

PULSE

Swiss Modular Life Science Center

DEVELOPED BY

EPIC SUISSE



Sustainability
certification by

MINERGIE®
BREEAM®

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.

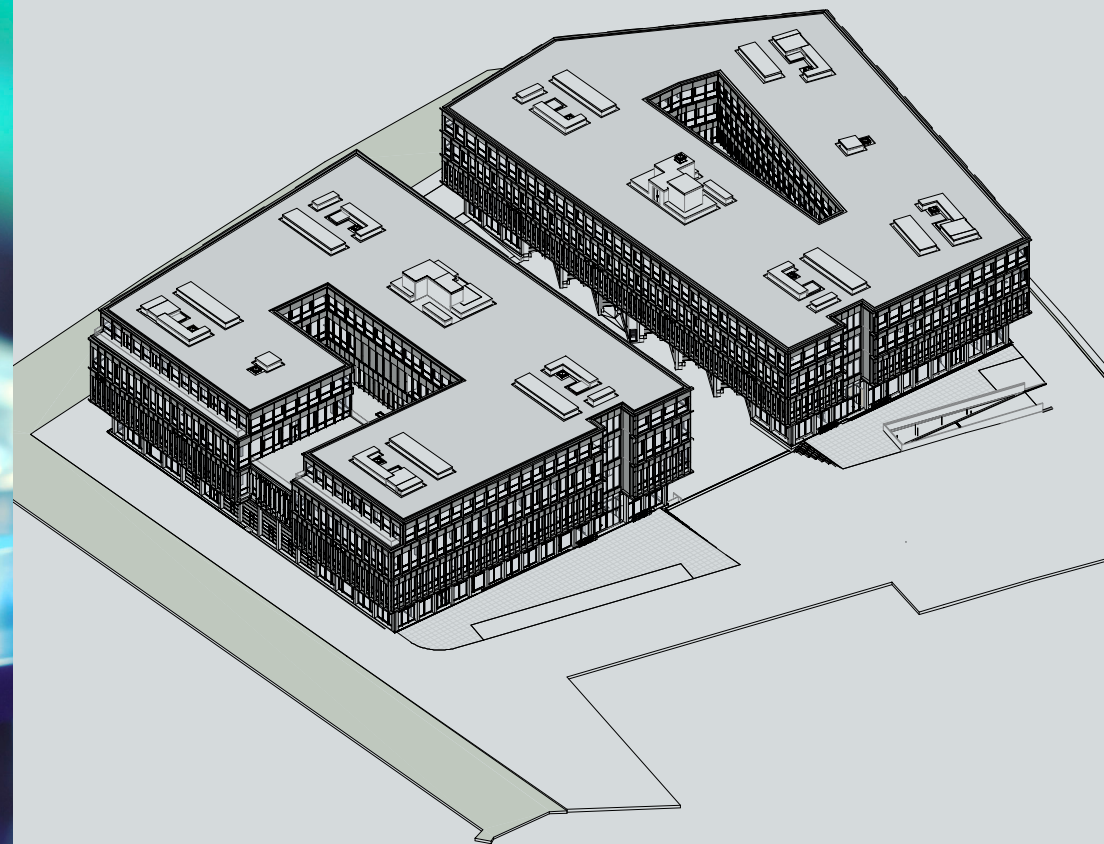
The technical pre-equipment is a prerequisite for an efficient and cost-effective tenant fit-out.

Tenant fit-out starting now.

Building commissioned spring 2025.



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

71,000m²

gross area

2

buildings

450

parking lots

43,000m²

of fully modular usable area above ground
(plus 28,000 m² underground)

8

independent
entrances

12

loading
bays

2 4 6

Designed for Life Sciences

Structural Specifications

Ceiling height from 3.55m up to 5.80m

Floor load up to 2 t/m²

Possibility to open the slab between floors

Removable façades for large equipment

Technical Specifications

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

High-power electricity available

Flexibility and Customisation

Production possible on all floors

High modularity

Customisable layouts for offices, labs, and production

Adaptable floor plans

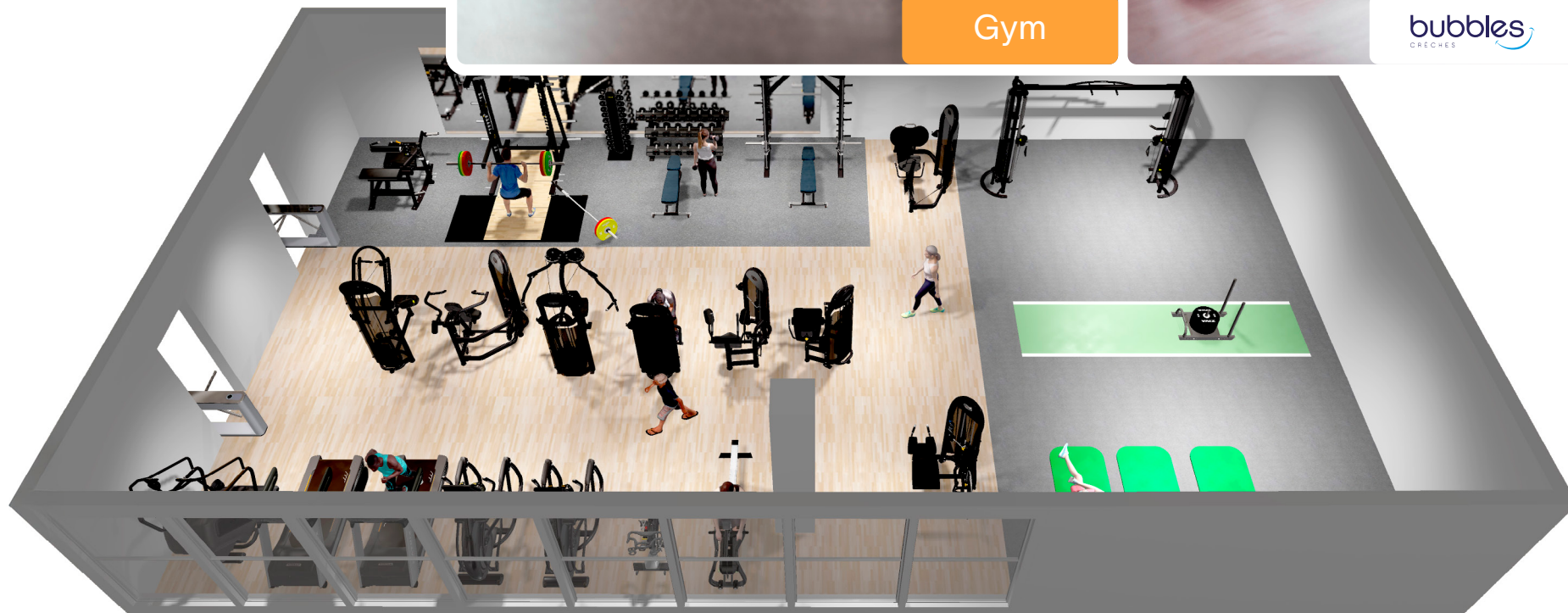


Up to 30% savings in tenant fit-out

On-site restaurant



On-site services and facilities



Our tenants

PULSE hosts a growing community of life science and technology companies, complemented by tenants from other sectors.

Life Sciences and Technology

ThermoFisher
SCIENTIFIC

Life science tools

 **VERDEYA**

Health and wellness products

 **eurofins** | Scitec

Analytical services

TIBIO


Environmental biotech

Other sectors

kidelis

Food production

bubbles
CRÈCHES 

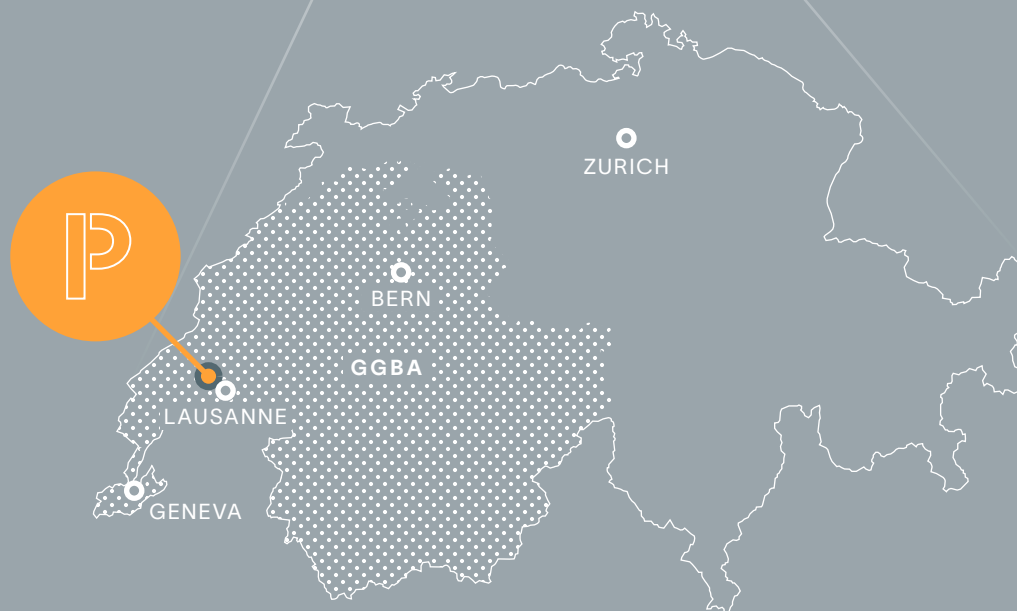
Childcare

Location Switzerland

#1 most innovative
country in the world¹

#1 most highly
skilled workforce²

#1 patent registrations
per capita³



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.

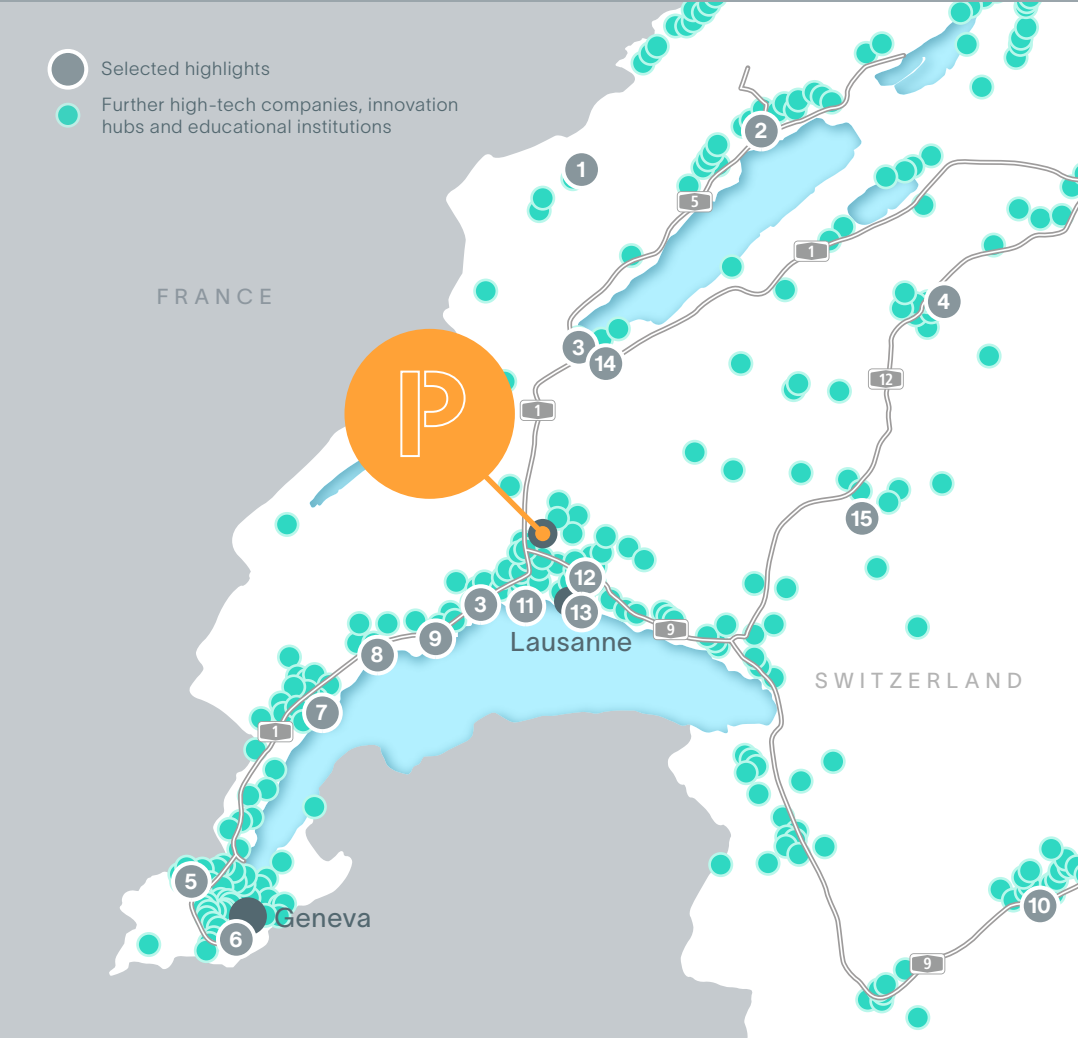
1) Global Innovation Index 2020, INSEAD/WIPO
2) WEF, The Global Competitiveness Report 2019
3) EPO Patent Index 2020

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

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.

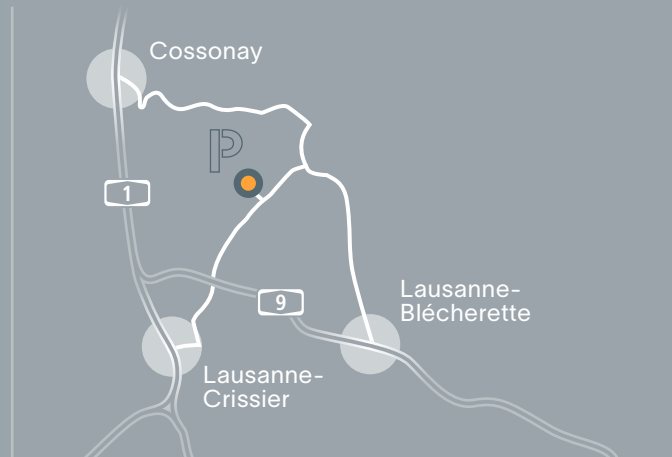
Accessibility Key Facts

To Geneva airport in
less than 45 minutes



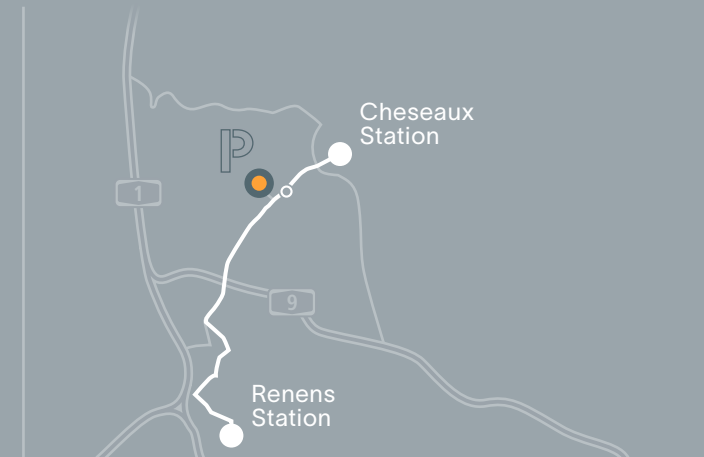
Geneva Airport provides access to international connections and can be reached by car within 45 minutes and by public transport within 79 minutes. There are 123 destinations directly accessible from Geneva Airport.

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.

Bus in 11 minutes to
Renens Station



PULSE is conveniently connected to Renens Station via bus line 54, with a quick 11-minute journey. Renens Station will become a major public transport hub starting from early 2025.

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.

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



Tractrix curves



Car paths

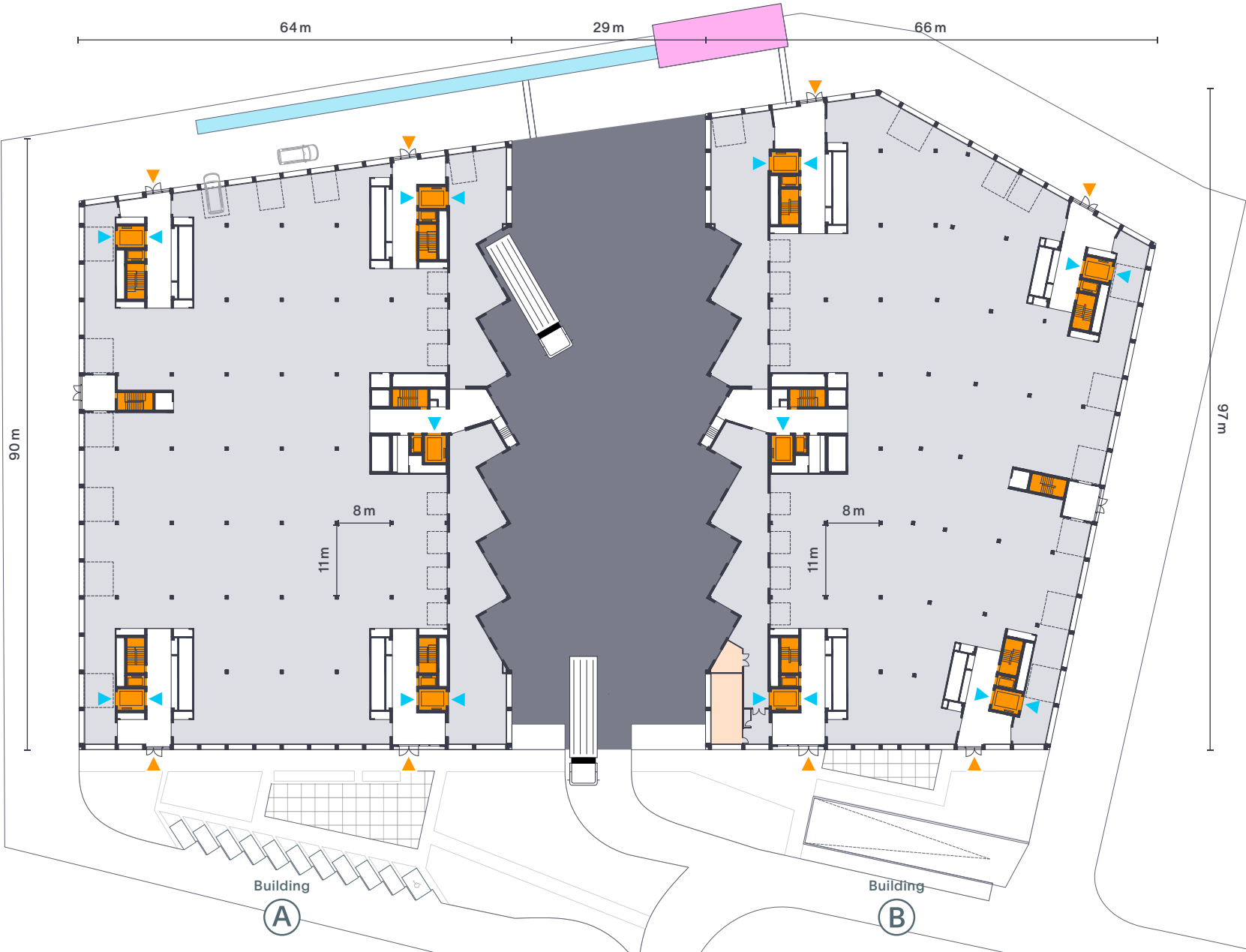
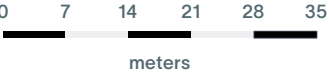


Floor Plan Ground Floor

TECHNICAL
SPECIFICATIONS

Ceiling height
5.80 m
Floor load
2 t/m²

- Rental area (A: 3,476 m²/B: 3,365 m²)
- Lifts and staircases
- Logistic area
- Concierge
- Terrace
- Tank storage (O₂, N₂, CO₂, etc.)
- Waste compactors
- Entrances
- Access to cargo lifts



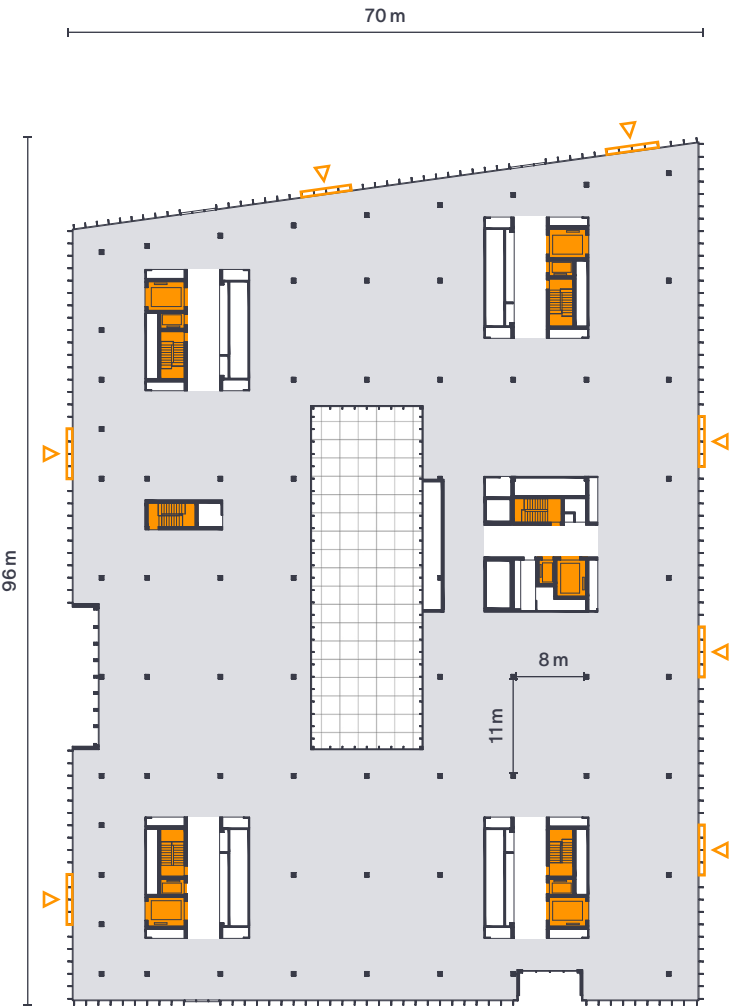
Floor Plan 1st Floor

TECHNICAL
SPECIFICATIONS

Ceiling height
A: 4.40 m/B: 3.55 m

Floor load
1t/m²

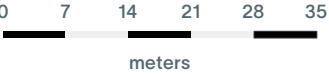
-  Rental area (A: 5,030 m²/B: 4,990 m²)
-  Lifts and staircases
-  Patio (A: 460 m²/B: 500 m²)
-  Façade access points



Building
A



Building
B



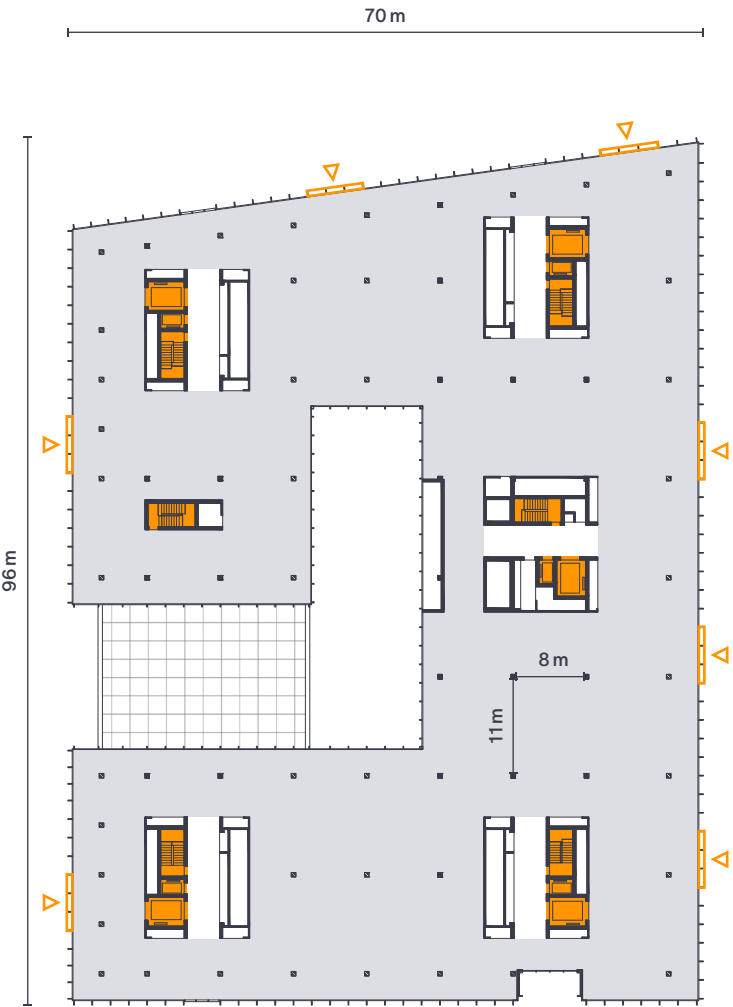
Floor Plan 2nd Floor

TECHNICAL
SPECIFICATIONS

Ceiling height
A: 4.40 m/B: 3.55 m

Floor load
1t/m²

-  Rental area (A: 4,650 m²/B: 4,990 m²)
-  Lifts and staircases
-  Terrace (A: 370 m²)
-  Façade access points



Building
A



Building
B

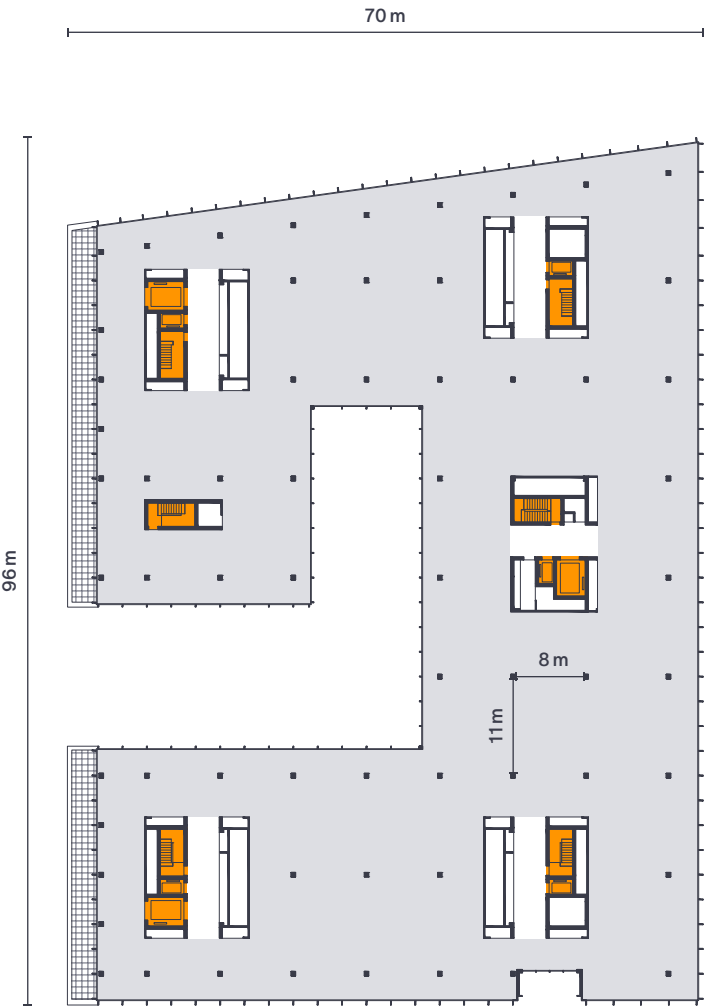


Floor Plan 3rd Floor

TECHNICAL
SPECIFICATIONS

Ceiling height
3.00 m
Floor load
500 kg/m²

- Rental area (A: 4,530 m²/B: 4,970 m²)
- Lifts and staircases
- Balcony (A: 160 m²)
- Restaurant (866 m²)
- Gym (286 m²)
- Nursery "Bubbles Crèches" (390 m²)
- Patio nursery (80 m²)



Building
A



Building
B

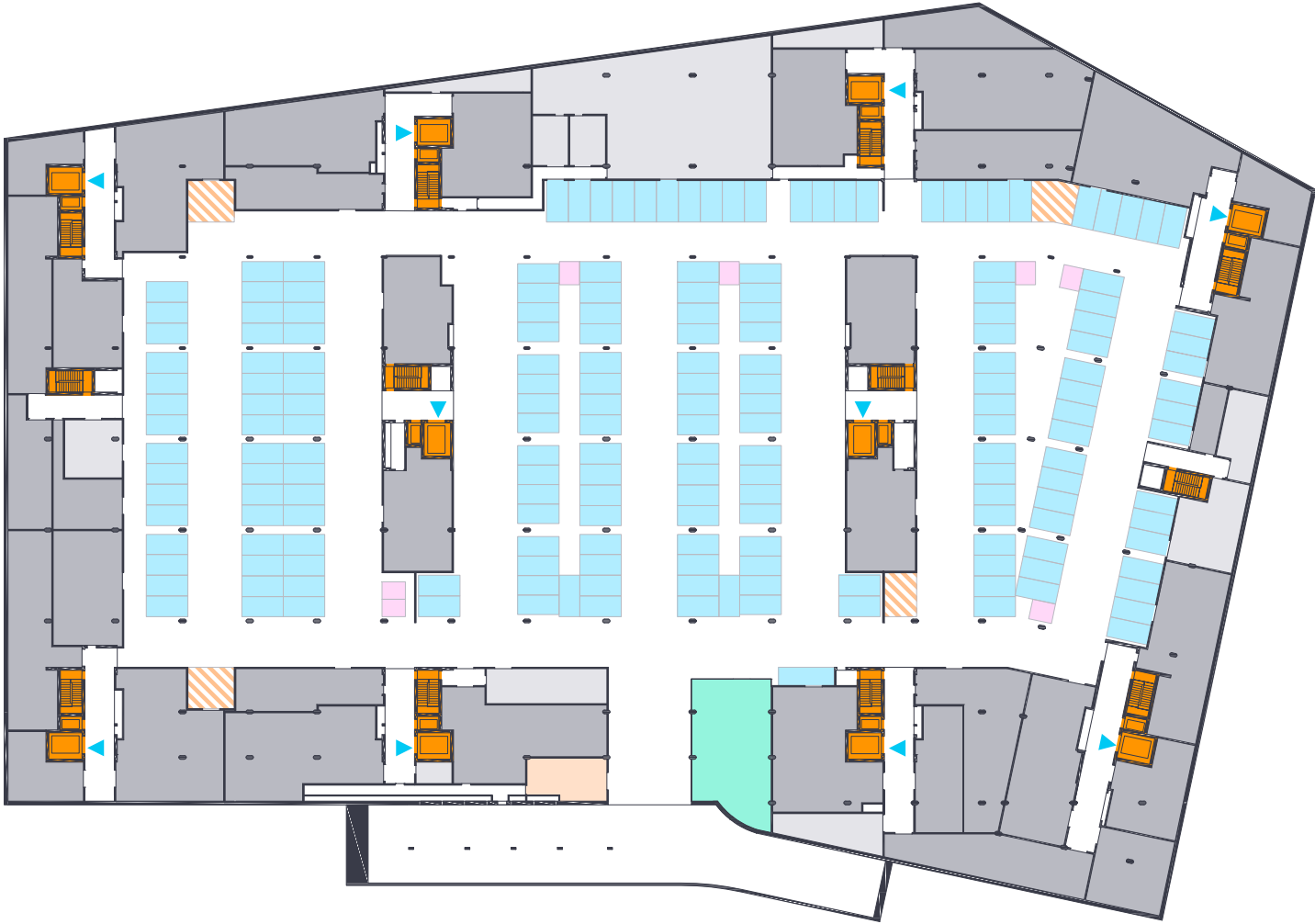


Floor Plan Basement -1

TECHNICAL
SPECIFICATIONS

Ceiling height
4.40 m
Floor load
2 t/m²

- Storage/tenant technical areas (4,150 m²)
- Lifts and staircases
- Technical areas
- Concierge
- Delivery areas (h = 290cm)
- Car parking (193 spaces)
- Bicycle parking
- Small vehicle parking
- Access to cargo lifts

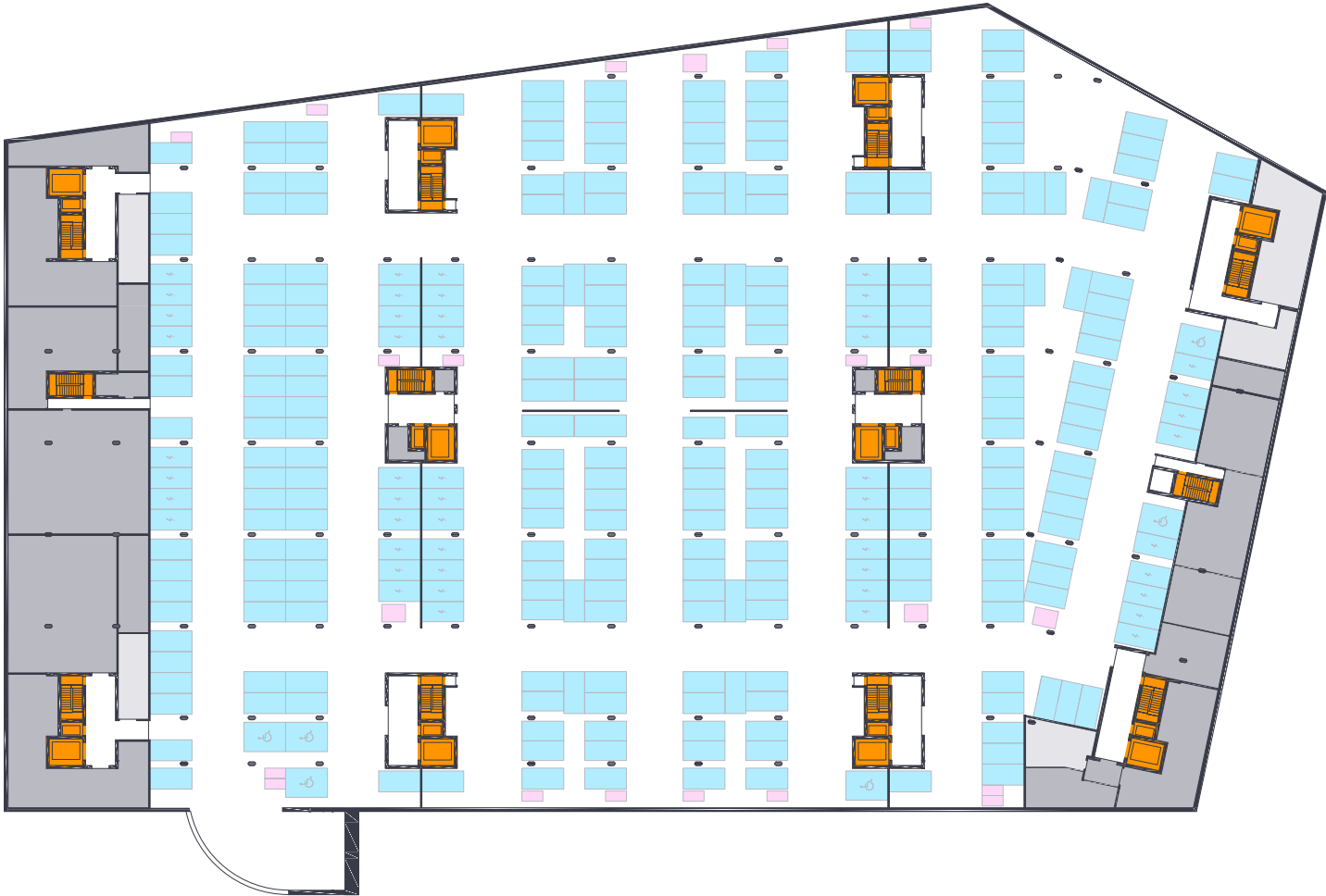


Floor Plan Basement -2

TECHNICAL
SPECIFICATIONS

Ceiling height
3.30 m
Floor load
1t/m²

- Storage (1,500 m²)
- Lifts and staircases
- Technical areas
- Car parking (313 spaces)
- Small vehicle parking



Cross-section Building A



Impressions





PULSE is ready and the
fit-out of your rental spaces
can start now.

PULSE

Please contact us at:
pulse@epic.ch

Our website:
www.pulse.swiss

