

# @NEST



## 11 NEST

CONCEPTUAL RENDERING





















## BUILDINGS

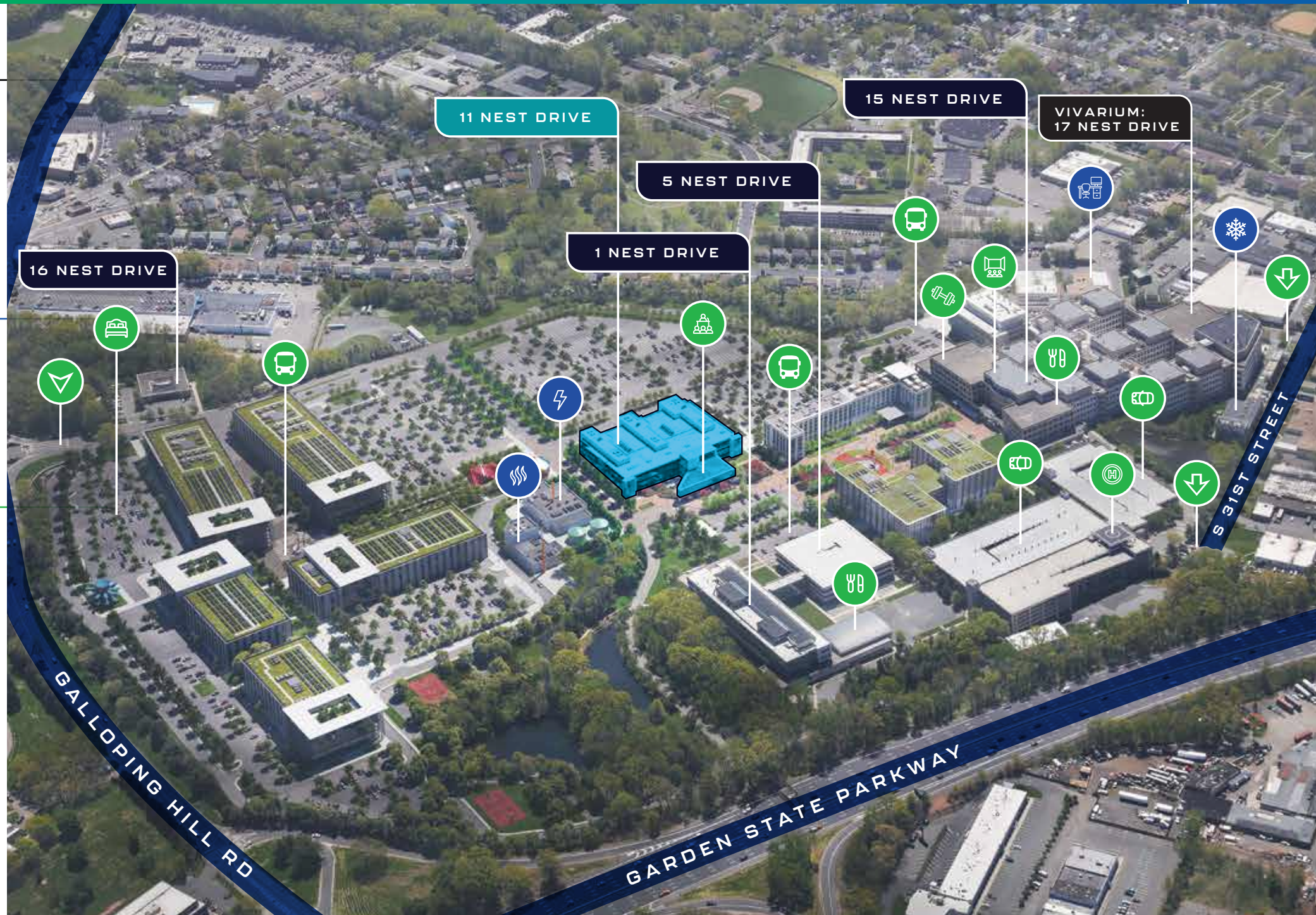
1 NEST DRIVE  
5 NEST DRIVE  
**11 NEST DRIVE**  
15 NEST DRIVE  
16 NEST DRIVE  
VIVARIUM: 17 NEST DRIVE

## SUPPORT BUILDINGS

 ATLANTIC POWER COGEN FACILITY  
 STEAM PLANT  
 CHILLER PLANT  
 MANAGEMENT OFFICE

## FEATURES & AMENITIES

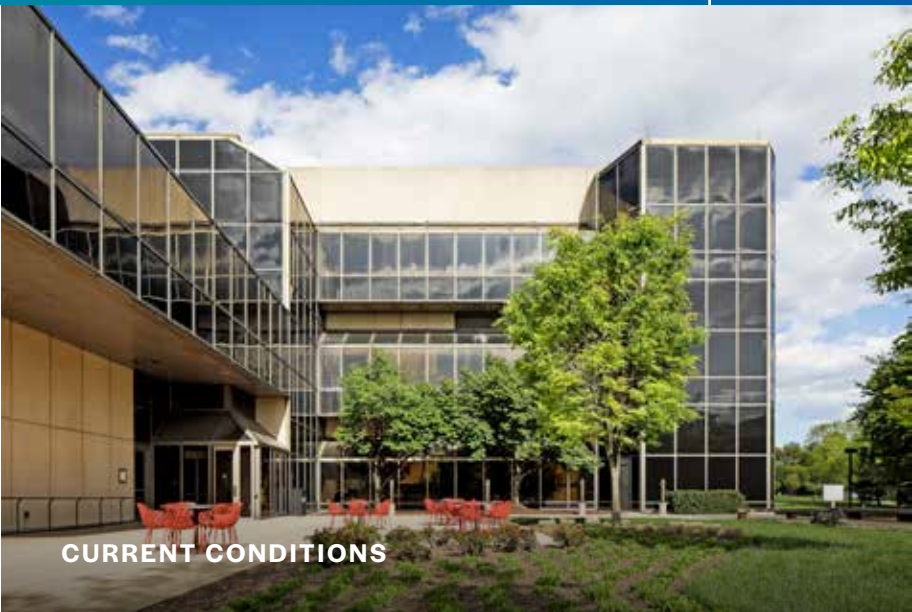
 MAIN ENTRY  
 FULL-SERVICE CAFETERIA  
 FITNESS CENTER  
 AUDITORIUM  
 CONFERENCE CENTER  
 COURTYARD  
 PARKING GARAGE  
 HELIPORT  
 PROPOSED HOTEL & RESTAURANT  
 SHUTTLE PICKUP  
 BIKE PATH  
 WALKING PATH







PROPOSED FACADE RENOVATIONS, CONCEPTUAL RENDERING



CURRENT CONDITIONS

# Research Building Overview

**TOTAL RSF**  
280,736

**FLOORS**  
4 (Including lower level)

**BUILDING**  
80% R&D | 20% Office

**LOADING**  
One three bay loading dock

**FLOOR LOAD CAPACITY**  
Floors LL, 1, 2 Lab Area: 300lb/sf  
Floor 3 Lab Area: 100 lb/sf  
Office Areas on All Floors: 100 lb/sf  
Interstitial Floors: 40 lb/sf  
Penthouse: 150 lb/sf  
Roof: 30 lb/sf





CONCEPTUAL RENDERING

## A Premiere R&D Facility

This purpose built research and development facility features existing lab and pilot plant space, 20' floor-to-floor height (including interstitial floors) on all levels, and robust utility infrastructure for maximum versatility across an extended number of uses.



**Interstitial Floors**



## Building Features

- Interstitial floors
- 20' Floor-to-floor height
- Full service cafeteria



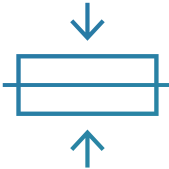
**Full Service Cafeteria**

**Office Space**

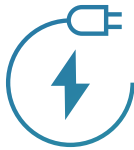




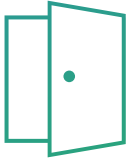
**FLOOR TO FLOOR HEIGHT**  
20 FT (including interstitial floors)



**FLOOR LOADS**  
300 LBS/SF load capacity on floors 1 and 2



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



**EXISTING SPECIALTY ITEMS**  
Chemical Storage Room and PH Monitoring and Sampling room



**LOADING**  
Three (3) bay loading dock



**HVAC**  
Up to 2,600 TONS of dedicated cooling. New chillers installed in 2015



**VIBRATION STUDY**  
Existing structure can accommodate extremely sensitive equipment with allowable vibration limits of < 1,000  $\mu$ in/s

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

**GROSS AREA (PER BOMA)**  
280,736 RSF

**NUMBER OF STORIES**  
Three story building with a below grade lower level

**YEAR BUILT/RENOVATED**  
Built in 1985

**STRUCTURE**  
Structural Steel Frame

**BUILDING EXTERIOR**  
Pre-cast concrete facade

**ROOF AND WARRANTY**  
Spray Polyurethane Foam installed in 2006; 20 year warranty

**FLOORS**  
Concrete

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

**ELECTRICAL**  
4.16 KV feed into bldg. Step down to 3 phase 277/480 volt 2500 amp service. Dedicated 4.16 KV service to chillers.

**GENERATORS**  
Two 300 KW gen sets

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

**FLOOR LOAD (LBS. PSF)**  
Lab Block Floors: 1st/2nd - 300; 3rd - 100; Interstitial Floors - 40; Office Block Floors - 100; Penthouse - 150; Roof - 30

**PARKING**  
566 Surface parking spaces

**ELEVATOR**  
Three West Freight/Passenger Elevators 6000 lb. capacity each Two West Passenger Elevators 2500 lb. capacity each

**SPECIAL USE AREAS AND DESCRIPTIONS**  
Building comprised of mainly lab space

**LOADING DOCKS**  
One three bay loading dock

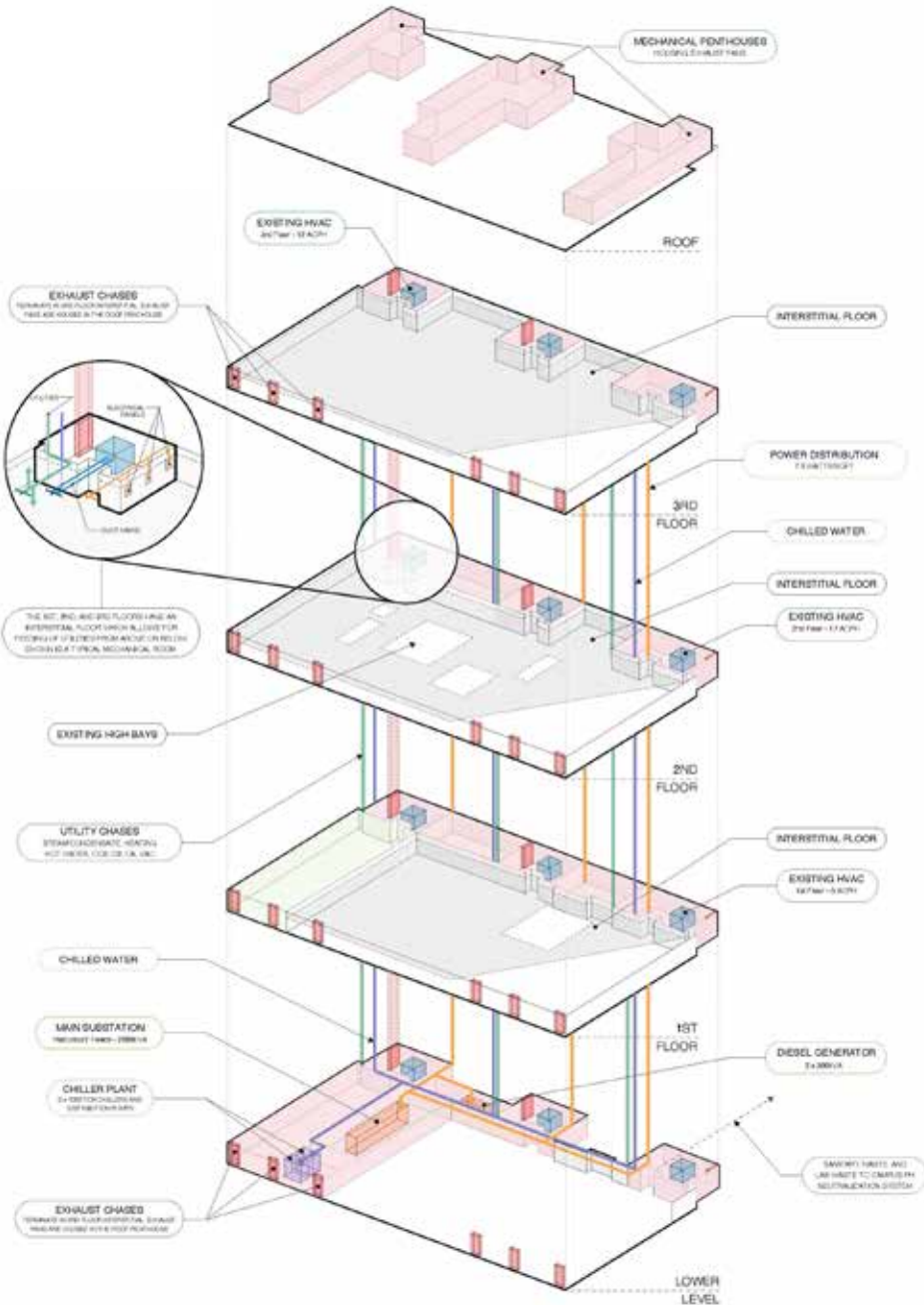
**AMENITIES**  
Existing cafeteria in building

11 NEST  
DRIVE

UTILITY DIAGRAM

KEY

Warehouse	
Mechanical	
Interstitial Floor	
Existing HVAC	
Exhaust Chases	
Chiller Plant	
Electrical	
Plumbing	





# 11 NEST DRIVE

## LOWER LEVEL

TOTAL RSF	53,459
FLOOR TO FLOOR HEIGHT (Including Interstitial)	17'6"
FLOOR LOAD CAPACITY	300 LB/SF

KEY	
Lab	■
Storage	■
Office	■



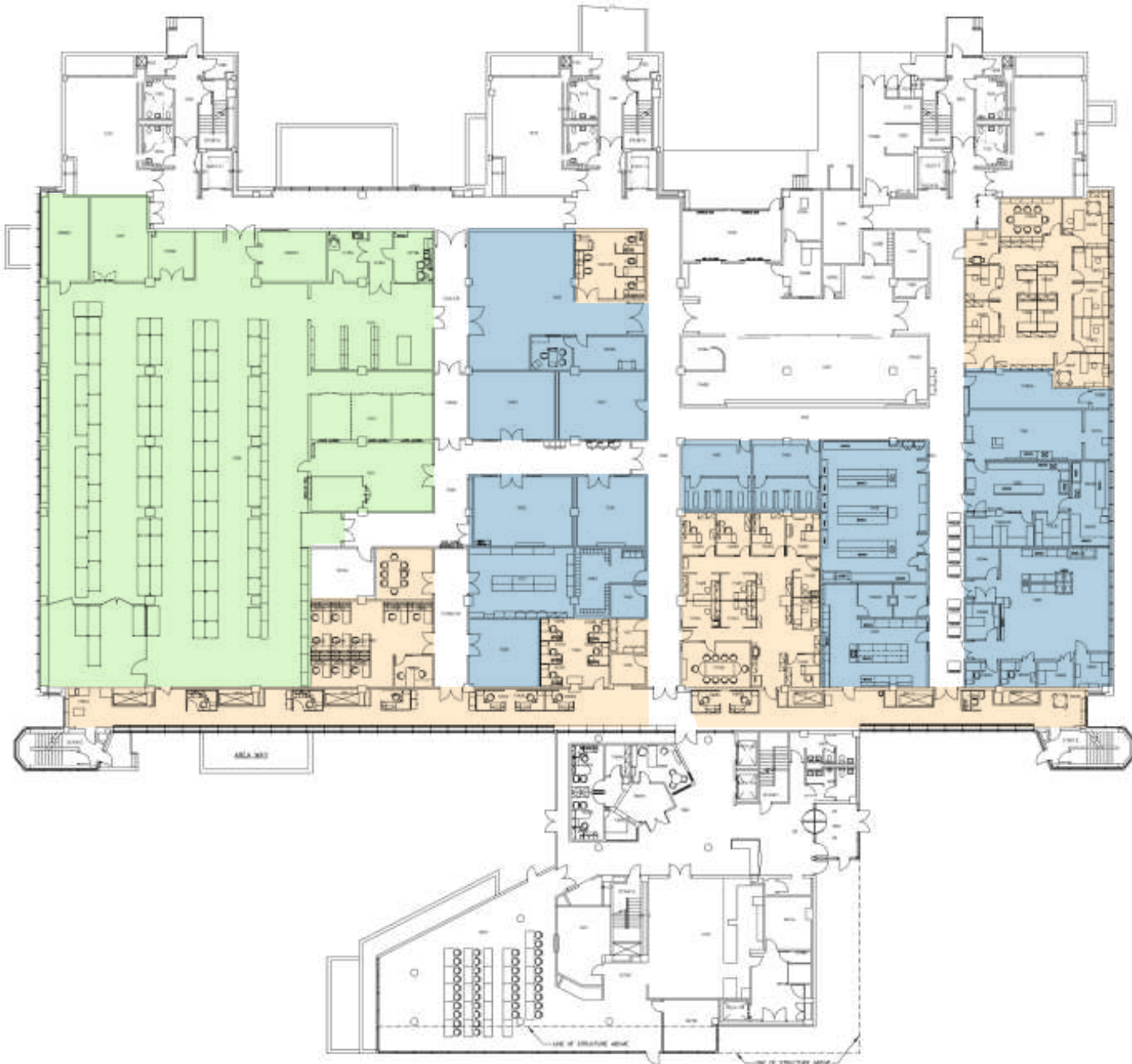


# 11 NEST DRIVE

## FLOOR ONE

TOTAL RSF	68,324
FLOOR TO FLOOR HEIGHT (Including Interstitial)	20'
FLOOR LOAD CAPACITY	300 LB/SF

KEY	
Lab	■
Warehouse	■
Office	■





# 11 NEST DRIVE

## FLOOR TWO

TOTAL RSF	84,386
FLOOR TO FLOOR HEIGHT (Including Interstitial)	20'
FLOOR LOAD CAPACITY	300 LB/SF

KEY	
Lab	■
Pilot Plant	■
Office	■





# 11 NEST DRIVE

## FLOOR THREE

TOTAL RSF 74,567

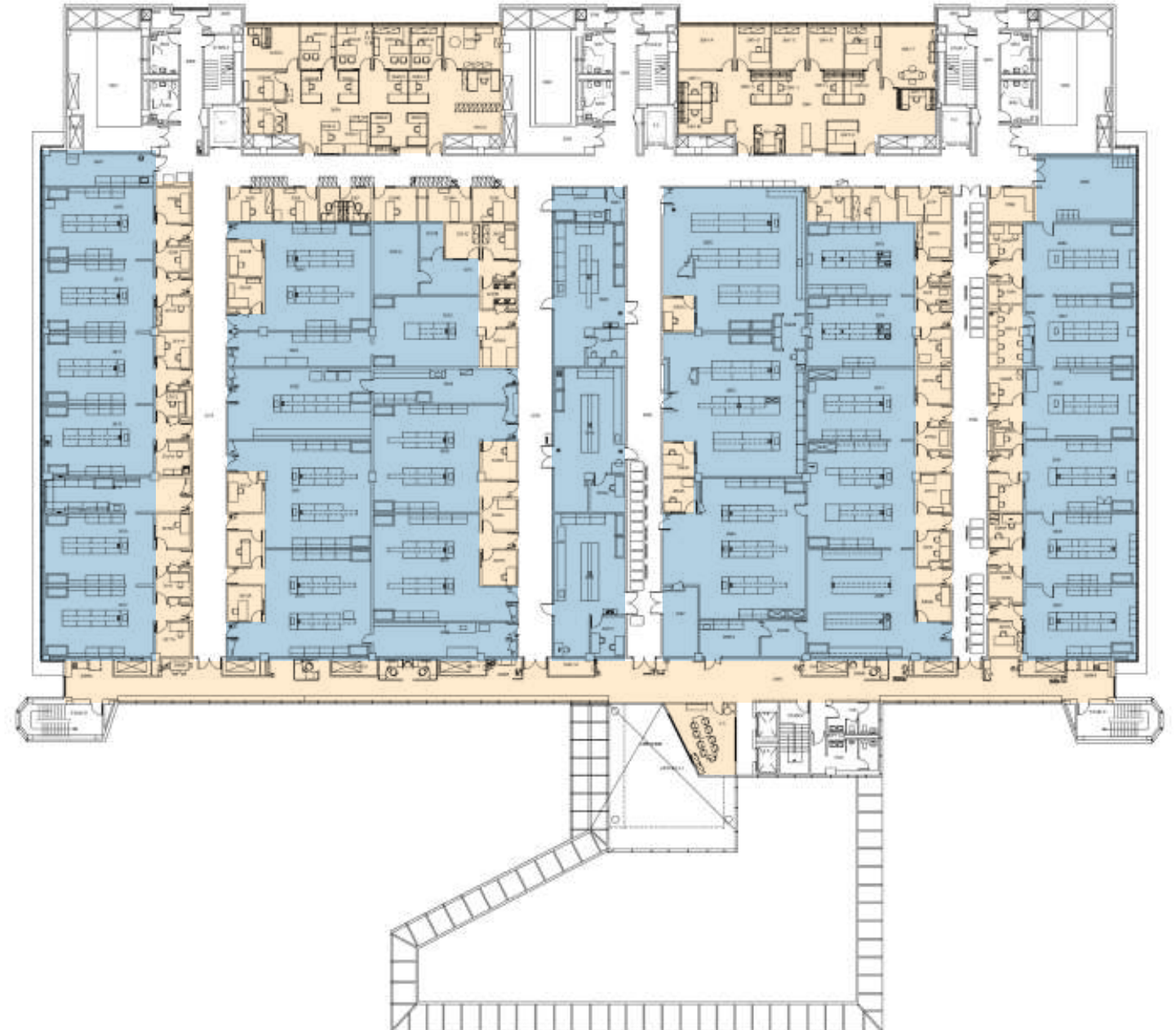
FLOOR TO FLOOR HEIGHT 20'  
(Including Interstitial)

FLOOR LOAD CAPACITY 100 LB/SF

### KEY

Lab ☐

Office ☐





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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