



Modular Life Science Center

DEVELOPED BY

EPIC SUISSE



High-tech facilities for Life Sciences

Sustainability
certification by

MINERGIE®
BREEAM®


pulse¹


BIOTECH

PULSE is a sustainable and innovative architectural concept for companies in the high-tech sector.

The building features high load capacities, high-frequency air exchange and high-voltage electricity.

The technical pre-equipment is a prerequisite for an efficient and cost-effective tenant fit-out.



In the Heart of the Swiss Health Valley



Located in Cheseaux-sur-Lausanne, PULSE is in the center of the Swiss «Health Valley» within the Greater Geneva Bern Area (GGBA).

This cluster consists of 1,000 biotech / medtech companies, research centers and innovation hubs totalling more than 25,000 employees*.

Building Key Facts

43,000m²

of fully modular floor space above ground

2

buildings

450

parking lots

28,000m²

of parking / storage / technical areas in basement

8

independent
entrances

12

loading
bays



Designed for Life Sciences

Summer 2024 confirmed for start of tenant fit-out

Up to 30% savings in tenant fit-out

Tenant spaces starting from 300 m²*

Production possible on all floors

Up to 5.80 m ceiling height

Double height possible

Floor load up to 2 t/m²

Technical facilities

Air circulation pre-dimensioned for 10 times/hour on average

Installations for high-power electricity

On-site services and facilities

Restaurant

Fitness

Nursery



* Rental prices on request

Macro Location



Cheseaux-sur-Lausanne is part of the Greater Geneva Bern Area (GGBA) of Switzerland, in the center of Europe. The region covers about half the area of Switzerland and borders France.

This area has excellent conditions for establishing international companies and provides access to the European market with its 450 million inhabitants.

The GGBA is a melting pot for innovation, culture and education; about 26%* of its residents have an international background.

Transport Infrastructure

To Geneva airport in less than 45 minutes



Three highway exits 5 minutes away



Shuttle in 12 minutes to Biopôle/Métro M2/P+R

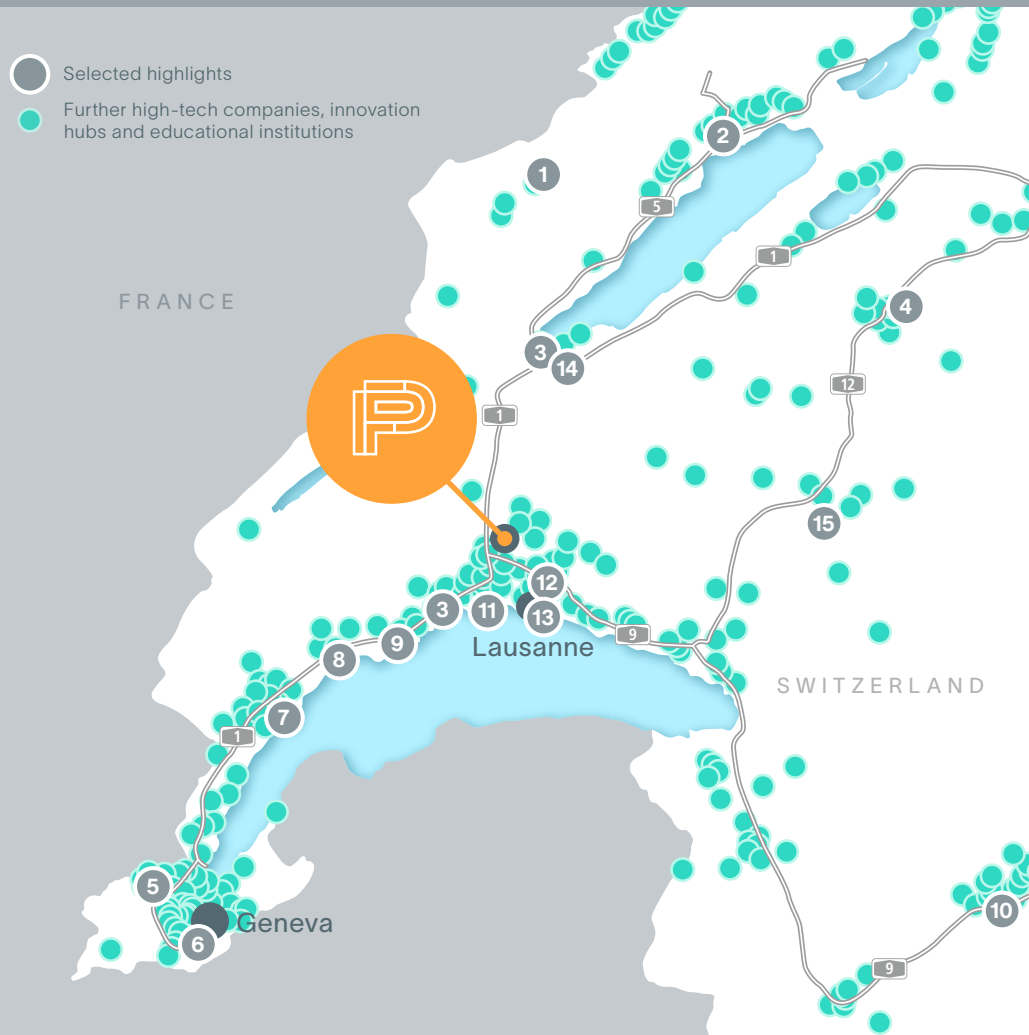


* Further information can be found at <https://www.ggba-switzerland.ch/region/>

The Health Valley

Within the Greater Geneva Bern Area lies the Swiss «Health Valley», an agglomeration of over 1,000 innovative biotech / medtech companies with 25,000 employees.

PULSE is right in the center of this cluster, granting its tenants unique access to companies, laboratories and educational facilities within the health sciences sector.



1 STA 合全药业 WuXi AppTec	2 Takeda	3 Incyte	4 VIFOR PHARMA
5 SANOFI	6 campus biotech	7 gsk GlaxoSmithKline	8 MERCK
9 FERRING PHARMACEUTICALS	10 Lonza	11 EPFL	12 biopôle
13 Debiopharm WE DEVELOP FOR PATIENTS	14 premier research	15 uch	... and many more.

Floor Plan Ground Floor

TECHNICAL SPECIFICATIONS

Ceiling height
5.80 m

Floor load
2 t/m²

- Rental area (A: 4,100 m²/B: 4,000 m²)
- Lifts and staircases
- Logistic area
- Terrace
- Tank storage (O₂, N₂, CO₂, etc.)
- Entrances
- Access to cargo lifts



Floor Plan 1st Floor

TECHNICAL SPECIFICATIONS

Ceiling height
A: 4.40 m/B: 3.55 m

Floor load
1t/m²

■ Rental area (A: 4,800 m²/B: 4,700 m²)

■ Lifts and staircases

▤ Patio (A: 460 m²/B: 500 m²)



Building

A



Building

B



Floor Plan 2nd Floor

TECHNICAL SPECIFICATIONS

Ceiling height
A: 4.40 m/B: 3.55 m

Floor load
1t/m²

■ Rental area (A: 4,500 m²/B: 4,800 m²)

■ Lifts and staircases

■ Terrace (A: 370 m²)



Building

A



Building

B



Floor Plan 3rd Floor

TECHNICAL SPECIFICATIONS

Ceiling height
3.00 m

Floor load
500 kg/m²

 Rental area (A: 4,300 m²/B: 4,800 m²)

 Lifts and staircases

 Balcony (A: 160 m²)



Building



Building



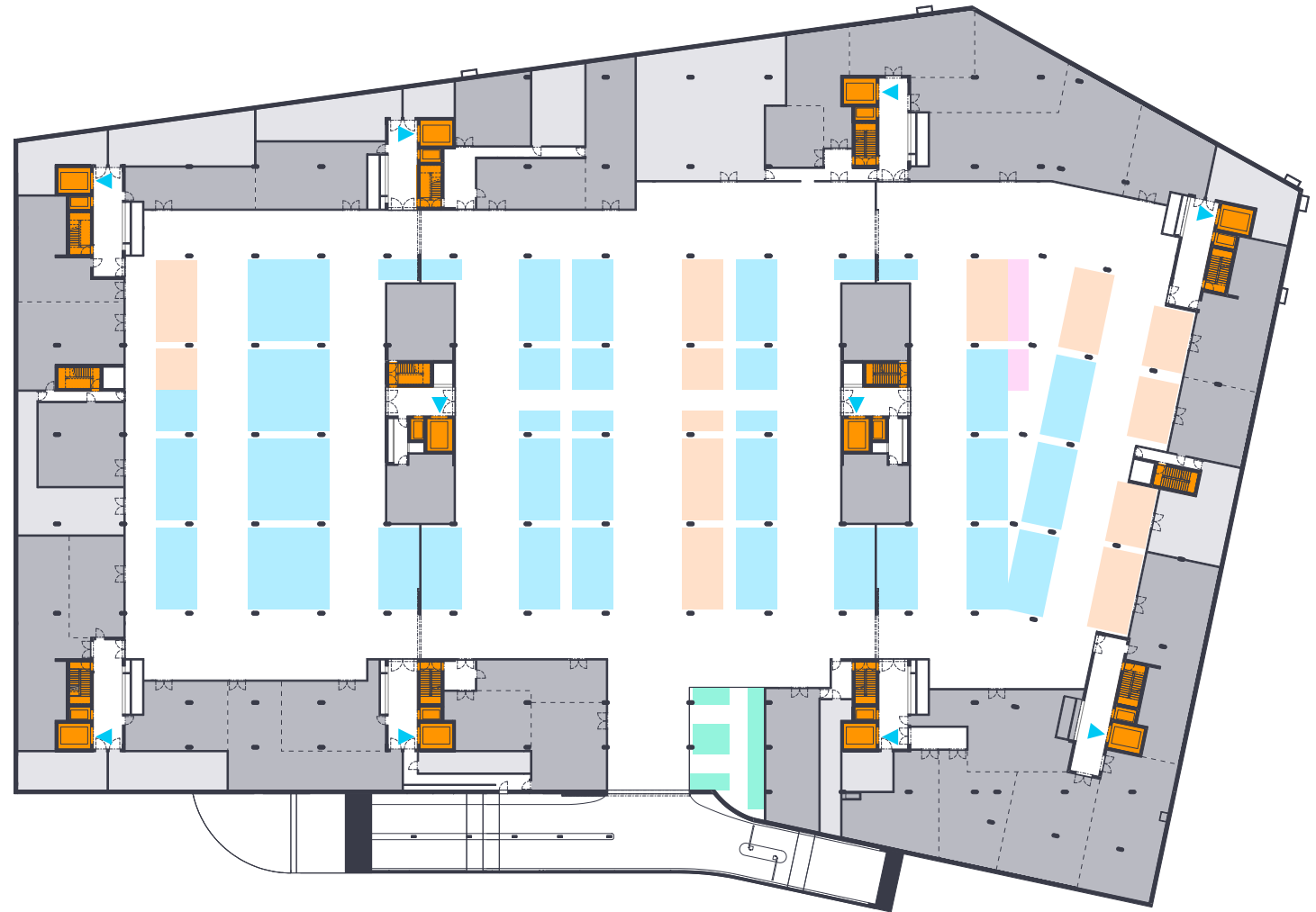
Floor Plan Basement -1

TECHNICAL SPECIFICATIONS

Ceiling height
4.40 m

Floor load
2 t/m²

- Storage/tenant technical areas (3,900 m²)
- Lifts and staircases
- Technical areas
- Car parking (150 spaces)
- Van parking
- Bicycle parking
- Motorbike parking
- Access to cargo lifts



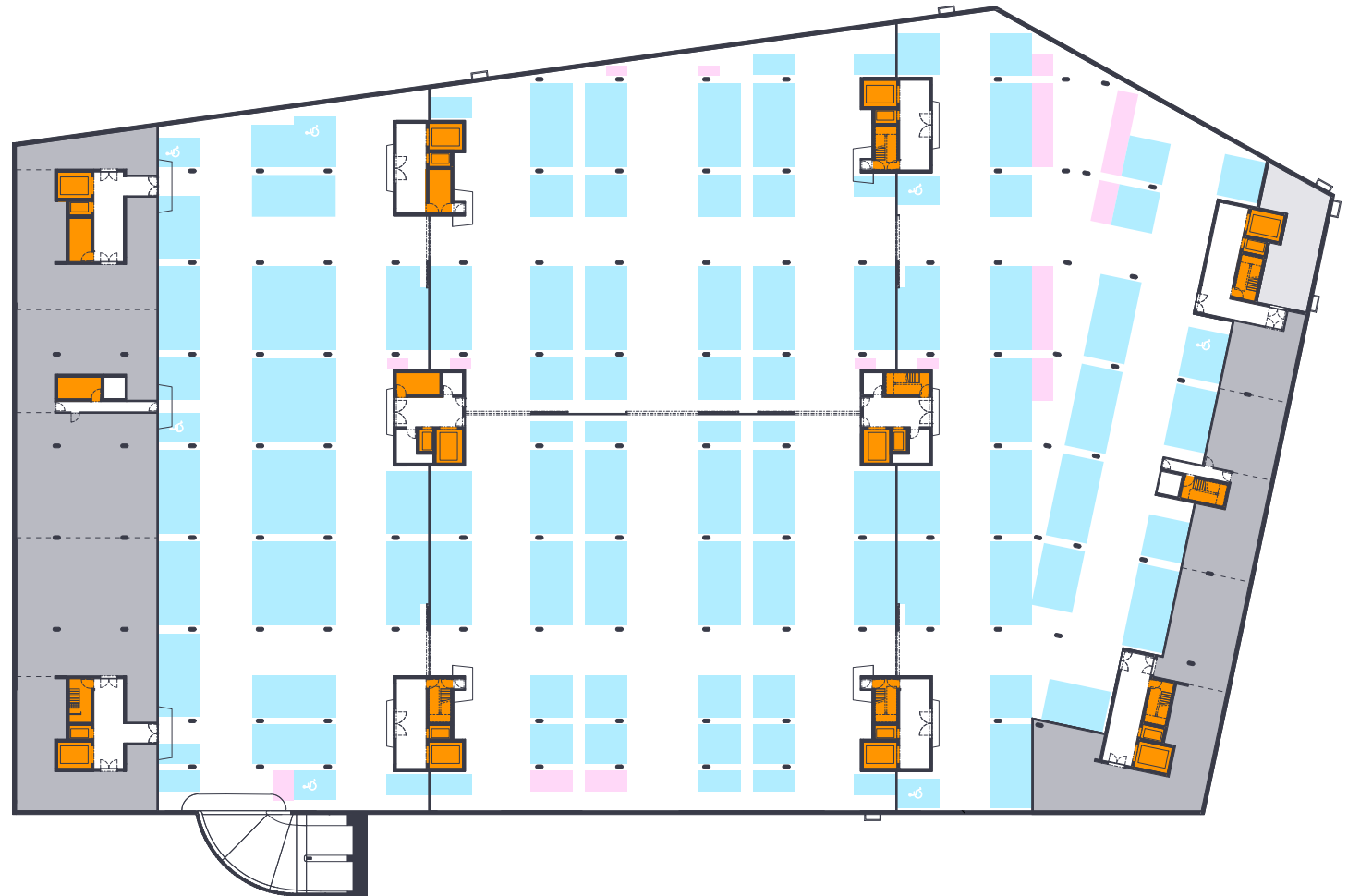
Floor Plan Basement -2

TECHNICAL SPECIFICATIONS

Ceiling height
3.30 m

Floor load
1t/m²

- Storage (1,700 m²)
- Lifts and staircases
- Technical areas
- Car parking (300 spaces)
- Motorbike parking



Cross-section Building A



PULSE is under construction –
the fit-out of your rental spaces
can start mid 2024.

v2.1_10/23



Please feel free to contact us at:
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Our website:
www.pulse.swiss



Follow the progress:
[webcam](#)

