pulse

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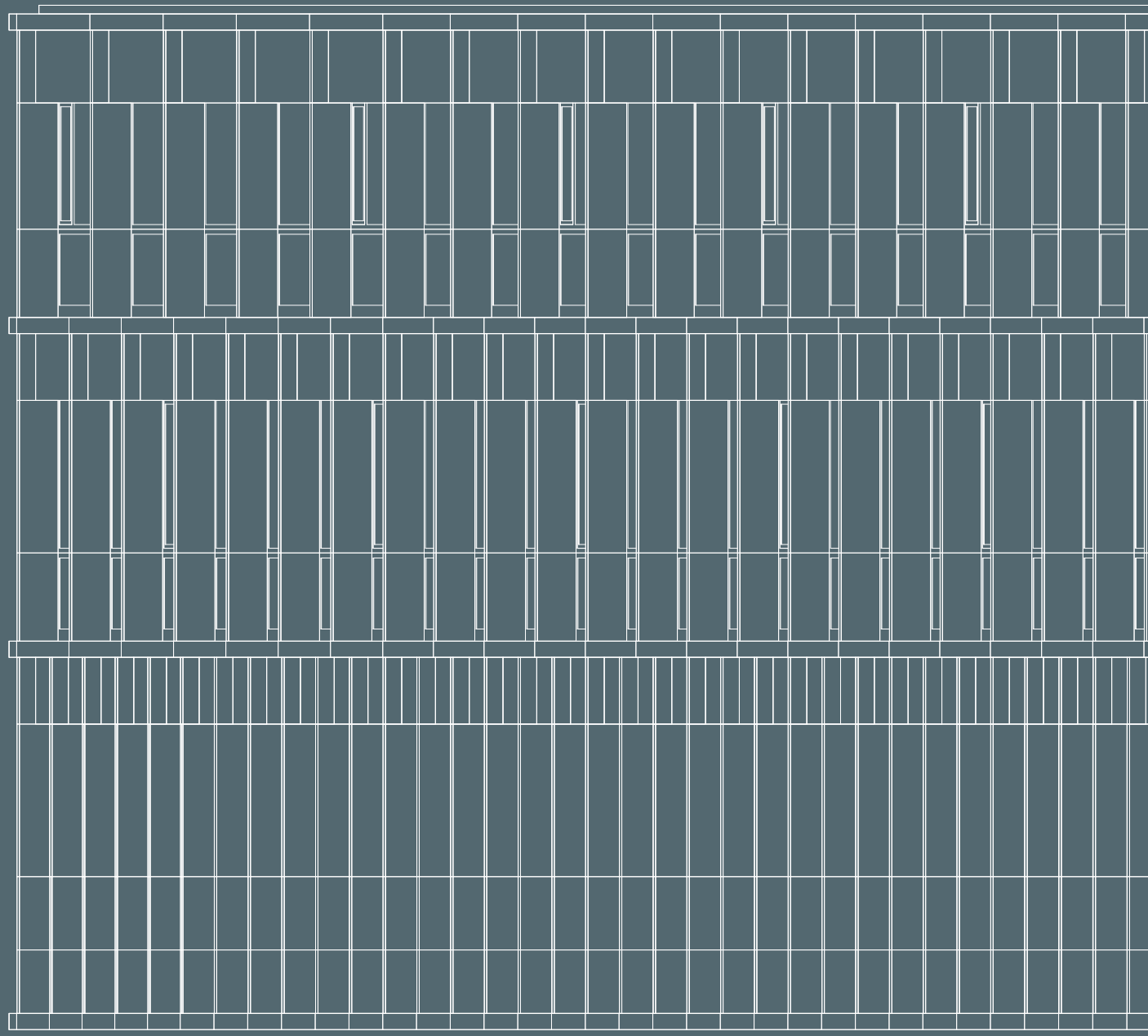

Technical Data Sheet

DEVELOPED BY
EPIC SUISSE

01 | General

Building A	Total net rentable area of 17,700 m²
Building B	Total net rentable area of 18,300 m²
Underground	Total net rentable area of 5,600 m²
Upper levels usage	Office, laboratories, production, storage
Underground level usage	Parking spaces, storage, technical rooms
Certification	Minergie/BREEAM

02 | Handover Conditions

Flooring	Rough floor slab ready for screed or raised floor on all floors
Ceiling	Bare ceilings on all floors
Walls	Unpainted raw concrete wall

03 | Access

Basement –2	300 parking spaces including 50 EV charging stations.
Basement –1	150 parking spaces (suitable for delivery vans) 160 bike parking spaces
Ground floor	12 loading bays with direct access to goods lifts (suitable for trucks up to 40 t)
Automatic sectional door	

04 | Floor Loads

Basement –2	1 t/m²
Basement –1	2 t/m²
Ground floor	2 t/m²
1st and 2nd floors	1 t/m²
3rd floor	0.5 t/m²

05 | Floor Heights (slab to slab)

Basement –2	3.30 m
Basement –1	4.40 m
Ground floor	5.80 m
1st and 2nd floors	(Building A) 4.40 m (Building B) 3.55 m
3rd floor	3.00 m

06 | Flexible Floor Height Options

Up to 80 % of the upper floor spaces can be configured to double height, allowing for ground floor areas with a height of 10.5 m and 2nd-floor area with a height of 7.5 m.

07 | Electrical Installations

- Building is supplied with 3 MW of power (three transformers of 1 MW each).
- Capacity to increase the supply of electricity up to 6 MW.
- Basic electrical infrastructure (main switchboard) ready for connection of individual meters in the technical areas of the basement.
- 33 W/m² electrical power provided, up to 150 W/m² possible.
- Possibility for tenants to install own generator(s) and/or transformer(s).
- Building equipped with solar panels used for common areas and technical facilities of the building.
- Two optical fiber connections per building (A and B) by Swisscom (with the option of choosing another provider for redundancy).

08 | Ambient Temperature for System Sizing

Cooling	26°C at 32°C outside
Heating	20°C at –6°C outside

09 | Heating

- Comfort heat is provided through geothermal probes.
- 12 kW provided at each core.
- Temperature regulation: supply 36°C / return 31°C
- Tenant network pressure: max. 100 kPa

10 | Heat Distribution

- Basic heating distribution available to the border of the rentable areas.
- Heating inlets and outlets are positioned in the technical shaft of each floor allowing tenants to connect their own heating system.

11 | Cooling

- Available cooling capacity: 30 W/m²
- Temperature regulation: supply 14°C / return 20°C
- Tenant network pressure: max. 100 kPa
- Possibility to install cold production on the roof if required.

12 | Cooling Distribution

- Basic cooling distribution available at the border of the rentable areas
- Cooling inlets and outlets are positioned in the technical shaft of each floor allowing tenants to connect their own cooling system

13 | Ventilation Distribution

- Ventilation distribution available at the border of the rentable areas.
- Average of 1.5 renewals/hour of fresh air.
- No humidifying system installed, but installation possible in tenant areas.
- Pressure available: 250 Pa maximum

14 | Ventilation for Process Needs

- Pre-installed vertical ducts enabling up to 10 air renewals per hour of fresh air (and up to 600 renewals per hour for ISO 5 / Grade A certification), depending on process ventilation units installed by the tenant.
- Dedicated areas in Basement –1 for process ventilation units.
- Dedicated roof areas for mechanical plants.

15 | Fire Protection

- Building is fully compliant with local fire regulations.
- Each floor can be equipped with a sprinkler system (water), connected to the vertical distribution extends to the border of tenant areas.
- Possibility to install a foam fire extinguishing system.
- Fire detection to be installed in the tenant areas, connected to the central system of the building.

16 | Sanitary Plumbing Infrastructure

- Each floor features cold water pipes near each building core allowing tenants to connect their own water meters.
- Wastewater pipes are readily available at each building core on all floors.
- Process wastewater connections are embedded within the slabs, from ground floor to second floor, at a density of 1 point per 40 m².
- Dedicated areas for water neutralization in the basement (equipment ready to be installed at tenants' request).

17 | Elevators

Each main building core is equipped with passenger elevators and goods elevators.

Passenger elevators	
Capacity	1 t / 13 persons
Velocity	1 m/s
Cabin dimensions	1.10 × 2.10 × 2.10 m

Goods elevators	
Capacity	4 t / 53 persons
Velocity	1 m/s
Cabin dimensions	2.10 × 3.30 × 2.80 m (loading capacity up to 4 euro pallets)
Door dimensions	1.80 × 2.80 m for loading bay elevators (1.80 × 2.40 m for elevators not directly connected to loading bays)

18 | Dock Levelers

- Dock levelers come equipped with adaptable electro-hydraulic ramps and telescopic lips.
- Dimensions: 2.00 × 2.50 m

19 | Building Façade

Façade materials	Black aluminum profiled façade, fully glazed
Façade options	Tenant has the option to replace the glass with solid panels

Façade of each building features 7 designated access points for oversize equipment.

Access dimensions:
– Building A: 4.00 × 3.00 m
– Building B: 4.00 × 2.80 m

20 | Liquids and Gas for Processing Needs

Each building is equipped with a gas supply connection.

Storage of Liquids and Gas for Processing Needs:
- Basement storage is permitted for liquids and gases.
- Dedicated outdoor zone for tenants with specific requirements, available to each building via an underground technical connection.

21 | Authorization process

Fit-out works of the premises requires building permit and falls under tenant's responsibility.

Laboratory or bio-medical spaces (including P4 labs) must be duly reported to authorities.

22 | Sustainability certifications

– Minergie
– BREEAM Good

This document is subject to change by the owner.