



# Swiss Modular Life Science Center

DEVELOPED BY  
  
EPIC SUISSE



# High-tech facilities for Life Sciences

Sustainability certification by

**MINERGIE®**  
**BREEAM®**

  
pulse<sup>1</sup>

  
BIOTECH  

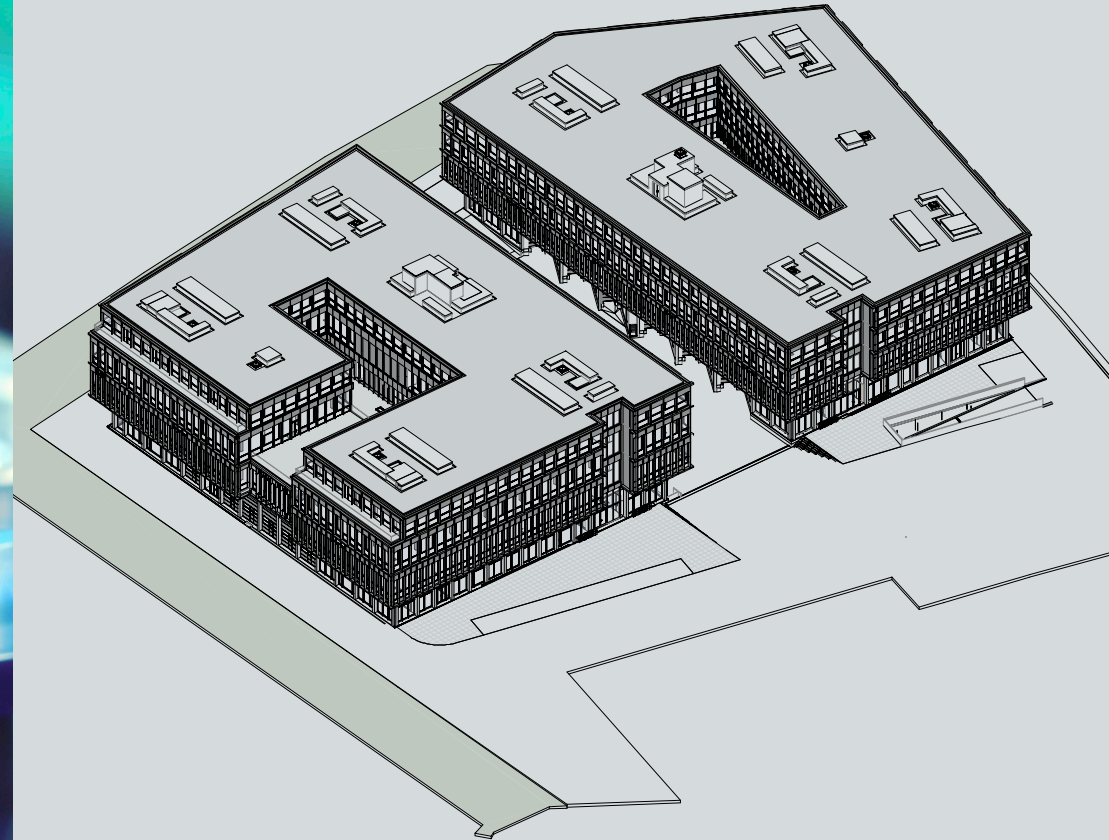

PULSE is a sustainable and innovative architectural concept for companies in the high-tech sector.

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\*.

\*Source: <https://www.letemps.ch/economie/cyber/health-valley-un-modele-suisse>

## Building Key Facts

**71,000m<sup>2</sup>**

gross area

**2**

buildings

**450**

parking lots

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

of fully modular usable area above ground  
(plus 28,000m<sup>2</sup> underground)

**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



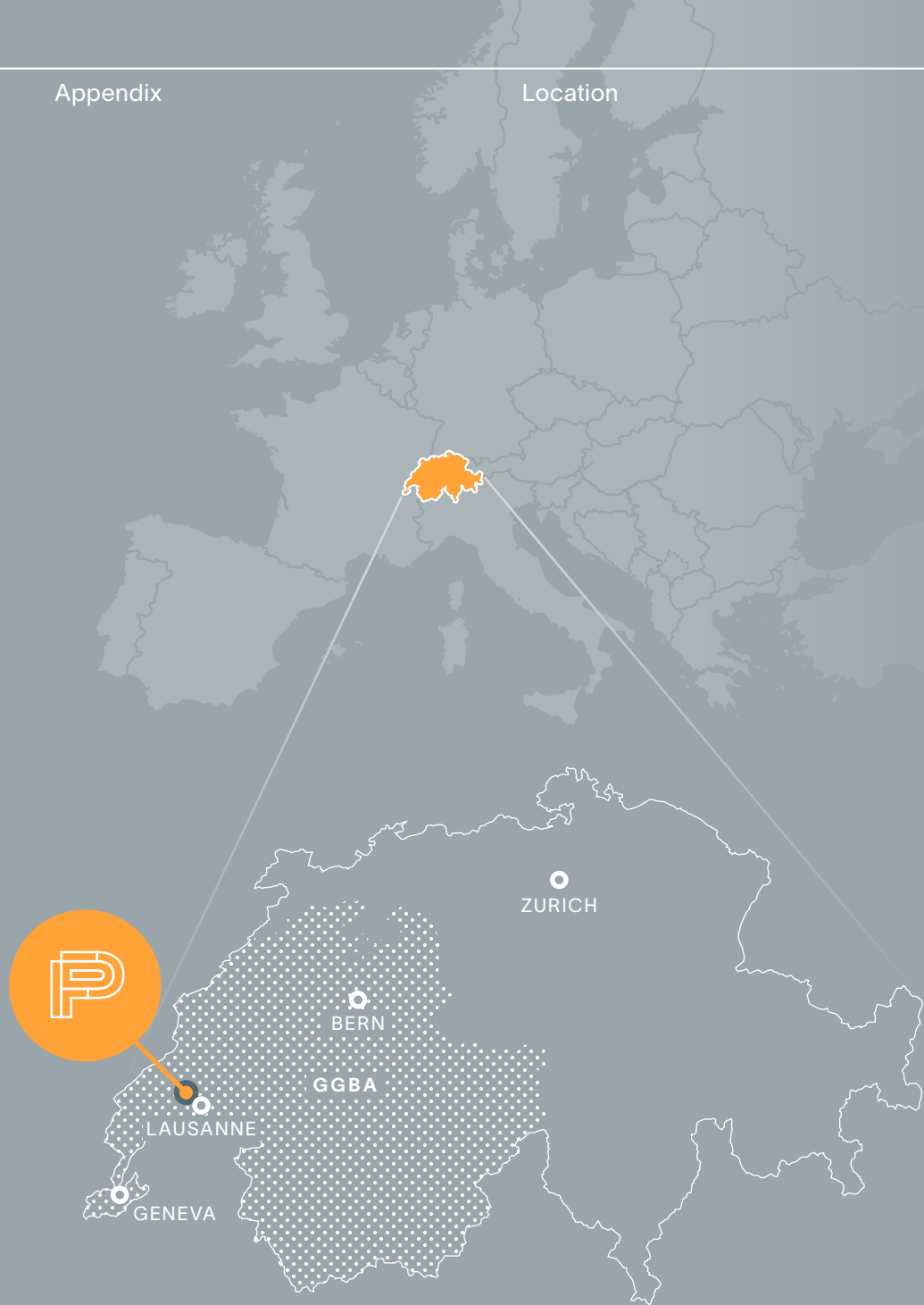
\* Rental prices on request

# Location Switzerland

#1 most innovative country in the world<sup>1</sup>

#1 most highly skilled workforce<sup>2</sup>

#1 patent registrations per capita<sup>3</sup>



Switzerland is located in the center of Europe and has close economic and cultural ties with the EU. It is considered one of the countries with the highest quality of life and has excellent public infrastructure and facilities.

With an annual GDP per capita of around USD 100k, Switzerland is one of the most prosperous countries in the world.

Cheseaux-sur-Lausanne is part of the Greater Geneva Bern Area (GGBA) in the west of Switzerland. 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.

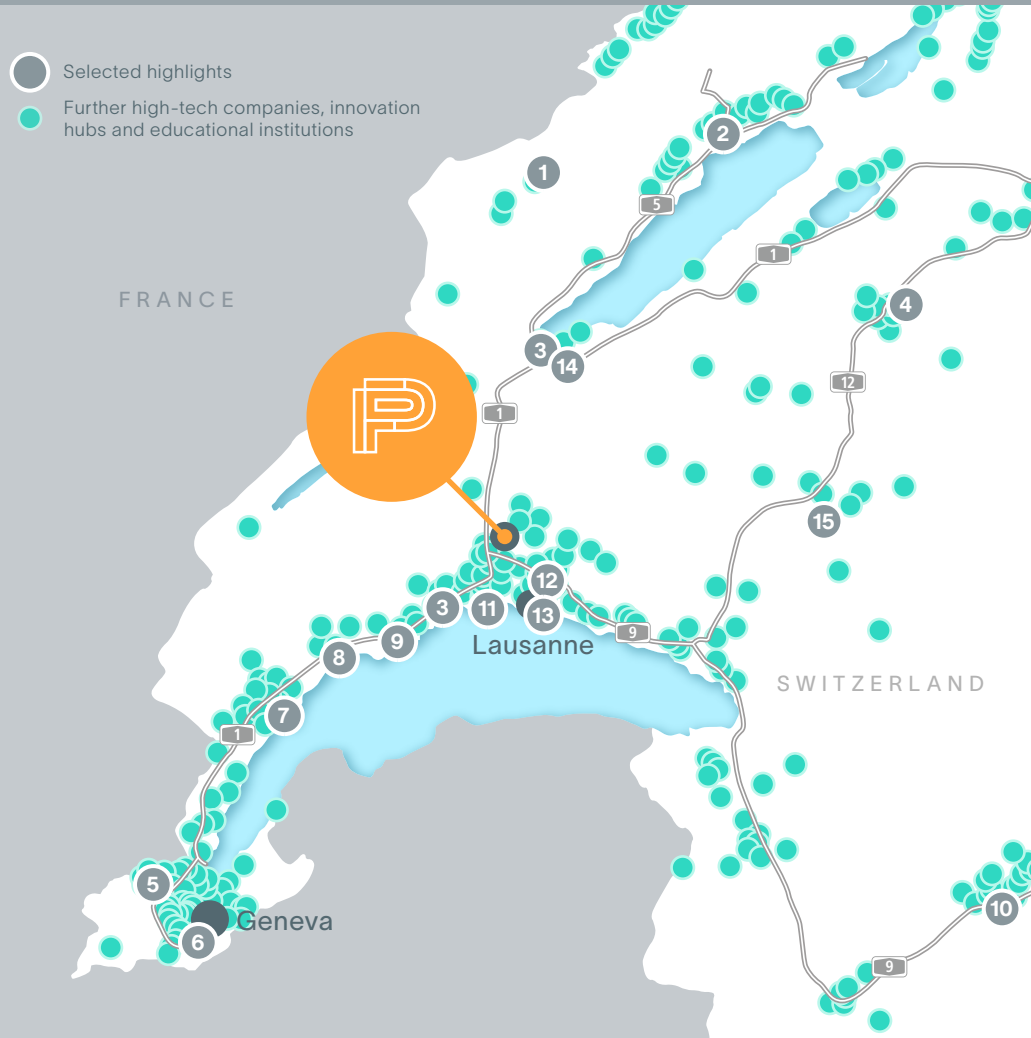
\* Further information can be found at <https://www.ggba-switzerland.ch/region/>

1) Global Innovation Index 2020, INSEAD/WIPO  
 2) WEF, The Global Competitiveness Report 2019  
 3) EPO Patent Index 2020

# Location 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		2		3		4	
5		6		7		8	
9		10		11		12	
13		14		15		... and many more.	

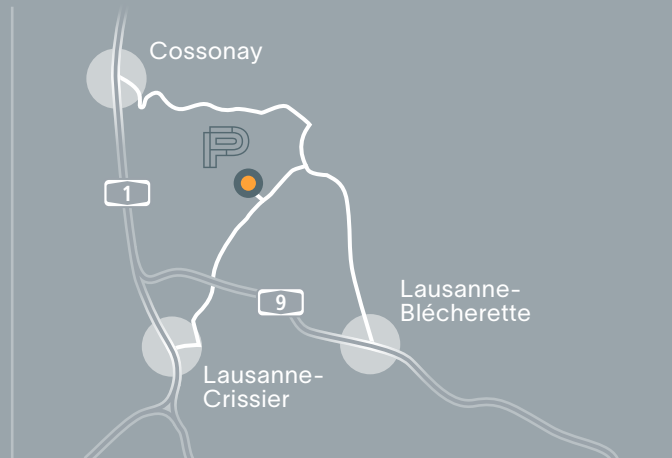
# Accessibility Key Facts

To Geneva airport in less than 45 minutes



Geneva Airport provides access to international connections and can be reached by car within 45 minutes and by public transport within 79 minutes. There are 123 destinations directly accessible from Geneva Airport.

Three highway connections 5 minutes away



In the immediate vicinity of PULSE, there are three highway connections to the A1 and A9, which can be reached by car within 5 minutes.

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



There is a private shuttle service between PULSE and the Biopôle Innovation Center. From Biopôle there is a connection with the Metro M2 to the city center of Lausanne.

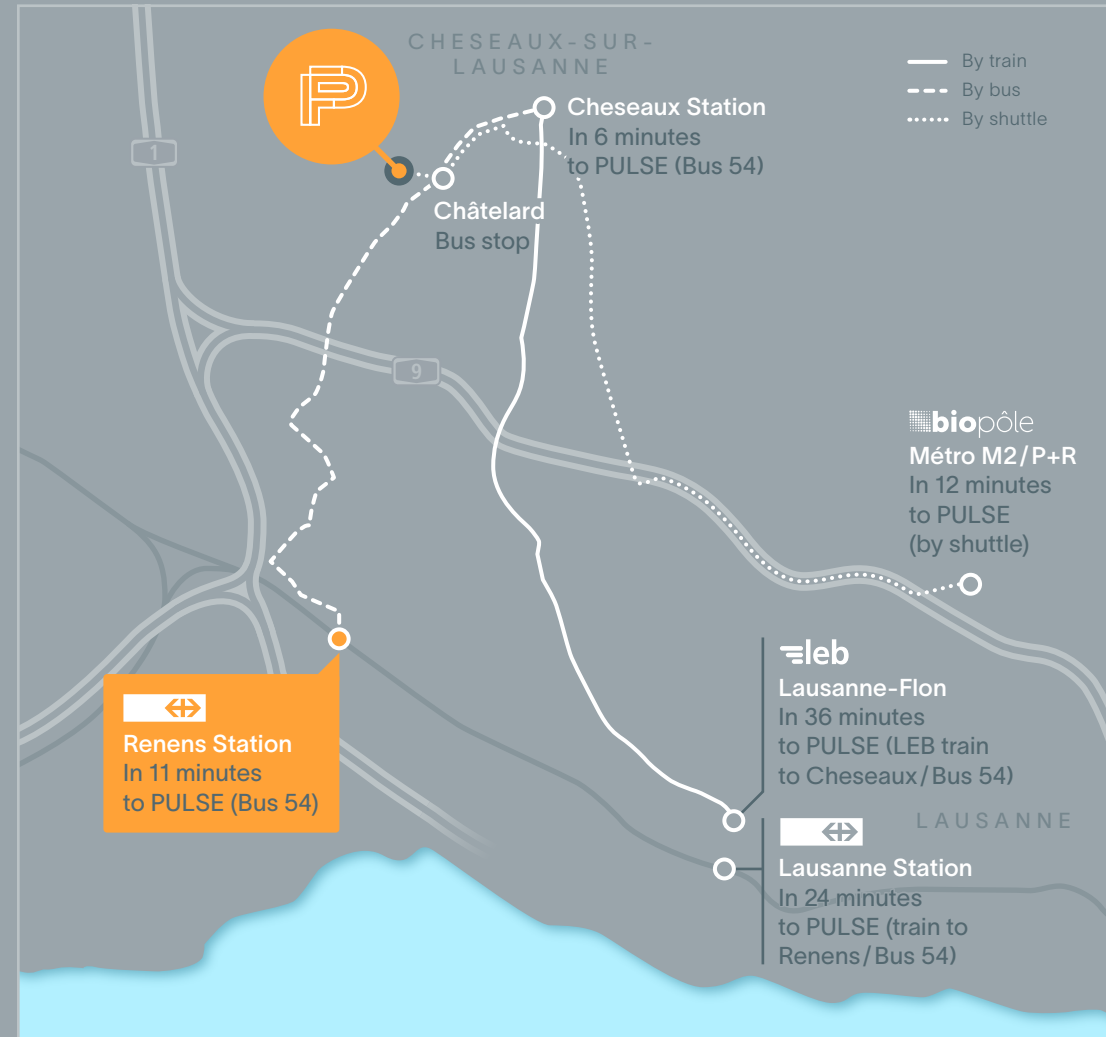


# Accessibility by Public Transport

With over 30,000 daily passengers, Renens station is the second busiest station in the canton of Vaud, and plays a pivotal role in connecting western Lausanne and the broader Lausanne-Morges metropolitan area.


Recent improvements have further solidified its importance in enhancing regional mobility. Renens station's increased connectivity will provide an even more efficient travel experience for the commuters in the area.

By December 2024, Renens station will become even more central to the region's transportation network as direct train connections from major cities will be established there.



# Situation Plan and HGV Access



 Tratrix curves

# Floor Plan Ground Floor



## TECHNICAL SPECIFICATIONS

Ceiling height  
5.80 m

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

- Rental area (A: 3,476 m<sup>2</sup>/B: 3,365 m<sup>2</sup>)
- Lifts and staircases
- Logistic area
- Concierge
- Terrace
- Tank storage (O<sub>2</sub>, N<sub>2</sub>, CO<sub>2</sub>, etc.)
- Waste compactors
- Entrances
- Access to cargo lifts



# Floor Plan 1st Floor

## TECHNICAL SPECIFICATIONS

**Ceiling height**  
A: 4.40 m/B: 3.55 m

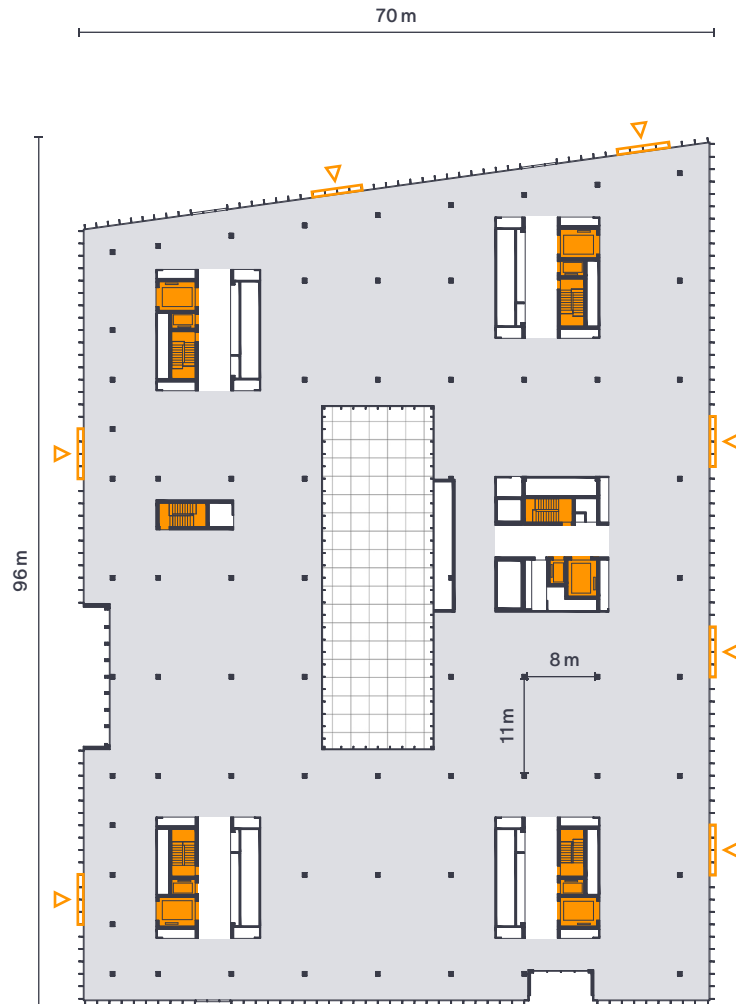
**Floor load**  
1t/m<sup>2</sup>

■ Rental area (A: 5,030 m<sup>2</sup>/B: 4,990 m<sup>2</sup>)

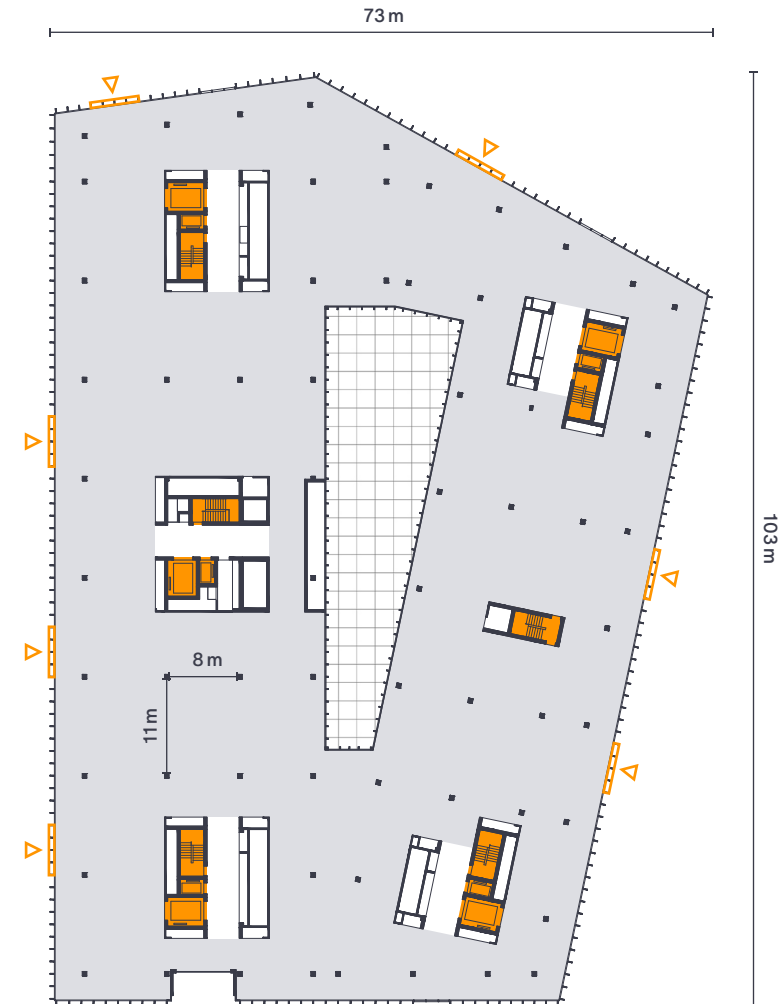
■ Lifts and staircases

▤ Patio (A: 460 m<sup>2</sup>/B: 500 m<sup>2</sup>)

▷ Façade access points



Building



Building



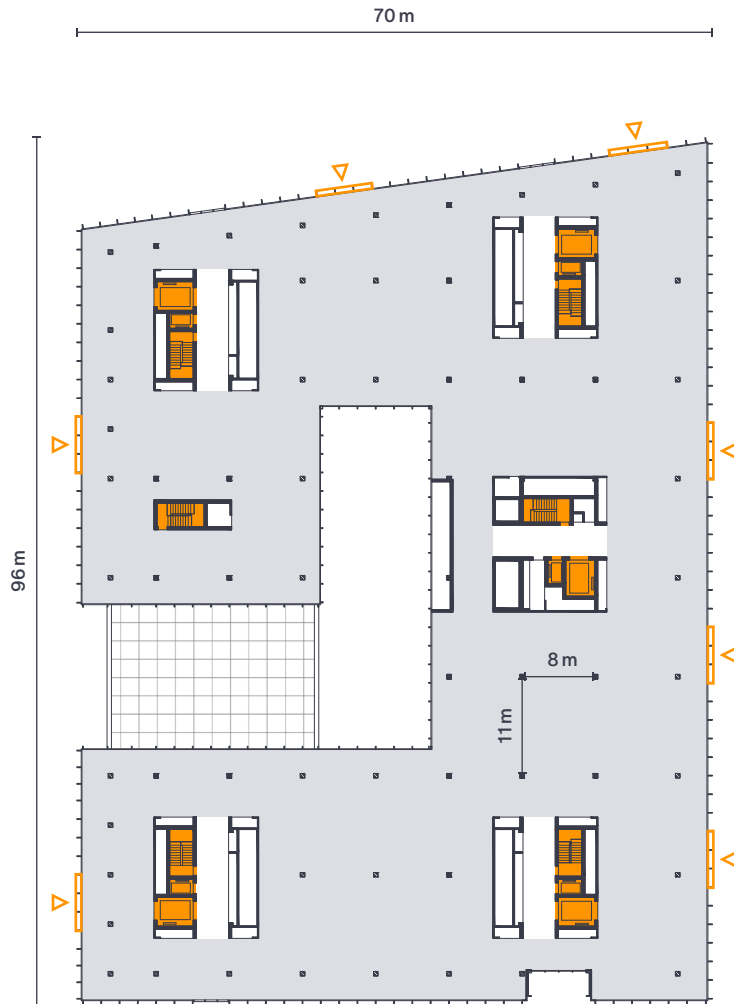
# Floor Plan 2nd Floor

## TECHNICAL SPECIFICATIONS

**Ceiling height**  
A: 4.40 m/B: 3.55 m

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

- Rental area (A: 4,650 m<sup>2</sup>/B: 4,990 m<sup>2</sup>)
- Lifts and staircases
- Terrace (A: 370 m<sup>2</sup>)
- Façade access points



Building



Building



# Floor Plan 3rd Floor

## TECHNICAL SPECIFICATIONS

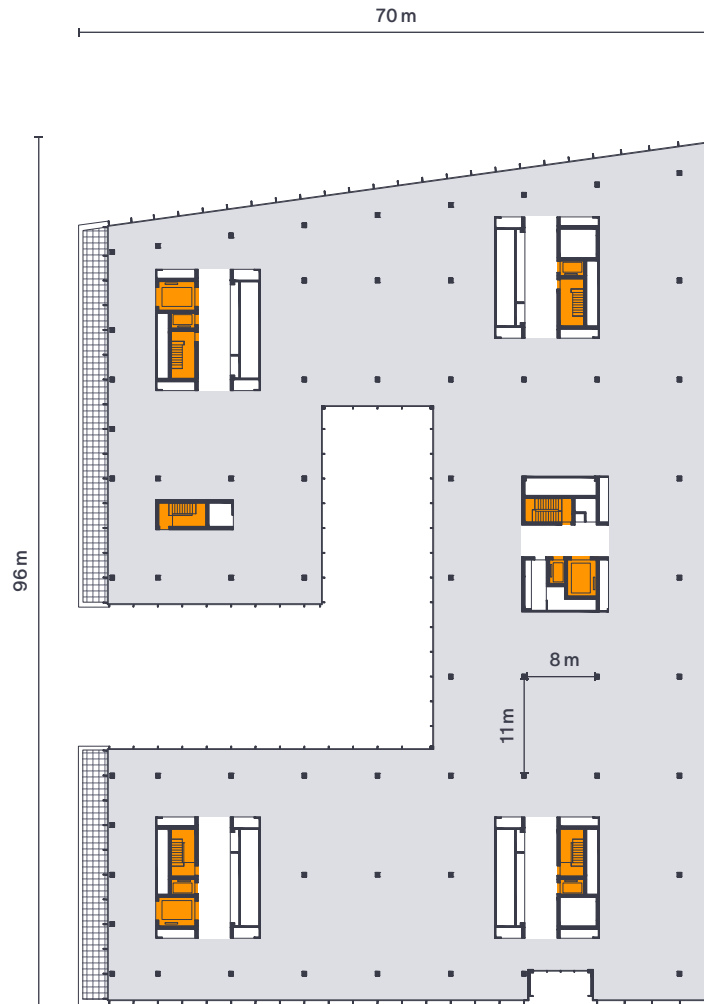
Ceiling height  
3.00 m

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

■ Rental area (A: 4,530 m<sup>2</sup>/B: 4,970 m<sup>2</sup>)

■ Lifts and staircases

■ Balcony (A: 160 m<sup>2</sup>)



Building



Building



# Floor Plan Basement -1

## TECHNICAL SPECIFICATIONS

Ceiling height  
4.40 m

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

- Storage/tenant technical areas (4,150 m<sup>2</sup>)
- Lifts and staircases
- Technical areas
- Concierge
- Delivery areas (h = 290cm)
- Car parking (193 spaces)
- Bicycle parking
- Small vehicle parking
- Access to cargo lifts



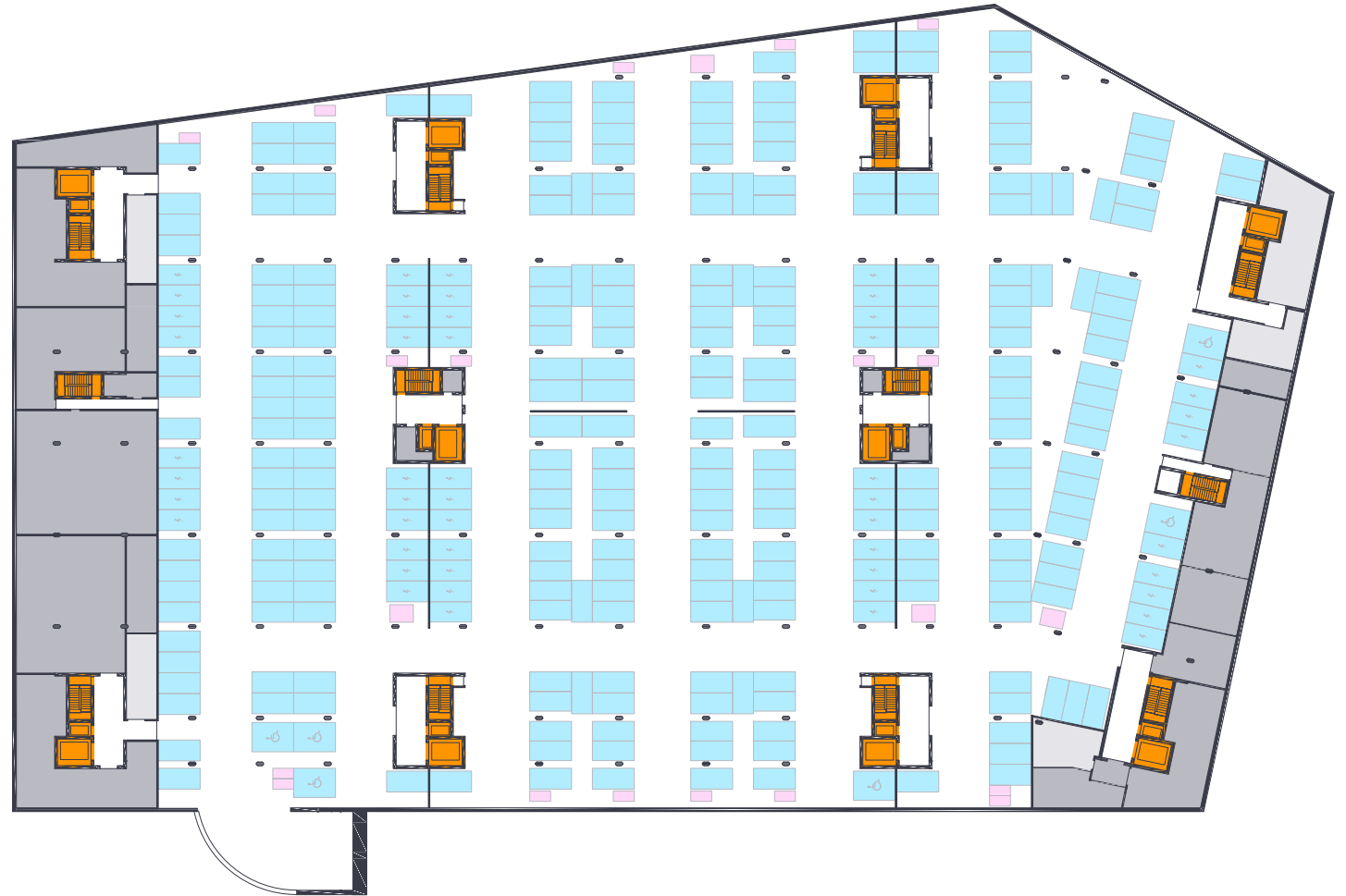
# Floor Plan Basement -2

## TECHNICAL SPECIFICATIONS

Ceiling height  
3.30 m

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

- Storage (1,500 m<sup>2</sup>)
- Lifts and staircases
- Technical areas
- Car parking (313 spaces)
- Small vehicle parking





# Cross-section Building A



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

v.3.0\_02/24



Please feel free to contact us at:  
[pulse@epic.ch](mailto:pulse@epic.ch)

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



Follow the progress:  
[webcam](#)

