



# modular innovation center

Introducing a **new home for R&D and innovation**, created by and for biopharma and medtech experts. PULSE is a **modular workspace**, as vibrant as it is versatile.

**High-security, high-tech and high-capacity**, PULSE is built for breakthroughs. It's a place where companies are at the cutting edge, and people feel at home.

With fully modular floorplates **starting at 300m<sup>2</sup>**, we give you the platform to shape bespoke spaces. Every inch of our two 21,500m<sup>2</sup> and 22,000m<sup>2</sup> buildings has been **designed specifically for biopharma and medtech**.

Whether you want labs, biotech facilities, R&D units, or advanced chemicals and fill & finish centres, PULSE lets you tailor-make spaces that fit your needs.

## KEY BENEFITS



**43,000 m<sup>2</sup>** of fully modular floorspace designed to biopharmaceutical and medtech industry standards



**Shuttle** to/from Biopole life science campus (8min)



**Versatile technical spaces** large enough to meet high ventilation requirement



Flexible floorplates to fit, starting at **300 m<sup>2</sup>**



**Efficient connections**  
Highway at 3'  
Geneva international airport at 45'



Adaptability and versatility of spaces, making the fitting **20-30% more cost-effective**



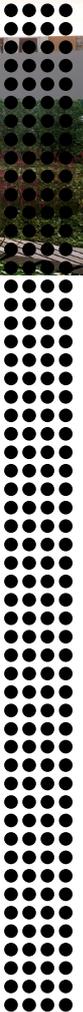
Buildings **under construction**, delivery 2024



**Friction-free traffic flows** avoid crossover - ideal for vertical integrations



**On-site services and facilities** keep people happy and the building running smoothly



# TAILOR-MADE LOGISTICS

- Ceiling heights up to **5.50m**, with possibility of double height
- **Production** possible on upper floors
- Up to **2 tonnes/m<sup>2</sup>** floor load capacity
- **Production site or laboratory facilities** for ISO Clean Room Pre-Design
- Air flow ready to use, **6 to 10 times/hour** air volume renewal

- **A central aisle and loading bays** to improve delivery and circulation
- Electrical installation: **100 Watts/m<sup>2</sup>**
- **Large storage space** with elevator and lift
- Set up for **special fluids** (O<sub>2</sub>, N<sub>2</sub>, CO<sub>2</sub>, vacuum, air...) 

## THE UNIQUE VIBRANCY OF THE LAKE GENEVA REGION

This booming region of Switzerland has become a leader on the world stage, both in economic and cultural terms. The premium setting is a major draw for companies, spurring an unparalleled network of innovative businesses and research centers in the region.

### AT THE HEART OF THE HEALTH VALLEY

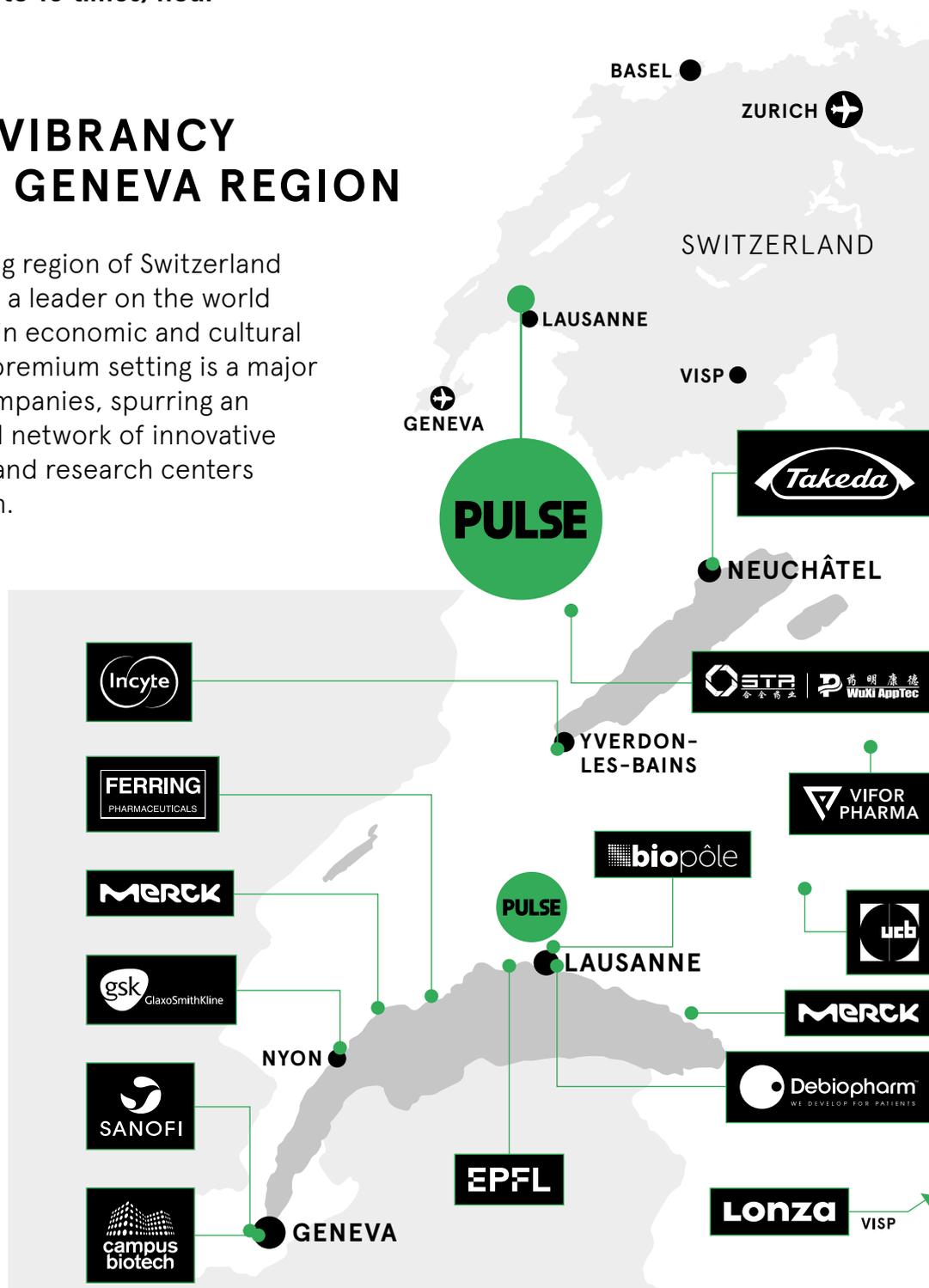
**CHF 2.1 billion**

invested in Swiss start-ups in biotech/medtech

**1,100** active companies

**500** laboratories dedicated to life sciences

**20,000** people employed in the sector



**PULSE** ▶ +41 21 555 30 88 ▶ [discover.pulse.swiss](http://discover.pulse.swiss)