

# MOVE INTO A VIBRANT LIFE SCIENCES COMMUNITY

A NEW BUILDING AT THE HEART OF THE SWISS  
HEALTH VALLEY BY SUMMER 2020



## WHERE LIFE SCIENCES MEET SWISS QUALITY

Biopôle SA in collaboration with EPIC Suisse is developing a new multi-tenant building for companies active in life sciences. The building will be realized on the west side of the campus and will be operational in Summer 2020. The highly flexible building consists of laboratory and office space that can be customized to the tenants' needs. Entire floors of up to 1,600 m<sup>2</sup> or partial floors of approximately 300 m<sup>2</sup> are available.

**FLEXIBLE  
LABORATORY  
OFFICE SPACE**

The new building is constructed in coherence with Biopôle's spirit of nurturing a dynamic life science community. We firmly believe that this community is best created by mixing together a broad range of organisations and disciplines. Our community is therefore composed of major companies willing to rent full floors, as well as members in need of smaller spaces and common facilities to share with others. The Biopôle philosophy is also reflected in the building's capacity to accommodate on every floor both offices spaces as well as research laboratories.

**VIBRANT  
LIFE SCIENCES  
COMMUNITY**



## MULTI-TENANT BUILDING

### BUILDING FEATURES:

- 6 floors | 9,500 m<sup>2</sup> total rental space
- Zoning: offices or laboratories
- Entire or partial floors
- Fit-out as per tenant requirements
- State-of-the-art design
- Minergie® standards
- Common facilities on the ground floor (conference room, kitchenette & showers)
- Interior parking with 57 slots
- View on Lake Geneva and the Alps



**9,500 m<sup>2</sup>**  
TOTAL RENTAL SPACE  
entire or partial floors



**57**  
SLOTS  
in interior parking



**EXAMPLE OF LAYOUT N°1**

Four tenants



**EXAMPLE OF LAYOUT N°2**

Four tenants



## DEVELOPER: EPIC SUISSE

Since entering the market in 2004, EPIC Suisse has established itself as one of the key real estate companies in Switzerland and today manages a substantial real estate portfolio. EPIC Suisse focuses on long-term, sustainable profitability. On the basis of the “buy, build and hold” strategy, EPIC Suisse purchases attractive real estate – primarily office buildings, logistic centres, and shopping centres – invests in their development and optimisation, and retains the properties in its portfolio over a long term. Long-term rental agreements as well as geographical and sector diversification enable EPIC Suisse to generate stable and long-term earnings.

SWISS  
QUALITY

- Solid ownership with extensive development experience at Biopôle, being the first investor in the Biopôle campus in 2007.
- Track record of success in Lausanne and in Switzerland.



EPIC SUISSE

Follow the construction  
of the building





# BIOPÔLE: THE PLACE TO BE IN LIFE SCIENCES IN EUROPE

The Biopôle campus consists of over 80,000 m<sup>2</sup> / 861,000 ft<sup>2</sup> of space in which our members benefit from Swiss high quality work spaces, offices and laboratories, as well as best-in-class expertise for activities such as purchasing, finance, legal, business development, communications, marketing, and executive coaching.

The Biopôle community includes prestigious research institutes like the CHUV, UNIL and Ludwig Institute for Cancer research, renowned companies including Nestlé Health Science, Glenmark, ADC Therapeutics, Incyte Pharmaceuticals and Abionic, along with dozens of other research entities. With more than 1,500 talented individuals within the community, Biopôle promotes innovation and growth.



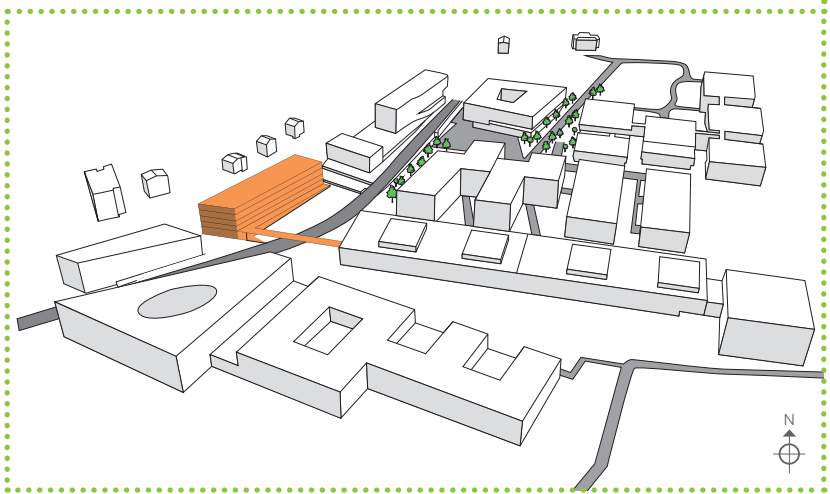
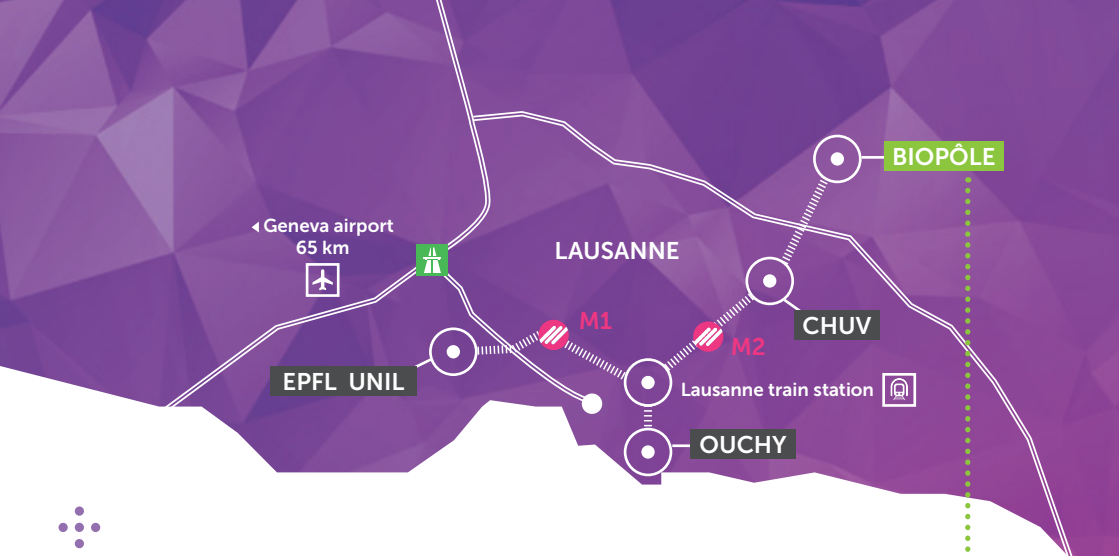
## CENTRAL LOCATION:

- 15 minutes metro to the city centre of Lausanne, 20 minutes to the lake
- Direct access to public transports and motorway exit
- Less than 1-hour train ride to the International Geneva Airport

## ON-SITE SERVICES:

- Technological platforms of academic partners
- Shared lab facilities
- A large portfolio of special community corporate and individual offers
- Several restaurants and cafés, food trucks and a 3-star hotel
- Gym and nursery (2021)
- ATM banking
- Emergency room, pharmacy and medical group practice
- Outdoor seating, biotope and walking trail
- Concierge services





 **biopôle**



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