

@NEST







5 NEST

BUILDINGS











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

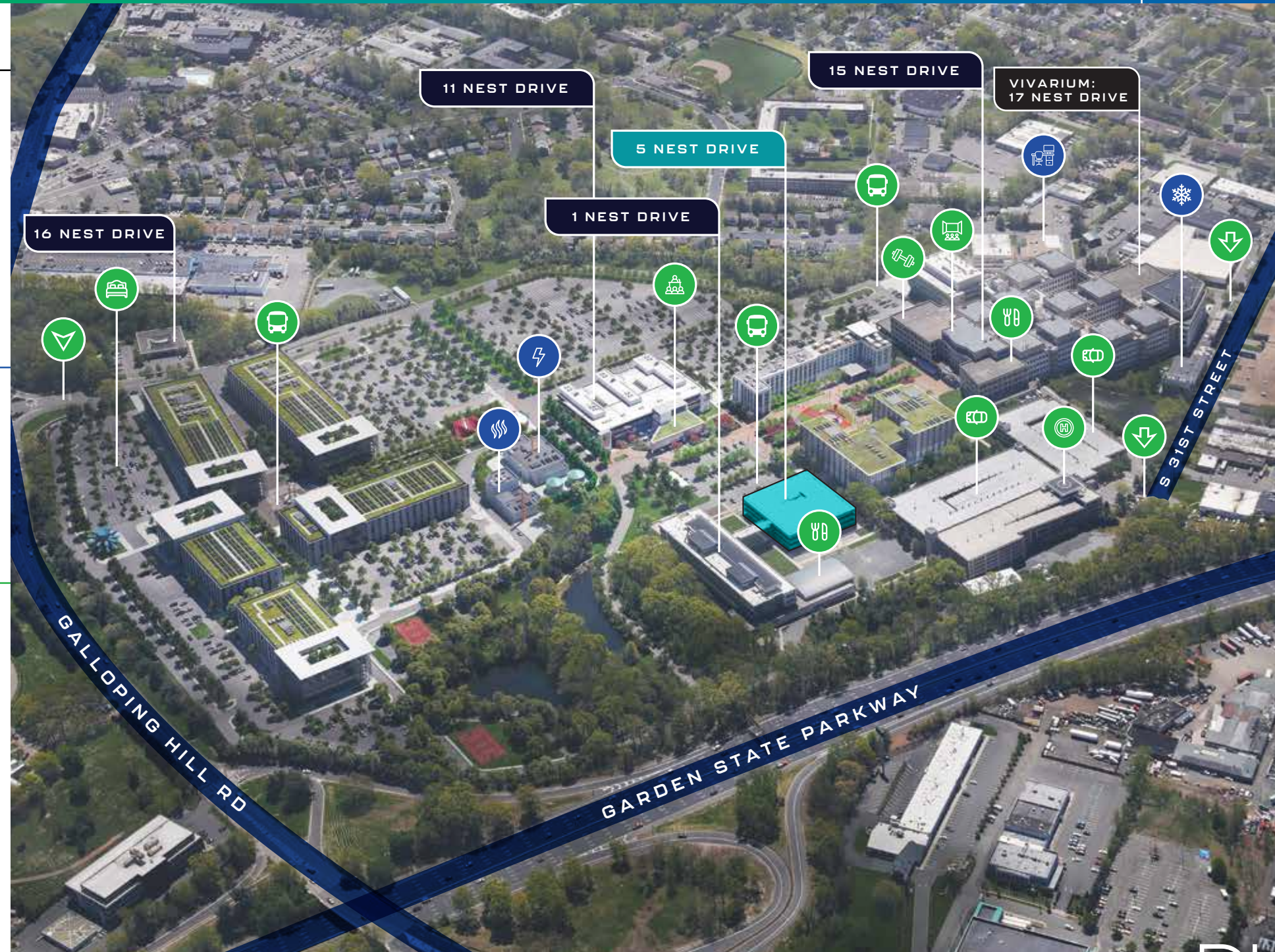
REDEVELOPMENT AREA

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

±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

FLOOR TO FLOOR HEIGHT

14' - 15'

COLUMN SPACING

Predominantly column free floor area

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

(2) 500 KW & (1) 750 KW

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

2,312 total spaces in adjacent parking structures

ELEVATOR

Two Dover Passenger Elevators 3,000 lb. capacity each

AMENITIES

Conference & Training Center





Convenient, Central Office Space

This central and modern office building adjoins 1 NEST Drive and is adjacent to two structured parking facilities.

Covered Walkway



Building Amenities

- Covered walkway to structured parking
- Café on each floor
- Dedicated conference rooms



Cafe

Conference Rooms





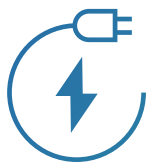
HVAC System

Main HVAC unit in sublower level uses chilled water/hot water with additional HW perimeter heating.



Fire & Safety

Remote fire alarm system and smoke detectors. Fully sprinklered. Card access entry system.



Electrical System

4.16 KV feed into building. Step down to 3-phase 277/480 volt 2000 amp service.



Elevators

Two Dover Passenger Elevators (3000 lb. capacity each).







5 NEST DRIVE

LOWER LEVEL

Existing Conditions

TOTAL RSF	26,558 RSF
FLOOR TO FLOOR HEIGHT	12' 2"
PRIVATE OFFICES	30 Seats
CONFERENCE ROOMS	101 Seats
COLLABORATION	26 Seats
WORK STATIONS	18 Seats
CLASSROOMS	64 Seats

KEY

Open Office Area	
Private Offices	
Conference Rooms	
Employee Bathrooms	








5 NEST DRIVE

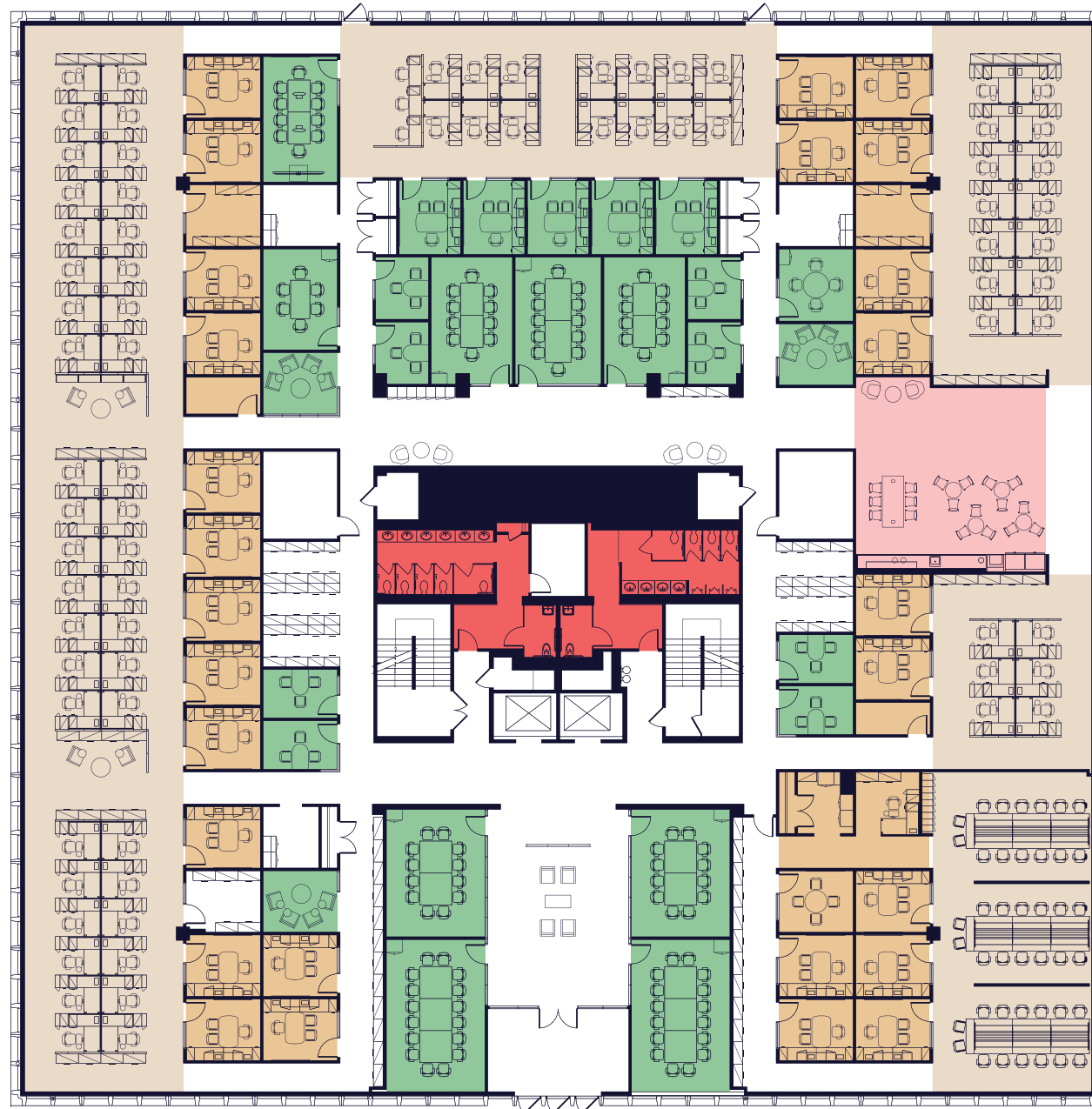
GROUND FLOOR

Existing Conditions

TOTAL RSF	34,142 RSF
FLOOR TO FLOOR HEIGHT	15' 3"
PRIVATE OFFICES	33 Seats
CONFERENCE ROOMS	140 Seats
COLLABORATION	32 Seats
WORK STATIONS	115 Seats

KEY

Open Office Area	
Private Offices	
Conference Rooms	
Employee Bathrooms	
Cafeteria	








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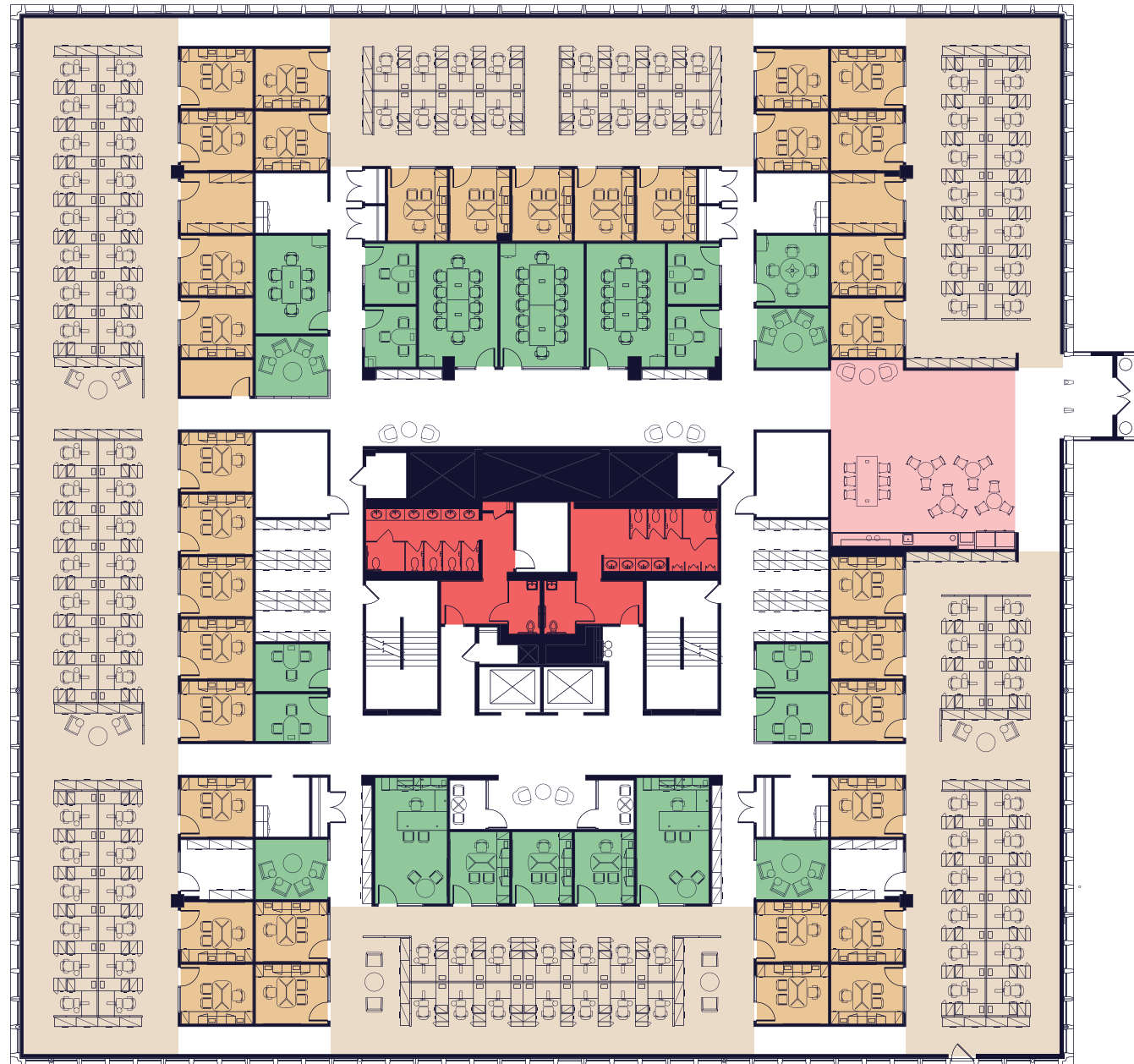
FLOOR TWO

Existing Conditions

TOTAL RSF	34,277 RSF
FLOOR TO FLOOR HEIGHT	14'
PRIVATE OFFICES	38 Seats
CONFERENCE ROOMS	84 Seats
COLLABORATION	42 Seats
WORK STATIONS	104 Seats

KEY

Open Office Area	
Private Offices	
Conference Rooms	
Employee Bathrooms	
Cafeteria	








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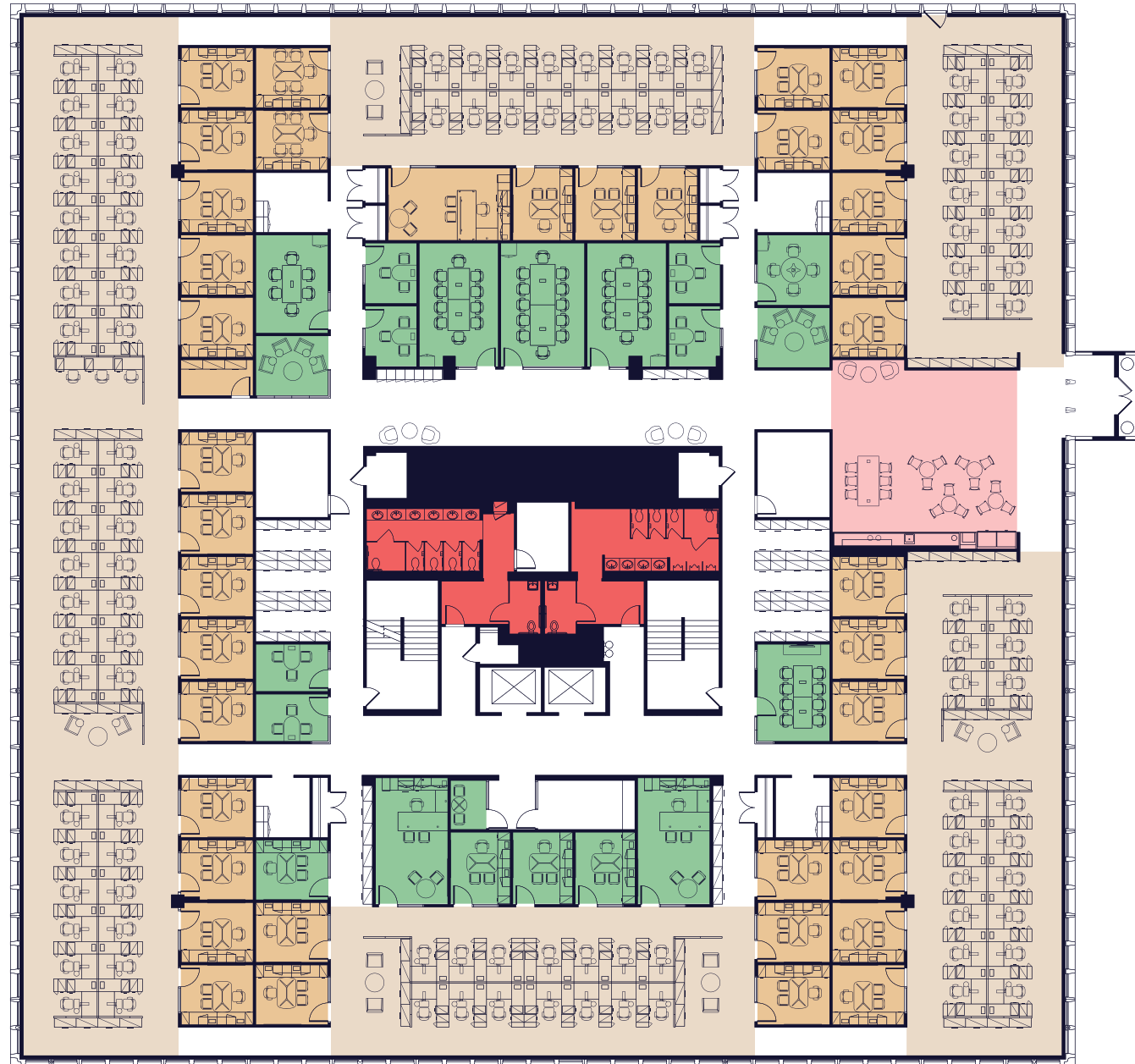
FLOOR THREE

Existing Conditions

TOTAL RSF	34,277 RSF
FLOOR TO FLOOR HEIGHT	14'
PRIVATE OFFICES	41 Seats
CONFERENCE ROOMS	82 Seats
COLLABORATION	40 Seats
WORK STATIONS	105 Seats

KEY

Open Office Area	
Private Offices	
Conference Rooms	
Employee Bathrooms	
Cafeteria	



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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