



## Modular Life Science Center

DEVELOPED BY  
 EPIC SUISSE



# High-tech facilities for Life Sciences



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.

Sustainability certification by  
**MINERGIE®**  
**BREEAM®**

# 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

**43,000m<sup>2</sup>**

of fully modular floor space above ground

**2**

buildings

**450**

parking lots

**28,000m<sup>2</sup>**

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 m<sup>2</sup>\*

Production possible on all floors

Up to 5.80 m ceiling height

Double height possible

Floor load up to 2 t/m<sup>2</sup>

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



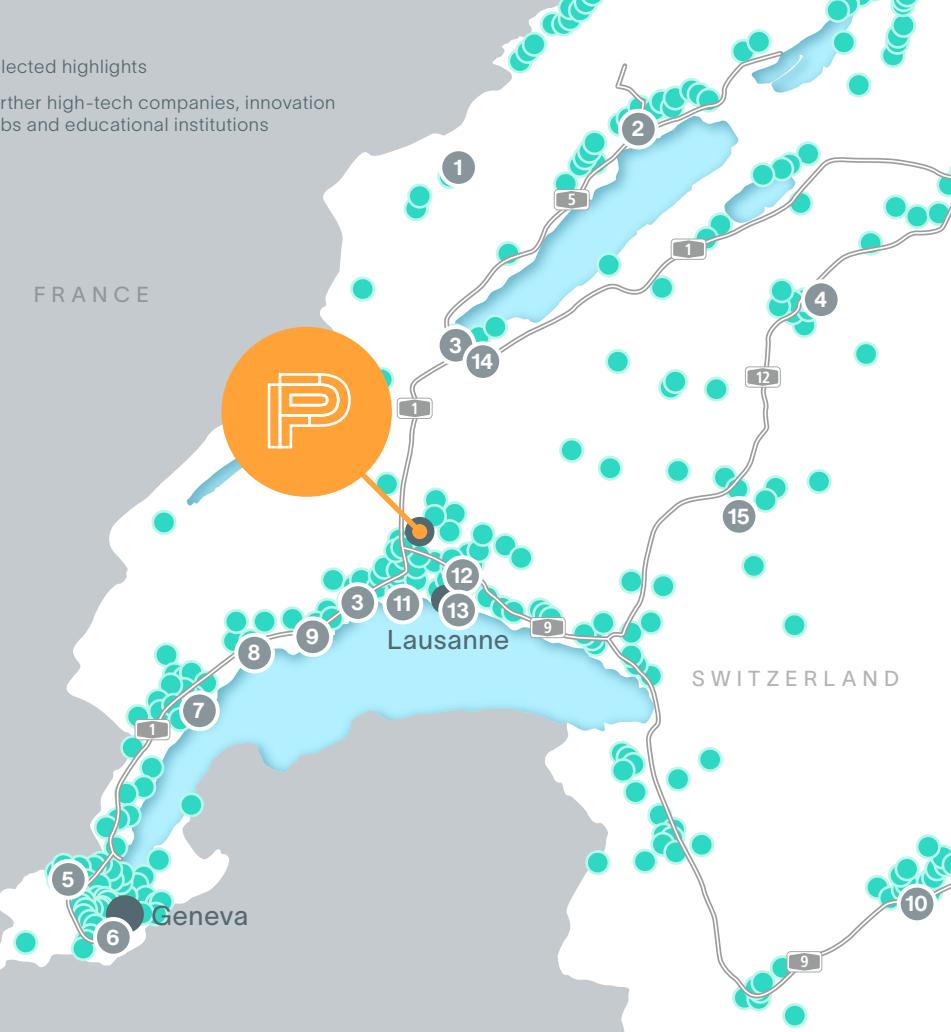
Shuttle in 12 minutes to Biopôle/Métro M2/P+R



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

# The Health Valley

- Selected highlights
- Further high-tech companies, innovation hubs and educational institutions



## Location

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	ESTP 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	ucl		... and many more.

# Floor Plan Ground Floor

## TECHNICAL SPECIFICATIONS

Ceiling height  
5.80 m

Floor load  
2 t/m<sup>2</sup>

- Rental area (A: 4,100 m<sup>2</sup>/B: 4,000 m<sup>2</sup>)
- Lifts and staircases
- Logistic area
- Terrace
- Tank storage (O<sub>2</sub>, N<sub>2</sub>, CO<sub>2</sub>, etc.)
- Entrances
- Access to cargo lifts

0 7 14 21 28 35  
meters



# Floor Plan 1st Floor

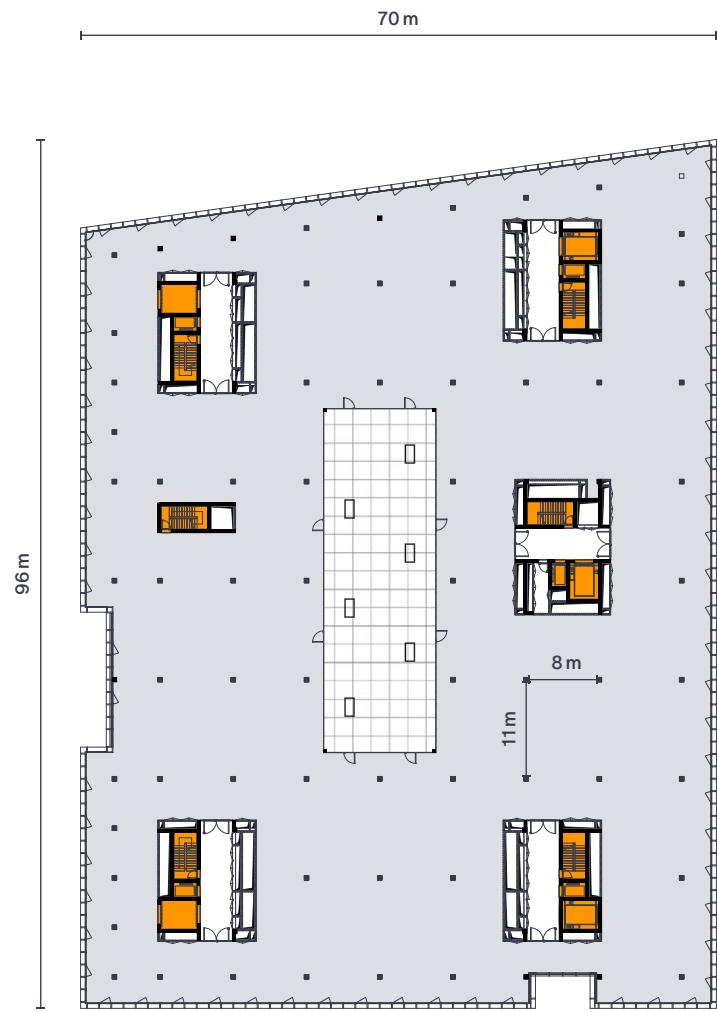
## TECHNICAL SPECIFICATIONS

Ceiling height  
A: 4.40 m/B: 3.55 m

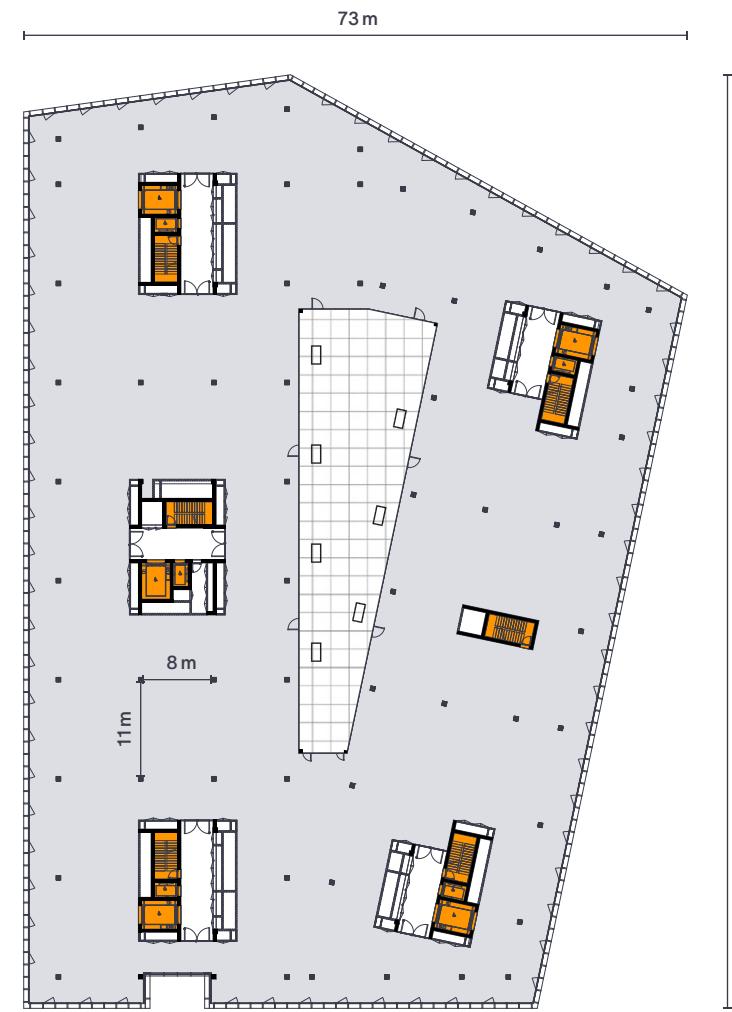
Floor load  
1t/m<sup>2</sup>

- Rental area (A: 4,800 m<sup>2</sup>/B: 4,700 m<sup>2</sup>)
- Lifts and staircases
- Patio (A: 460 m<sup>2</sup>/B: 500 m<sup>2</sup>)

0    7    14    21    28    35  
meters



Building  
A



Building  
B

# Floor Plan 2nd Floor

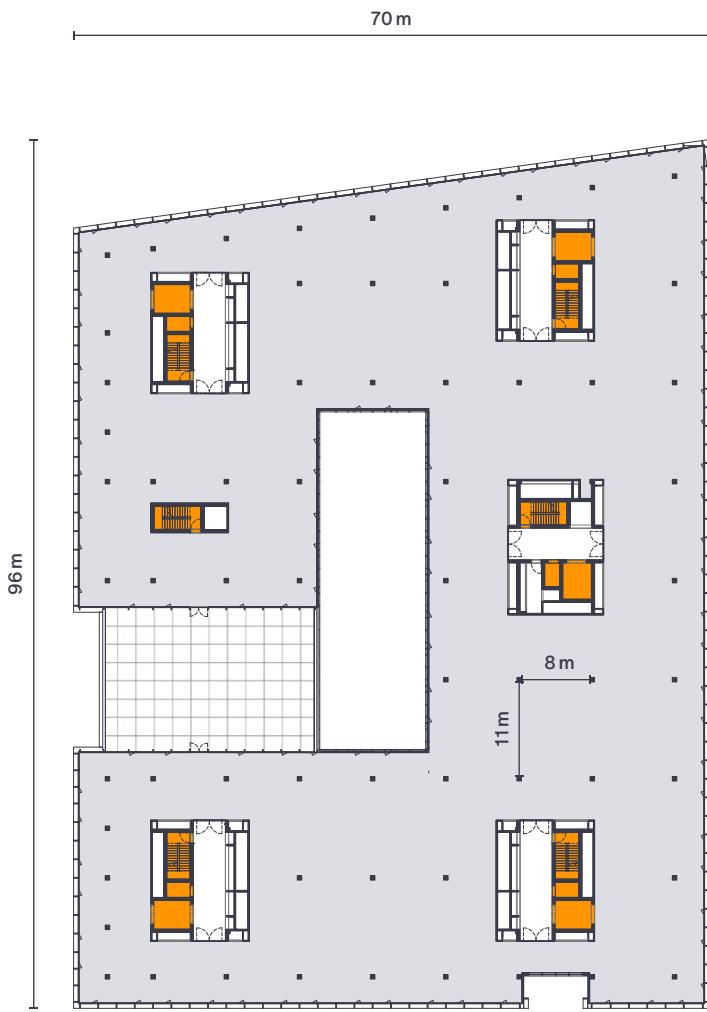
## TECHNICAL SPECIFICATIONS

Ceiling height  
A: 4.40 m/B: 3.55 m

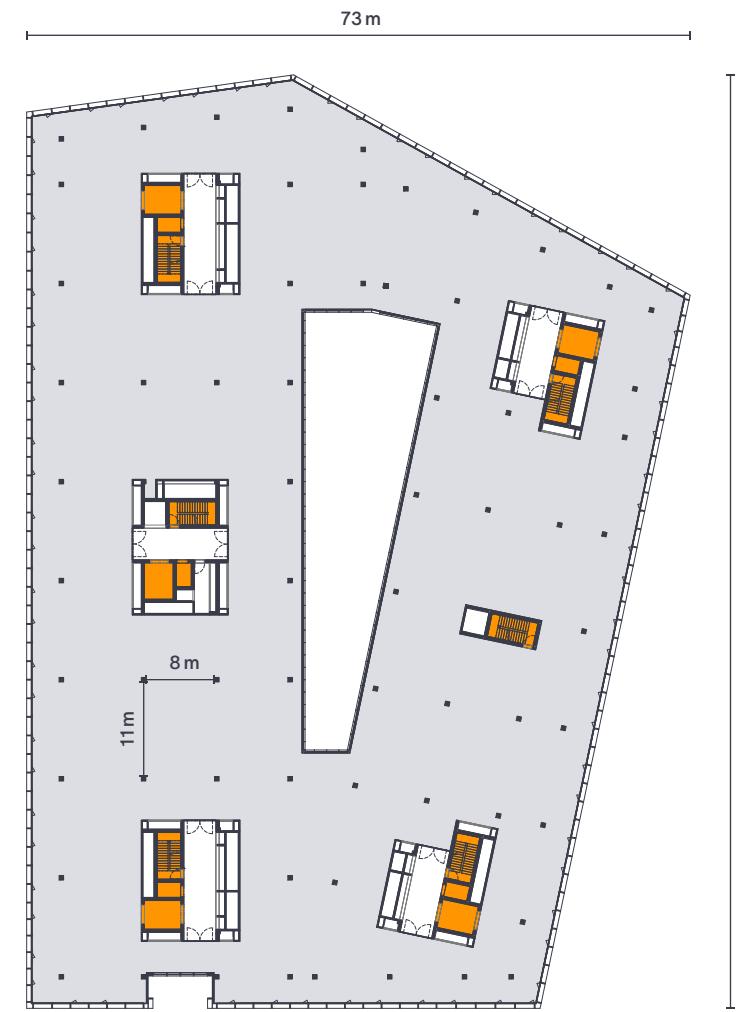
Floor load  
1t/m<sup>2</sup>

- Rental area (A: 4,500 m<sup>2</sup>/B: 4,800 m<sup>2</sup>)
- Lifts and staircases
- Terrace (A: 370 m<sup>2</sup>)

0 7 14 21 28 35  
meters



Building  
A



Building  
B

# Floor Plan 3rd Floor

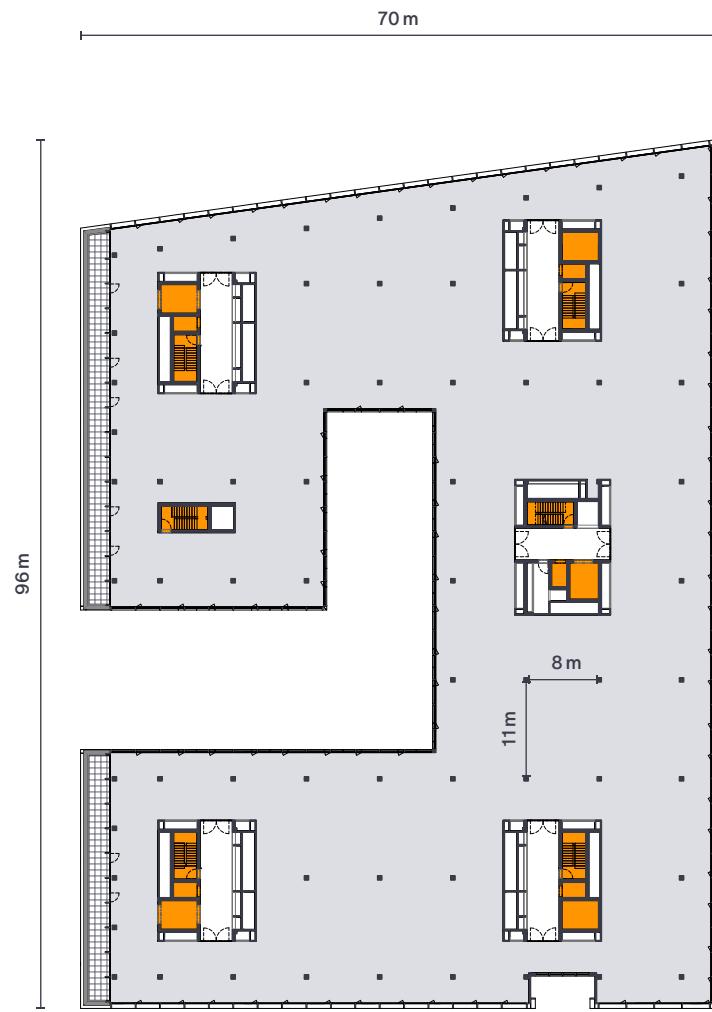
## TECHNICAL SPECIFICATIONS

Ceiling height  
3.00 m

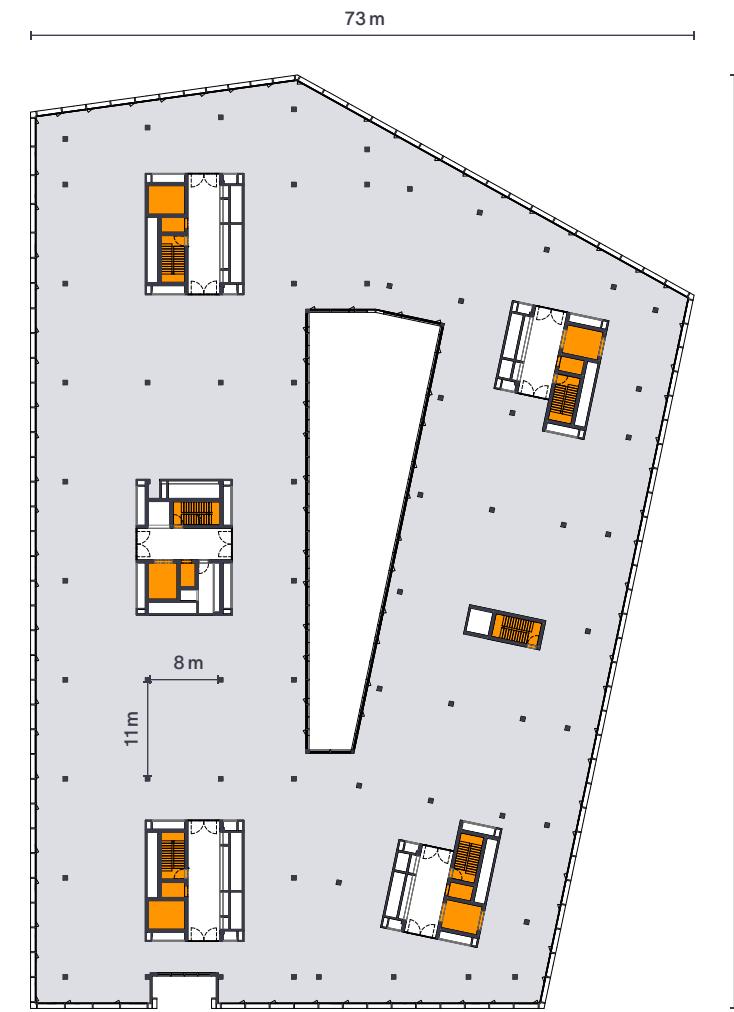
Floor load  
500 kg/m<sup>2</sup>

- Rental area (A: 4,300 m<sup>2</sup>/B: 4,800 m<sup>2</sup>)
- Lifts and staircases
- Balcony (A: 160 m<sup>2</sup>)

0    7    14    21    28    35  
meters



Building  
A



Building  
B

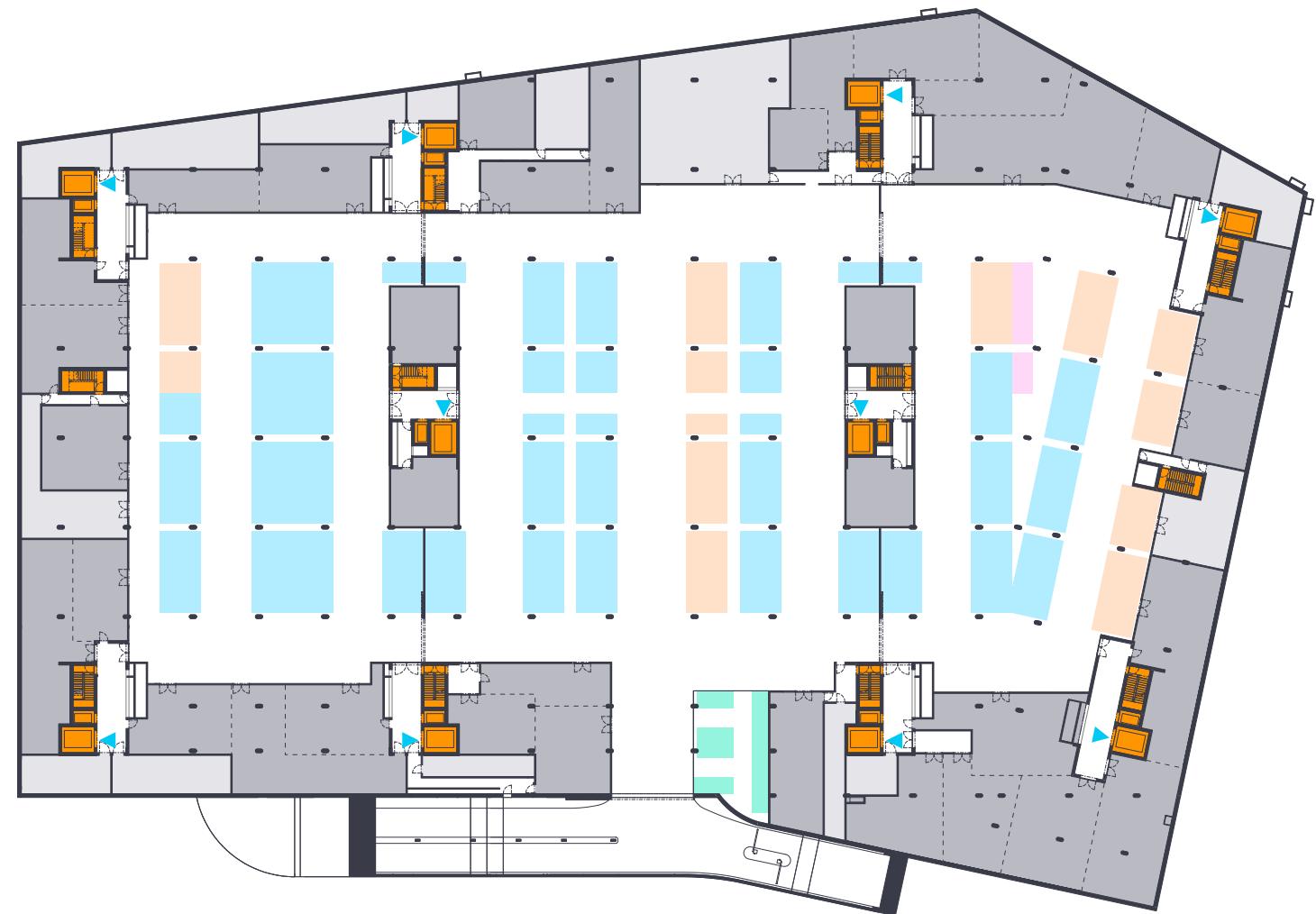
# Floor Plan Basement -1

## TECHNICAL SPECIFICATIONS

Ceiling height  
4.40 m

Floor load  
2 t/m<sup>2</sup>

- Storage/tenant technical areas (3,900 m<sup>2</sup>)
- Lifts and staircases
- Technical areas
- Car parking (150 spaces)
- Van parking
- Bicycle parking
- Motorbike parking
- ▶ Access to cargo lifts



# Floor Plan Basement – 2

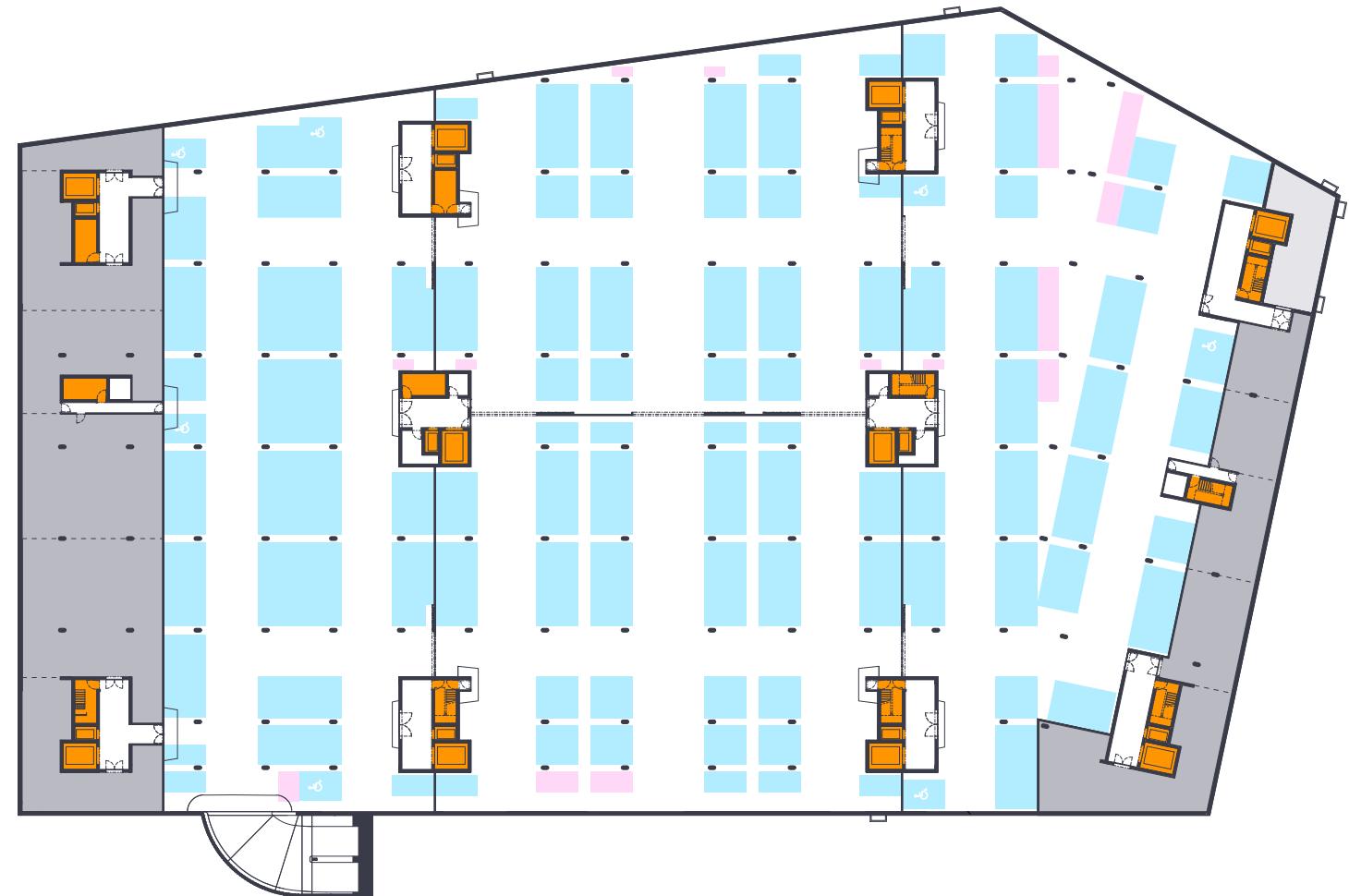
## TECHNICAL SPECIFICATIONS

Ceiling height  
3.30 m

Floor load  
1t/m<sup>2</sup>

- Storage (1,700 m<sup>2</sup>)
- Lifts and staircases
- Technical areas
- Car parking (300 spaces)
- Motorbike parking

0 7 14 21 28 35  
meters



# 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:  
[pulse@epic.ch](mailto:pulse@epic.ch)

Our website:  
[www.pulse.swiss](http://www.pulse.swiss)



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