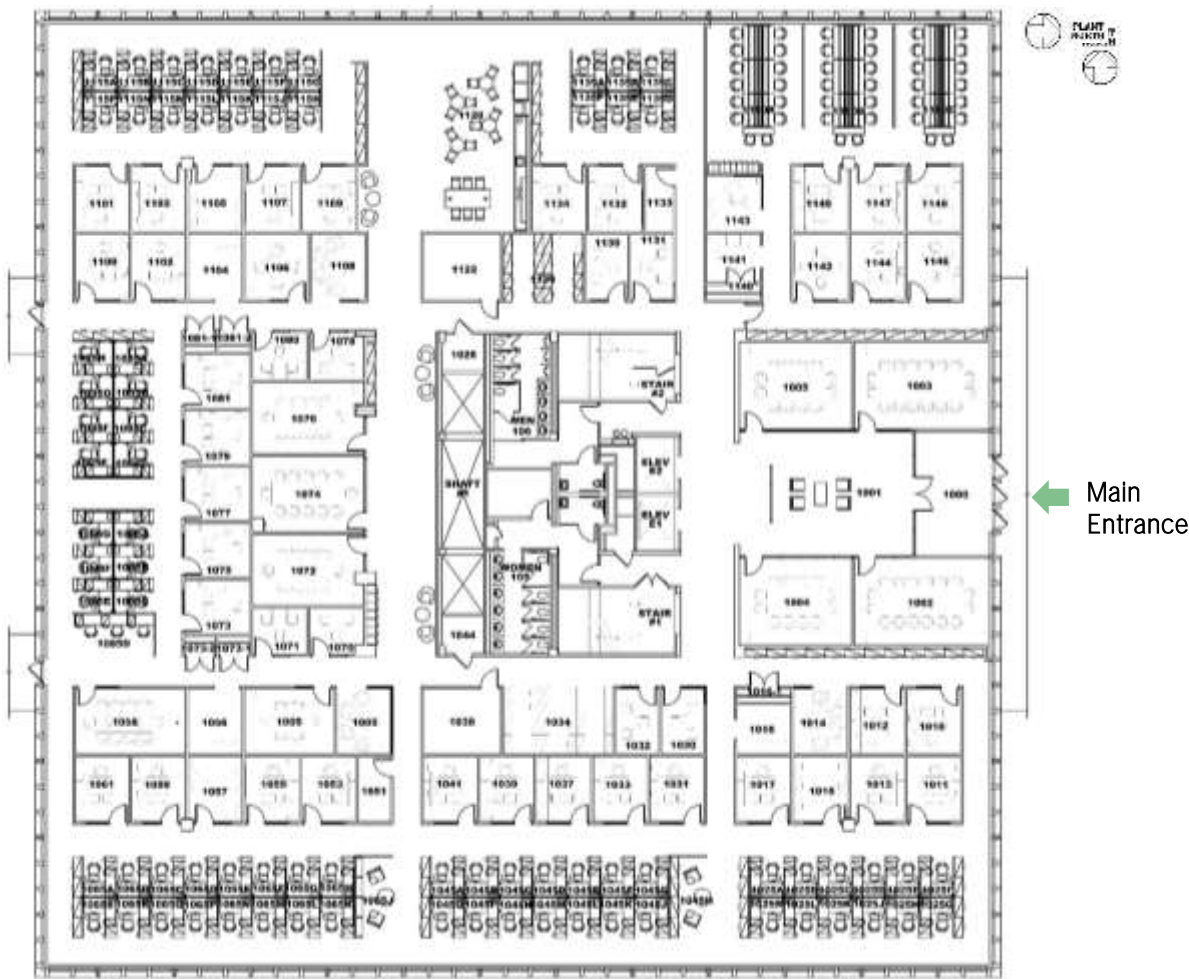
Lower Level | 26,558 RSF | **Ceiling Height: 12'2"** (floor to floor)

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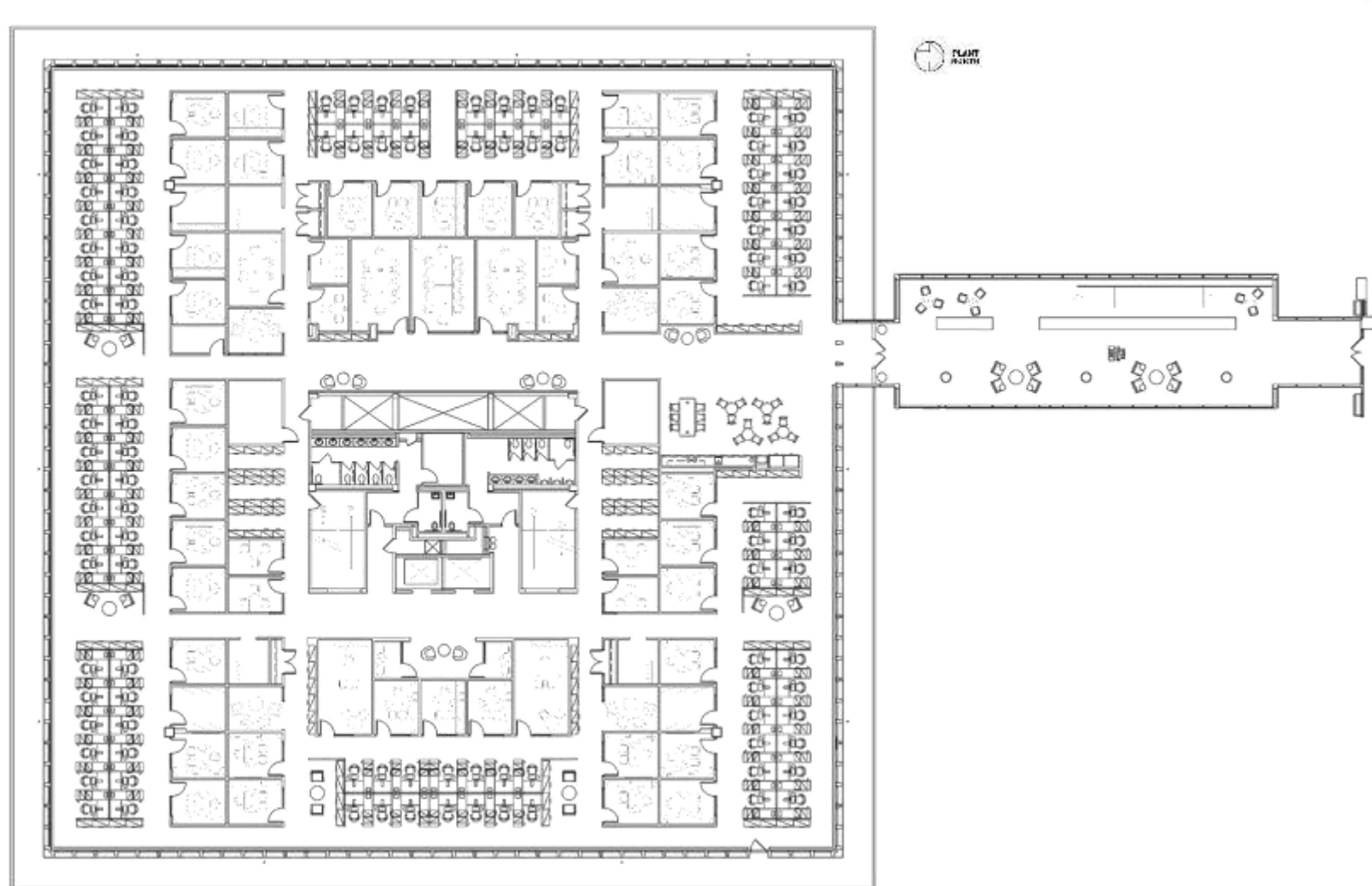
5 NEST DRIVE | CURRENT CONDITIONS

Floor 1 | 34,142 RSF | **Ceiling Height: 15'3"** (floor to floor)



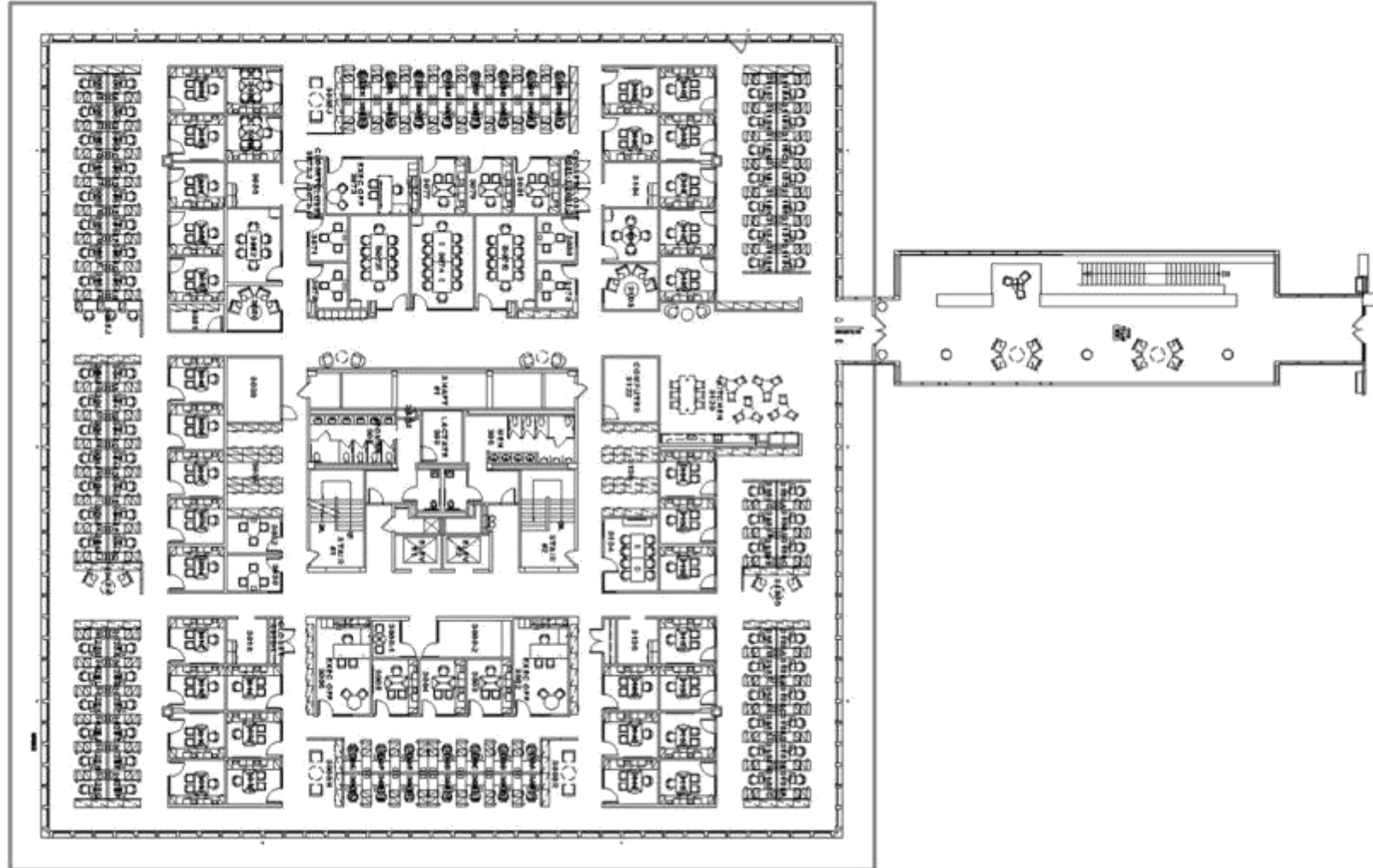
5 NEST DRIVE | CURRENT CONDITIONS

Floor 2 | 34,277 RSF | **Ceiling Height: 14'** (floor to floor)



5 NEST DRIVE | CURRENT CONDITIONS

Floor 3 | 34,277 RSF | **Ceiling Height: 14'** (floor to floor)



ABOUT ONYX EQUITIES

Headquartered in Woodbridge, New Jersey, Onyx Equities, LLC is a leading, full-service real estate firm specializing in investment, asset repositioning and ground-up development. Since its founding in 2004, Onyx has acquired more than \$2.2 billion worth of real estate assets throughout New Jersey, New York, Pennsylvania and Connecticut. Onyx has executed over \$230 million in capital improvement projects under its signature repositioning program.

Driving Onyx's success is its loyalty to core geographic markets, a seasoned team of expertise in all facets of real estate, its adaptability to market conditions, and the experience gained from managing over 65 million square feet since inception.

Throughout its portfolio, Onyx takes aim at increasing operational efficiency, Tenant satisfaction and long-term value.

For more information contact the firm at 732-362-8800, or visit www.onyxequities.com.



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ACCESSIBILITY

FLEXIBILITY

OPPORTUNITY

