

@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

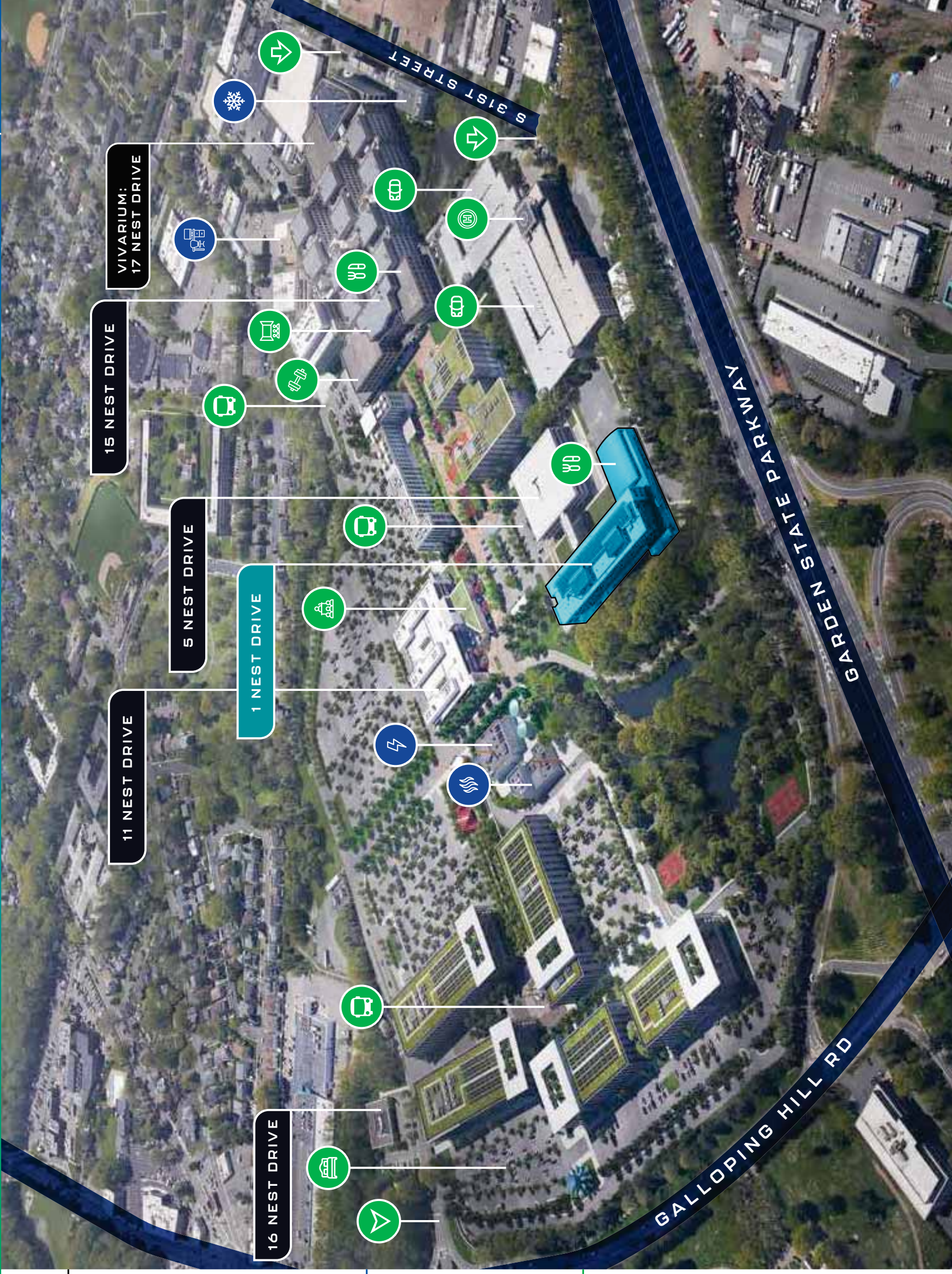
REDEVELOPMENT AREA

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





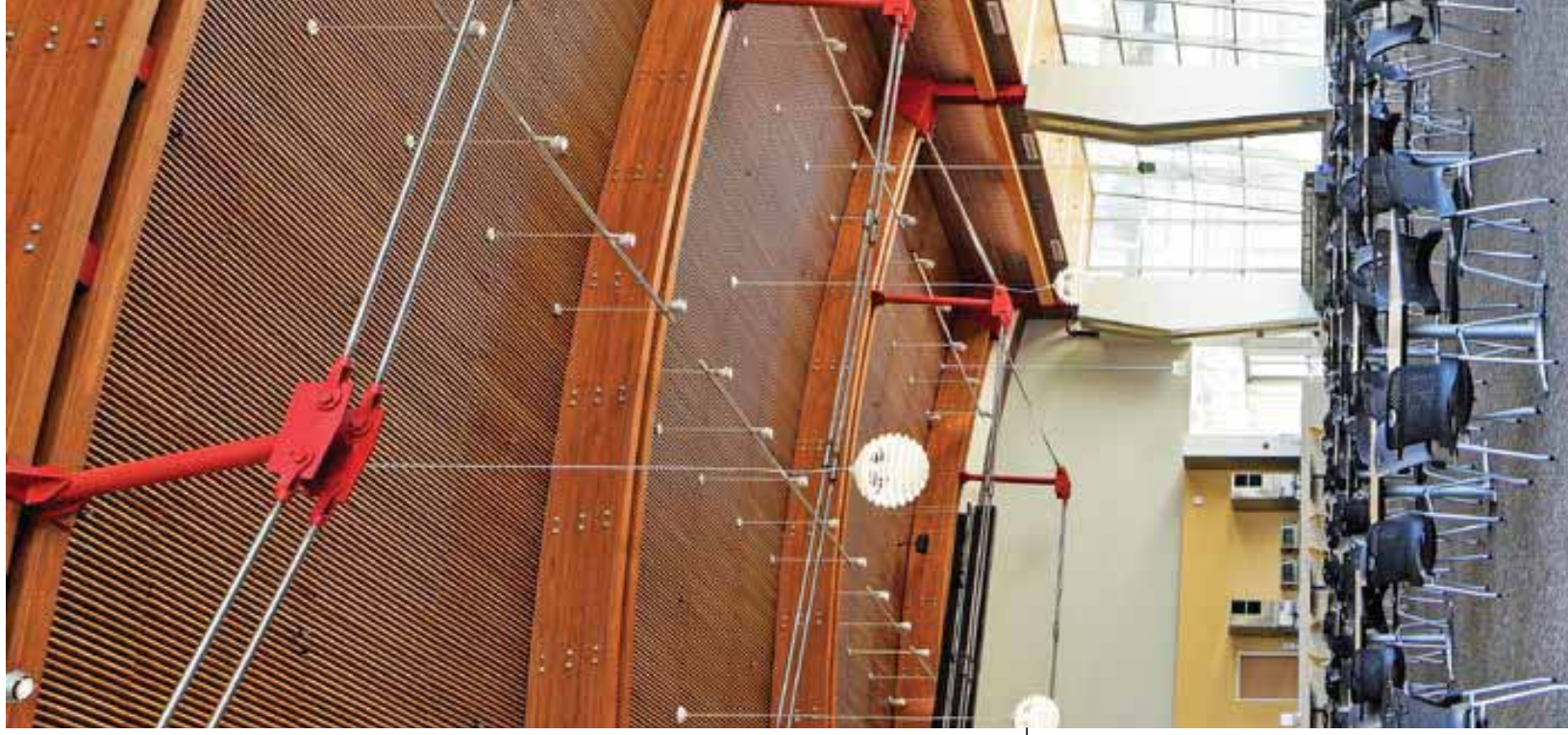
Global HQ-Quality Office Space

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

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

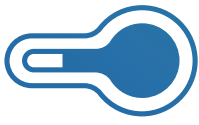
Full Service Cafeteria



Outdoor Patio Area

Underground Parking





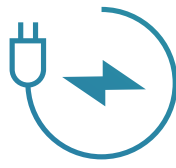
HVAC System

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



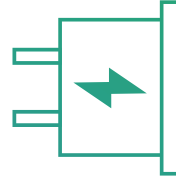
Fire & Safety

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



Electrical System

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



Generators

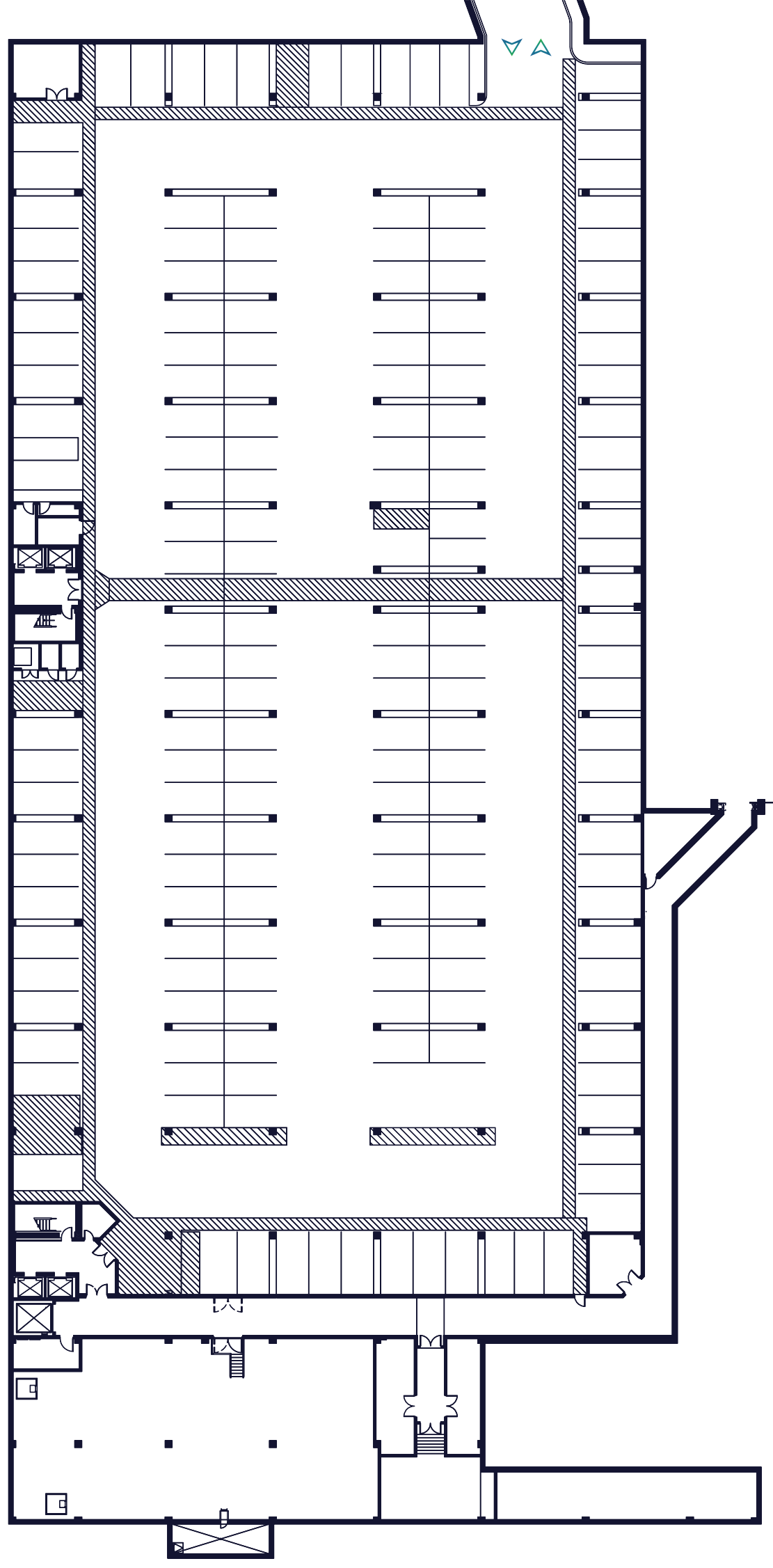
One 1000 KW gen set



1 NEST DRIVE

LOWER LEVEL
Existing Conditions Covered Parking

PARKING SPOTS 171 SPACES

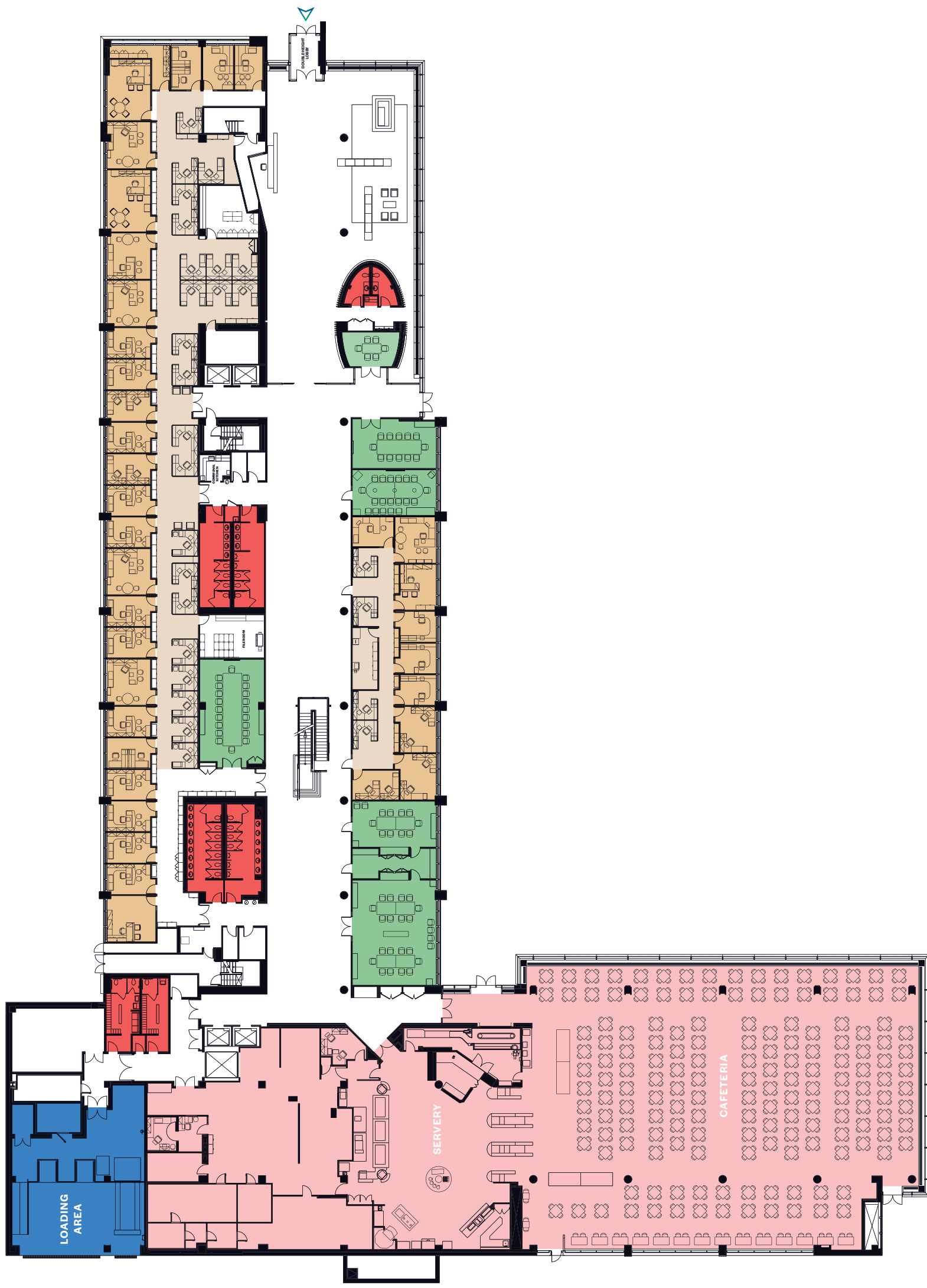




1 NEST DRIVE

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





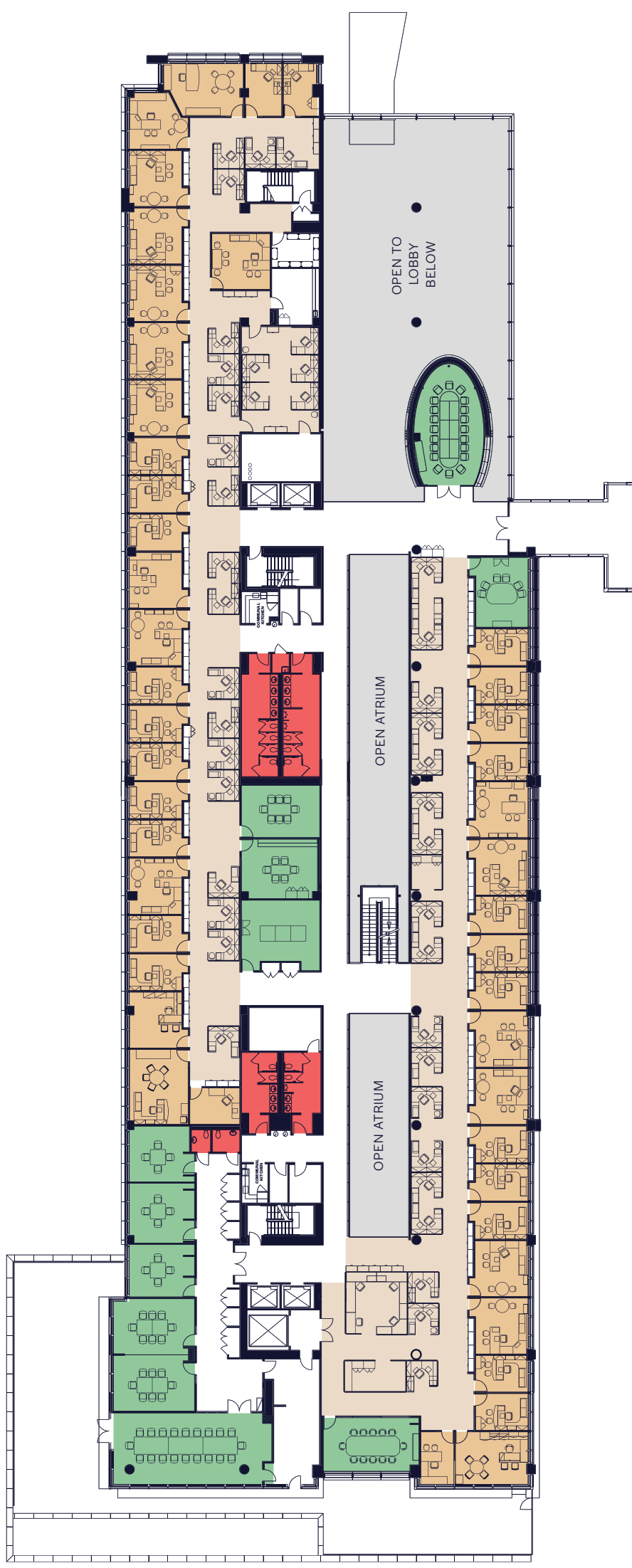
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FLOOR TWO Existing Conditions

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

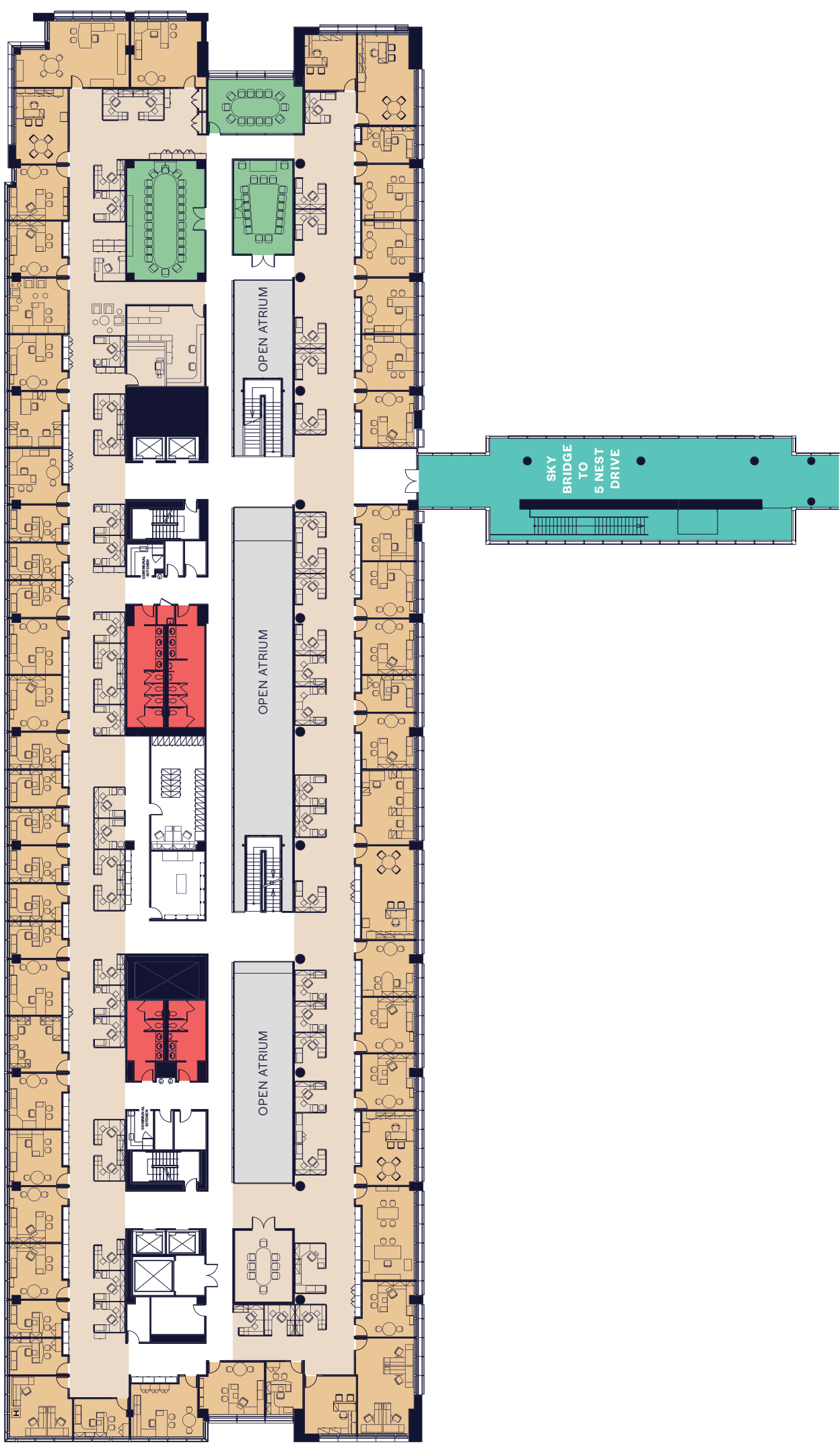




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FLOOR THREE Existing Conditions

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



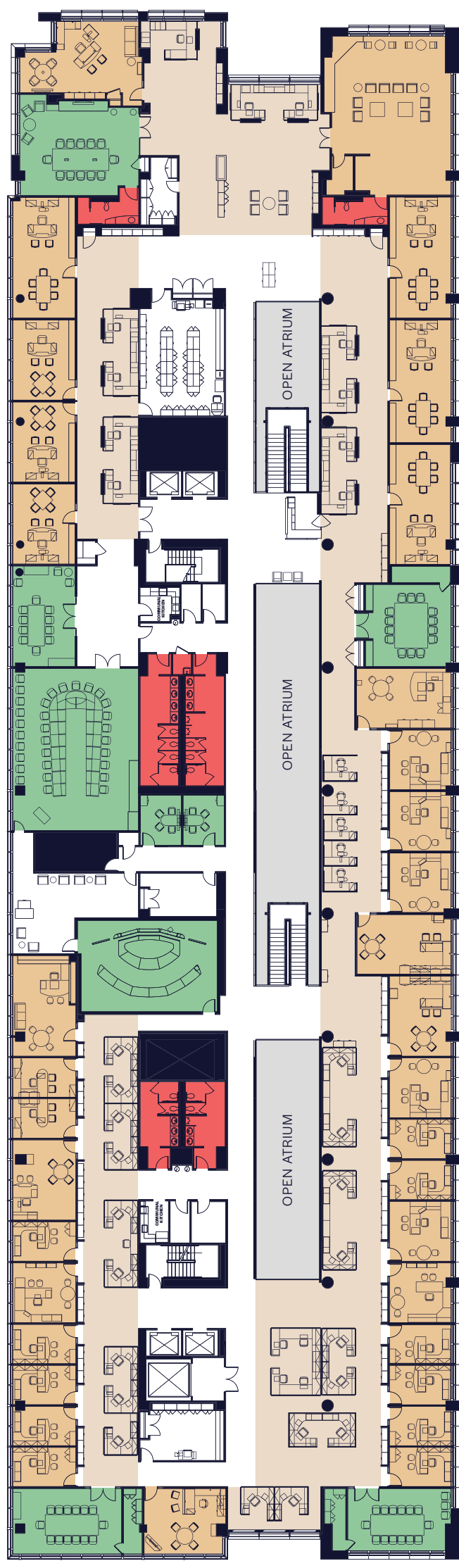


1 NEST DRIVE

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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