



@NEST

VIVARIUM
17 NEST



BUILDINGS

1 NEST DRIVE
5 NEST DRIVE
11 NEST DRIVE
15 NEST DRIVE
16 NEST DRIVE

VIVARIUM: 17 NEST DRIVE

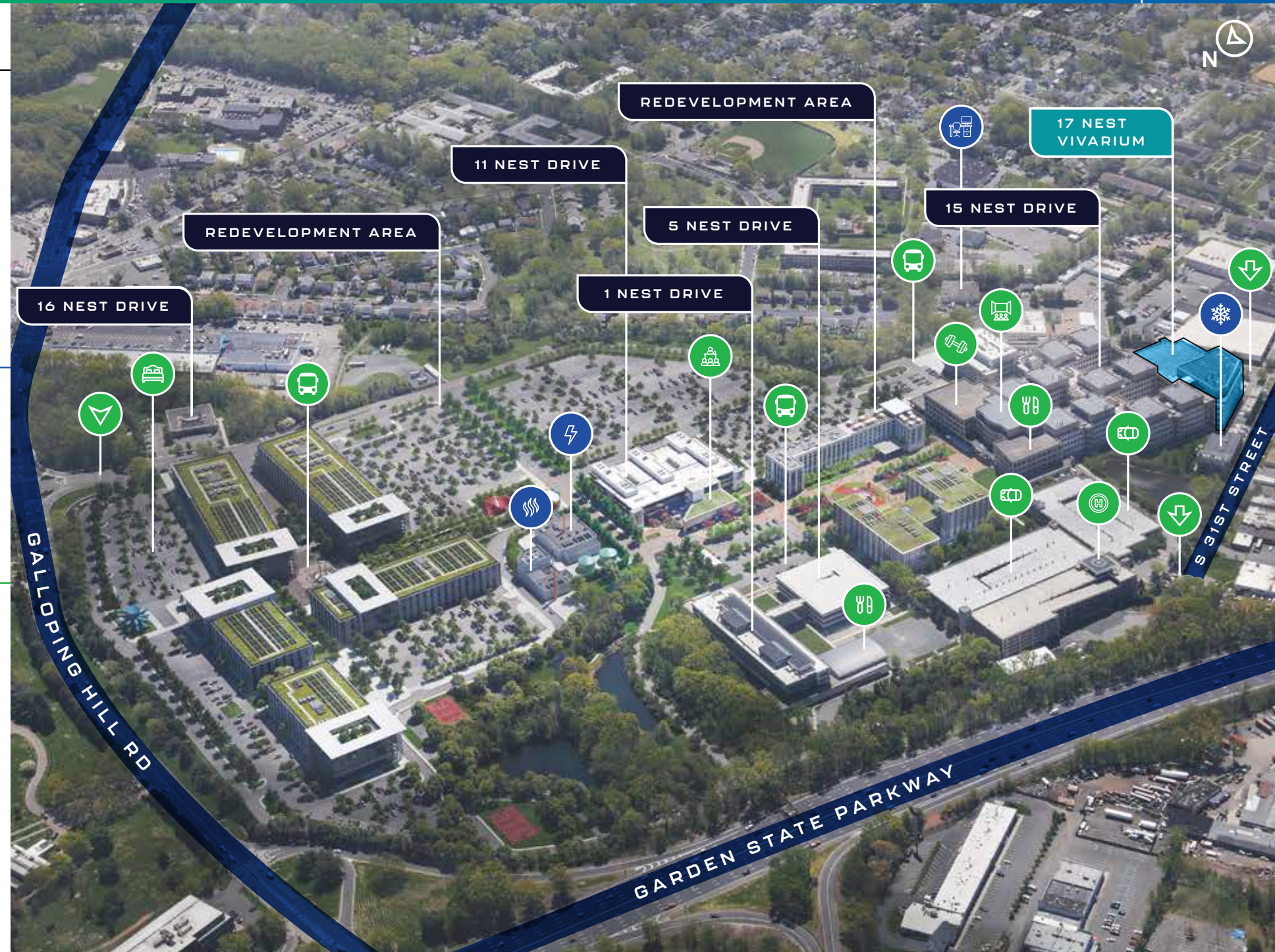
REDEVELOPMENT AREA

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



Vivarium Components

POWER:

- G Block has 2,000 kVA substation with N+1 redundancy
- G+ Block has 2000 kVa substation with N+1 redundancy

HVAC:

- G Block
 - (1) Air Handler per floor
 - Chilled water fed from J Block Chiller Plant
 - Steam fed from central CUP through E&H Blocks
- G+ Block
 - Penthouse of Air Handlers with N+1 redundancy
 - Chilled water fed from J Block Chiller Plant
 - Steam fed from central CUP with dedicated site feed

GENERATORS:

- G+ Block has dedicated 1750 kW diesel generator
- G Block backed up by generator bank of (3) 1400kW generators

CENTRAL LAB SERVICES:

- Specialty labs contain Vacuum, oxygen, CO2, NG, air , water
- UPS water/hose stations in corridors used for room washing
- Eyewash stations throughout corridor
- Water feed system within rooms with equipment mounted in corridor

EXISTING SPECIALTY ITEMS:

- Dedicated clean and dirty loading docks
- Loading dock is not visible from property line
- Dedicated engineering systems
- Dedicated generator power
- Large Animal Holding
- Small Animal Holding
- Research Labs
- Cage and Tunnel Wash
- Operating Suites
- MRI Suites





**FLOOR TO FLOOR
HEIGHT**
16' 2.5"

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

BUILDING AREA
289,573 RSF

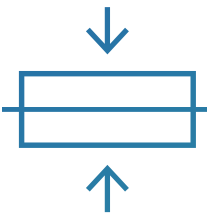
NUMBER OF STORIES
Five story building including bsmt plus roof top
Penthouses.

YEAR BUILT/RENOVATED
Built in 1991. G+ added in 2002

STRUCTURE
Structural Steel Frame

BUILDING EXTERIOR
Pre-cast concrete facade

ROOF AND WARRANTY
G ballasted EPDM installed in 1991;
Main Roof G+: ballasted EPDM installed in 2003



FLOOR LOADS
100-250 LBS/SF
load capacity
throughout lab space



LOADING
Two (2) dedicated
one bay loading
docks

FLOORS
Concrete

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

FLOOR LOAD (LBS. PSF)
Lab Block Floors (Except H): 100;
All Roofs: 30;
G+ Office Floors: 60; Penthouse 150; Roof: 45

PARKING
Adjacent to 2,131 spaces in G1 and G2 parking
garages

ELEVATOR
Three Elevators - 4000 lbs. Geared Traction Dover
Elevators
Two Elevators - 6000 lbs. Geared Traction Dover
Elevators

AMENITIES
Courtyard, Picnic Area, Cafeteria, Fitness Center

Existing Facilities

LOWER LEVEL

Controlled Environment Rooms
Cage Wash Rooms

FIRST FLOOR

Controlled Environment Rooms
MRI Room
Procedure Rooms
Open Office Area
Employee Break Room
Employee Locker Rooms
Café
Warehouse
Dedicated loading dock

SECOND FLOOR

Controlled Environment Rooms

THIRD FLOOR

Controlled Environment Rooms
Rack Wash Room
Open Office Area

FOURTH FLOOR

Controlled Environment Rooms
Cage Wash Room

**Controlled
Environment Rooms**



Cage Wash Rooms

**Employee
Locker Rooms**



Break Rooms

**Open Office
Area**



Large Animal Holding



OR Room



Cage/Tunnel Wash



Typical Holding Room



MRI Suite



Typical Clean Corridor



17 NEST DRIVE

LOWER LEVEL

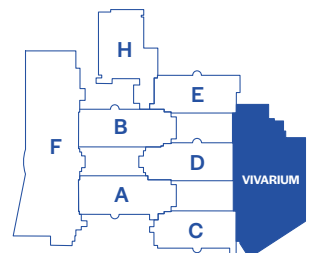
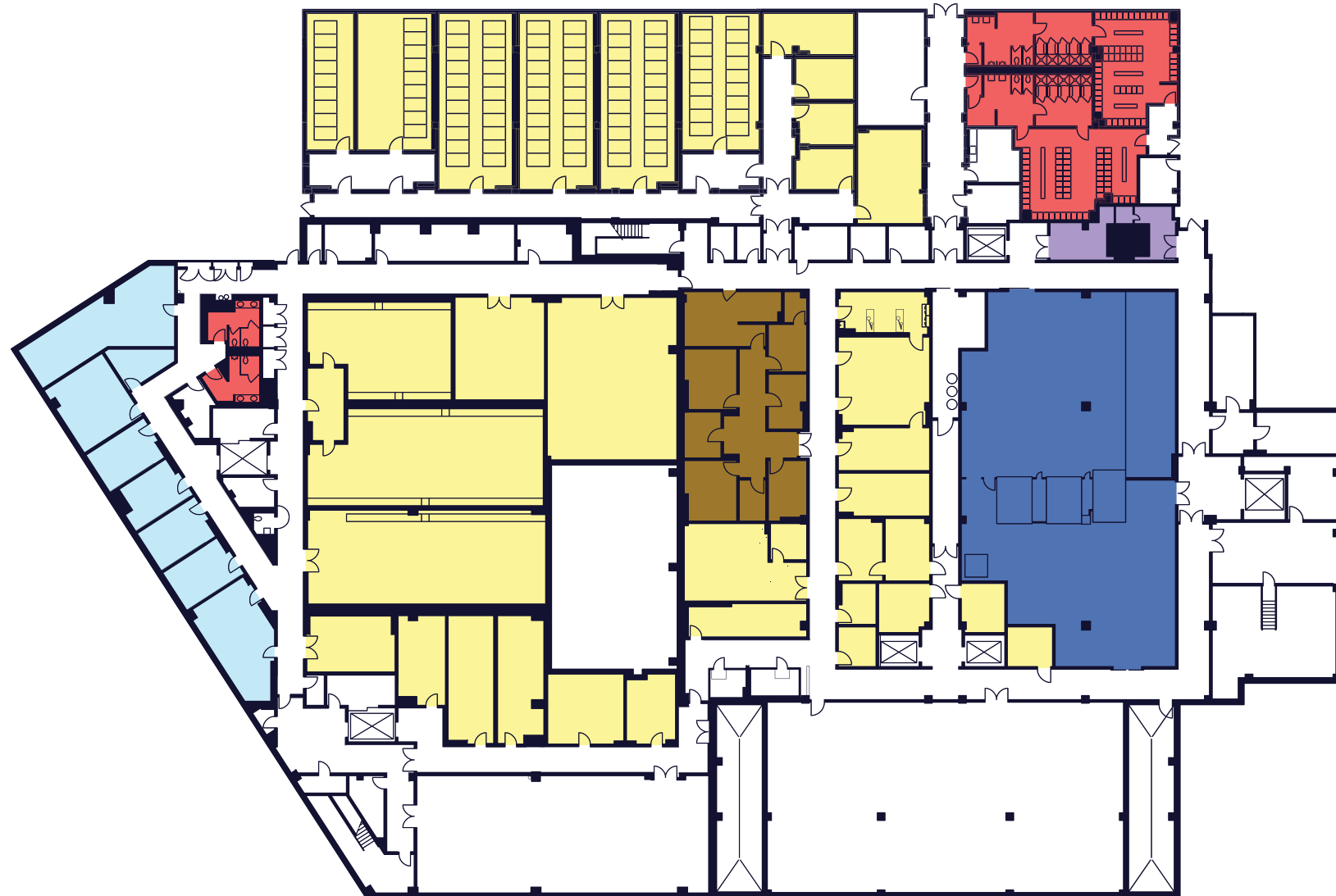
Vivarium Existing Conditions

TOTAL RSF 73,286 RSF

FLOOR TO FLOOR HEIGHT 16' 2"

KEY

Controlled Environment Rooms
Cage Wash Room
Employee Bath & Locker Rooms
Operating Rooms
Autoclave
Lab Space



17 NEST
DRIVE

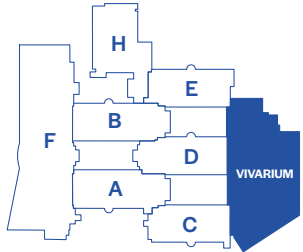
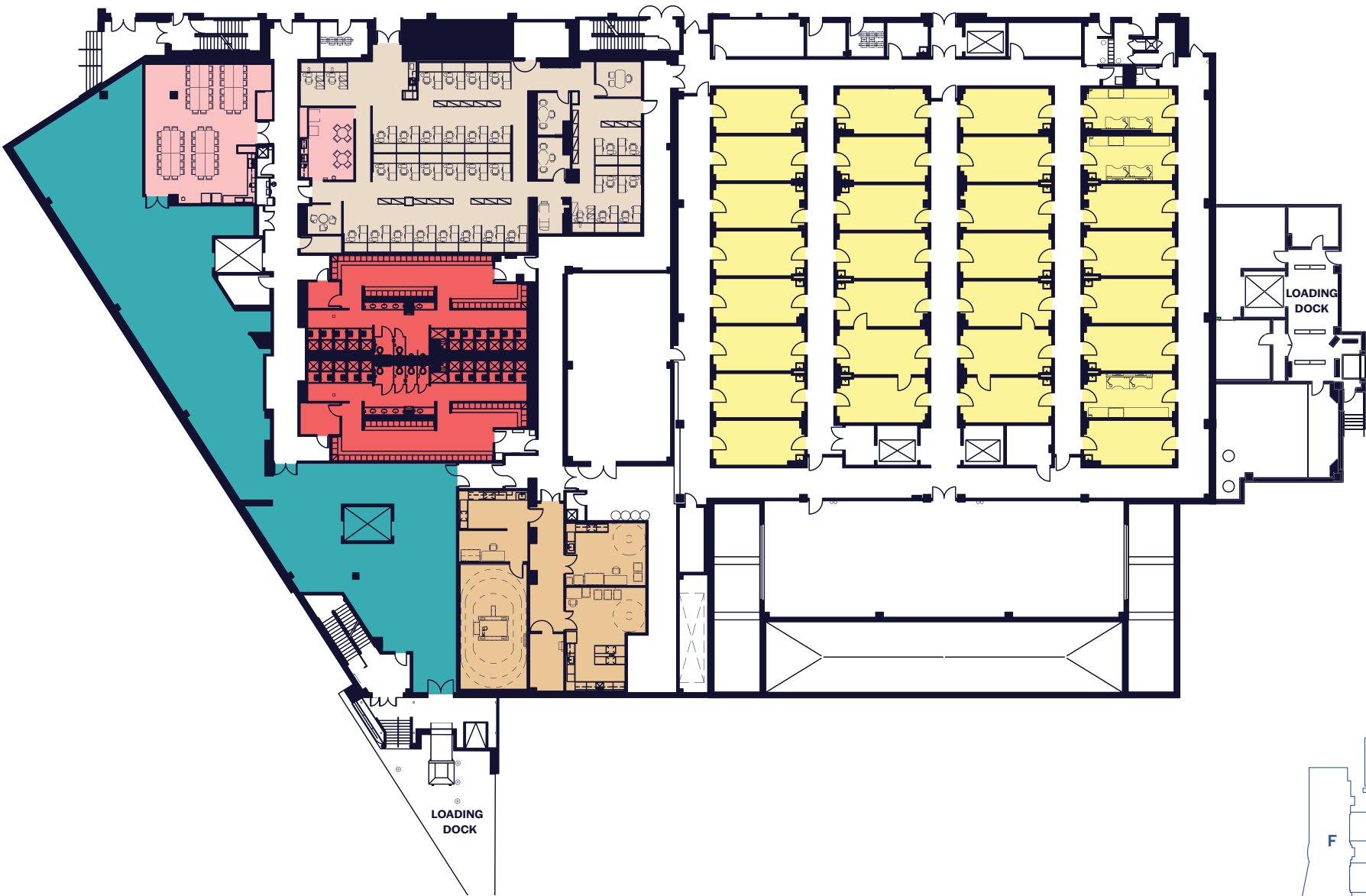
GROUND FLOOR

Vivarium Existing Conditions

TOTAL RSF	56,429 RSF
FLOOR TO FLOOR HEIGHT	16' 2"
LOADING DOCKS	2

KEY

- Open Office Area
- Controlled Environment Rooms
- MRI & Procedure Rooms
- Employee Bath & Locker Rooms
- Café & Break Room
- Warehouse



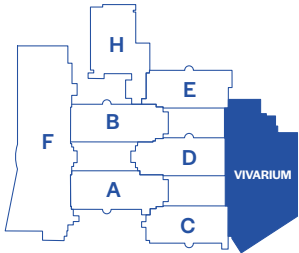
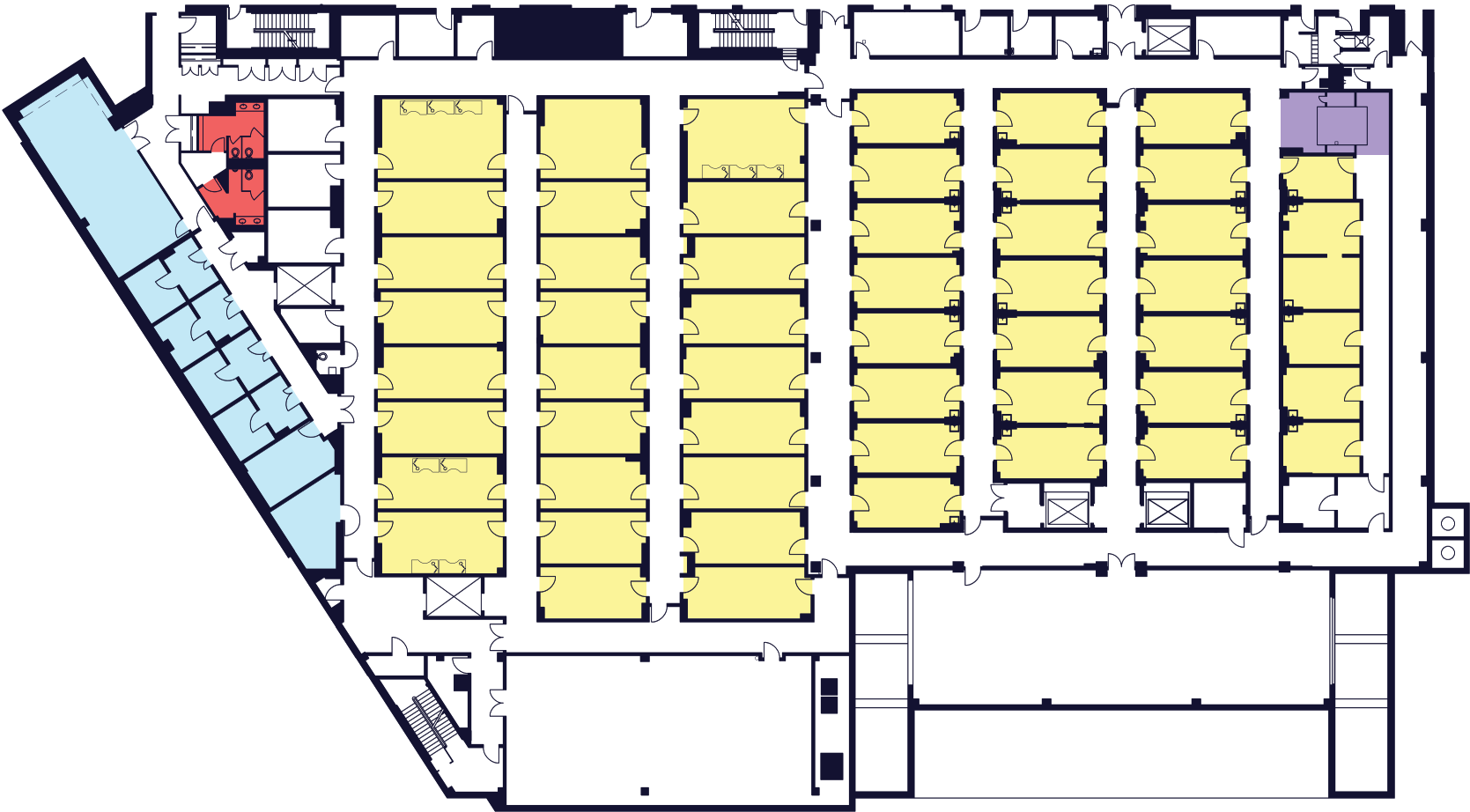


17 NEST
DRIVE

FLOOR TWO
Vivarium Existing Conditions

TOTAL RSF	53,286 RSF
FLOOR TO FLOOR HEIGHT	16' 2"

KEY	
Controlled Environment Rooms	
Employee Bathrooms	
Autoclave	
Lab Space	





17 NEST DRIVE

FLOOR THREE

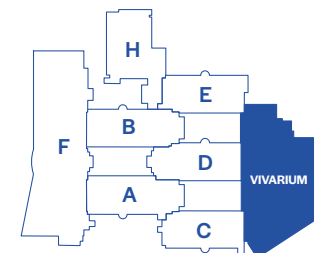
Vivarium Existing Conditions

TOTAL RSF 53,286 RSF

FLOOR TO FLOOR HEIGHT 16' 2"

KEY

- Office Area
- Controlled Environment Rooms
- Employee Bath & Locker Rooms
- Rack Wash Room





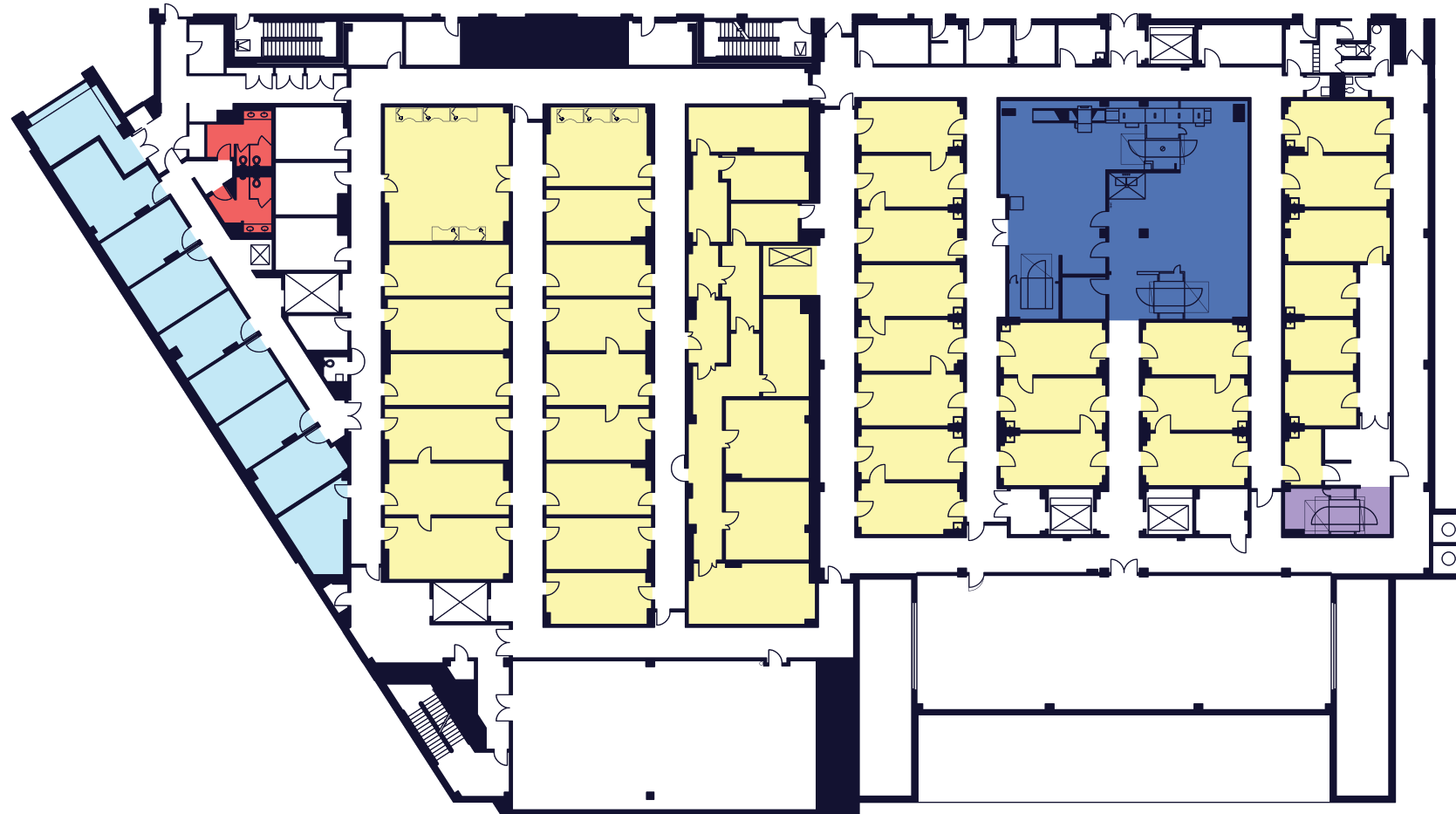
17 NEST DRIVE

FLOOR FOUR

Vivarium Existing Conditions

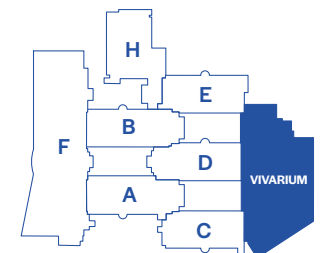
TOTAL RSF 53,286 RSF

FLOOR TO FLOOR HEIGHT 16' 2"



KEY

- Controlled Environment Rooms
- Employee Bathrooms
- Cagewash Rooms
- Autoclave
- Lab Space



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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