





More space for your ambitions

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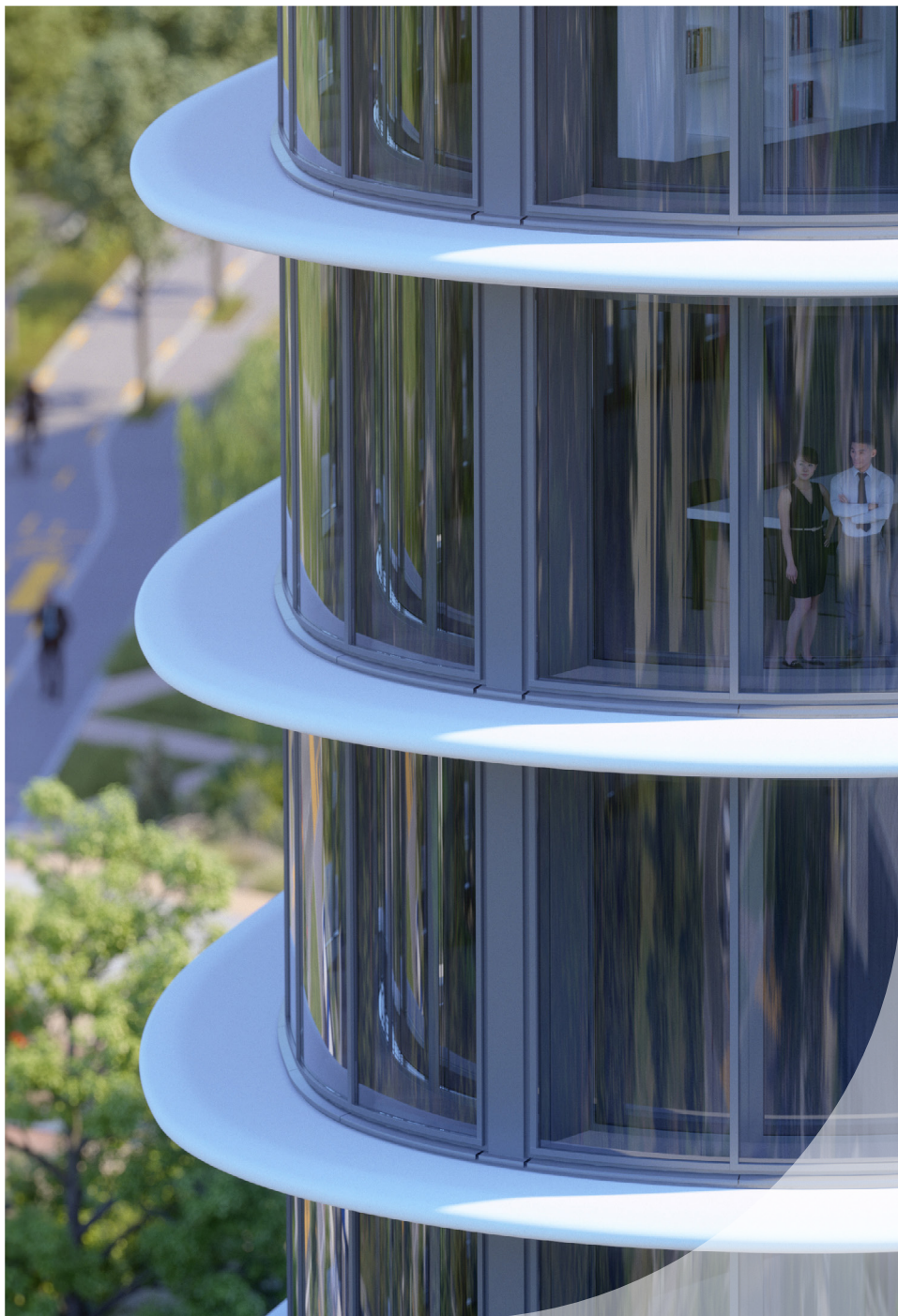
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THE PROJECT



Cocoon

As a key real estate development in western Lausanne, Cocoon is a modern project, characterised by bold architecture and focused on sustainability, flexibility, and mobility.

Located in one of Switzerland's most dynamic regions, Cocoon is a site intended as a regional hub. It benefits from a prime location: in the immediate vicinity of the A1 motorway and close to the Bussigny train station, the site is directly served by Lausanne's public transport network (tl).

Cocoon offers flexible and modular spaces. The elegant ensemble is characterised by its central elliptical building surrounded by 3 interconnected buildings with clean, bold lines. Its remarkable architecture is designed to provide optimal diffusion of light and to ensure it is soundproof, thanks to the Screen building.

With its 38,000 sqm of business and services areas, Cocoon offers a multitude of design possibilities.

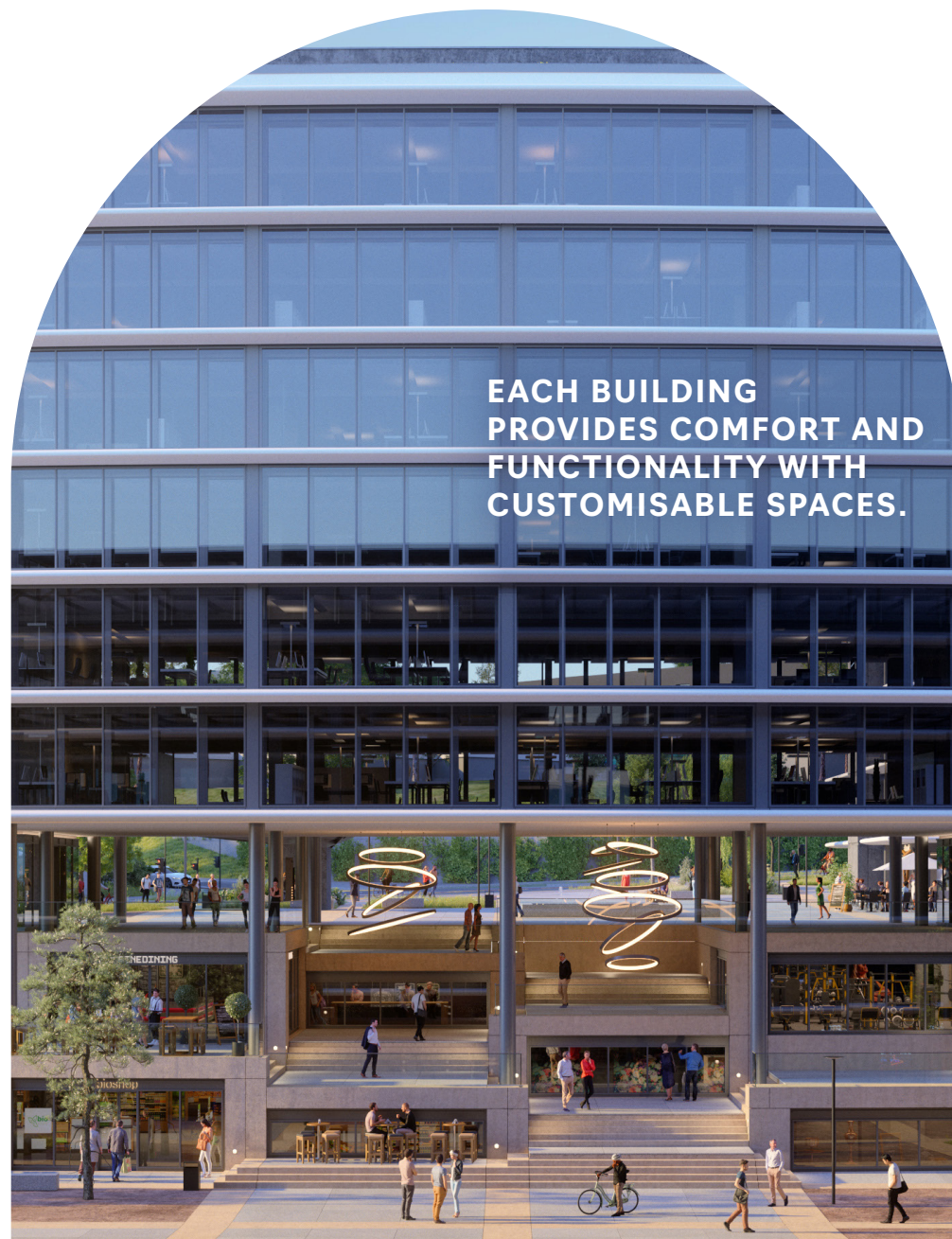
TODAY'S *office*

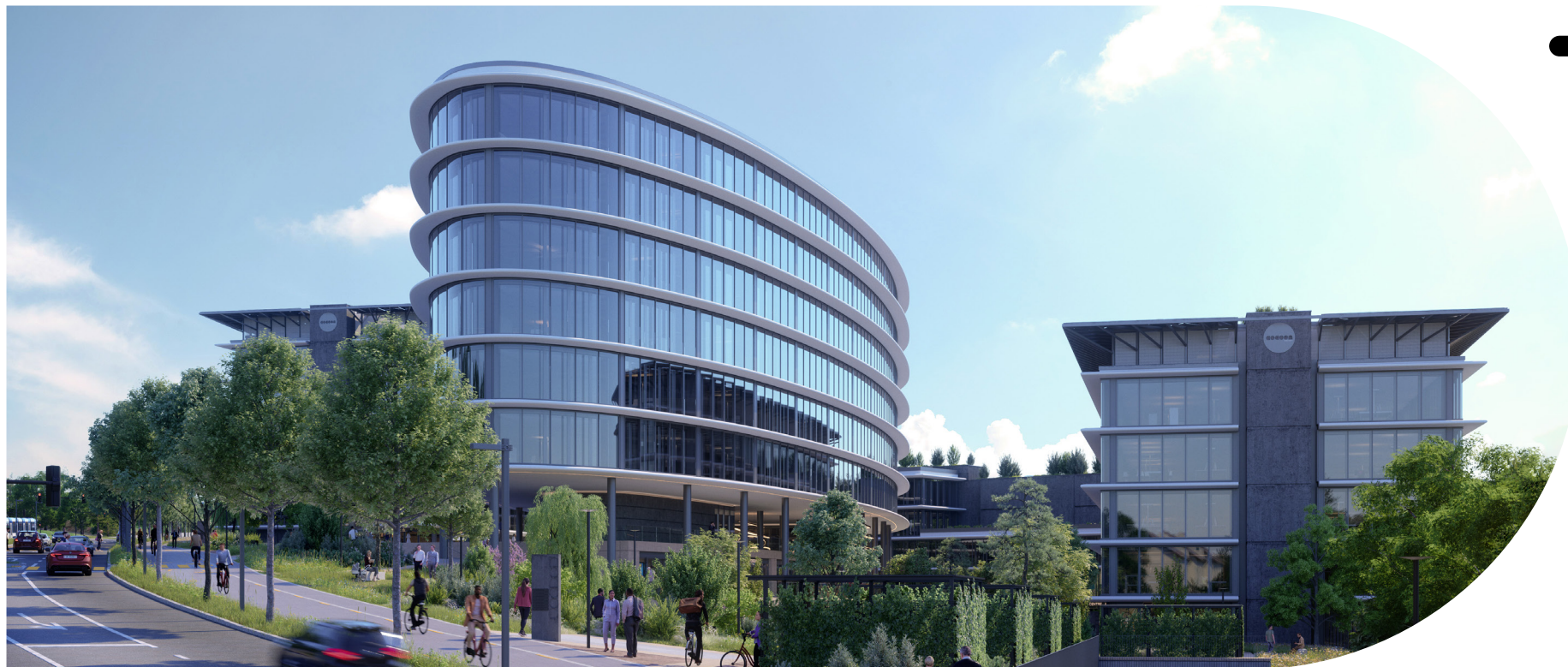
Cocoon stands as a strategic and dynamic centre in western Lausanne. The ensemble, composed of 4 buildings, focuses on functionality, offering extensive light-filled floors which can be fitted out according to the occupant's wishes. The spaces are divisible from 300 sqm.

Its tree-lined and pedestrian environment offers a pleasant area, surrounded by shops that will contribute to the well-being of its occupants, their visitors, and the neighbourhood's residents.

Each building offers its users comfort and functionality, with modern and customisable workspaces. All flows (access and energy) are concentrated around a central core, ensuring design flexibility and the versatility of spaces on every floor that can evolve over time.

The large bay windows provide plenty of light and offer magnificent views of the lake and the Alps from the top floors.

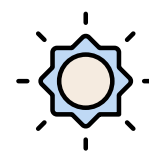




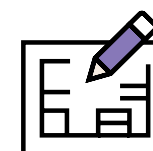
With its elliptical shape, the Central building highlights the location's elegance and presence. Set on stilts, it creates a link between the outside spaces and the whole project.

Flanking the Central building, the North and South buildings are also designed to offer bright, functional, and flexible spaces to companies seeking a modern and comfortable place for their businesses.

Connected to the North and South buildings, the Screen building delineates the site on the motorway side and ensures the soundproofing of the whole. Visible from the A1 motorway, its architecture combines technical and aesthetic flair. More than just a wall, it is a window onto one of the busiest hubs in Switzerland.



NATURAL
LIGHT



DESIGN
FLEXIBILITY



CONNECTIVITY
AND COMFORT



FOR ANY TYPE
OF BUSINESS



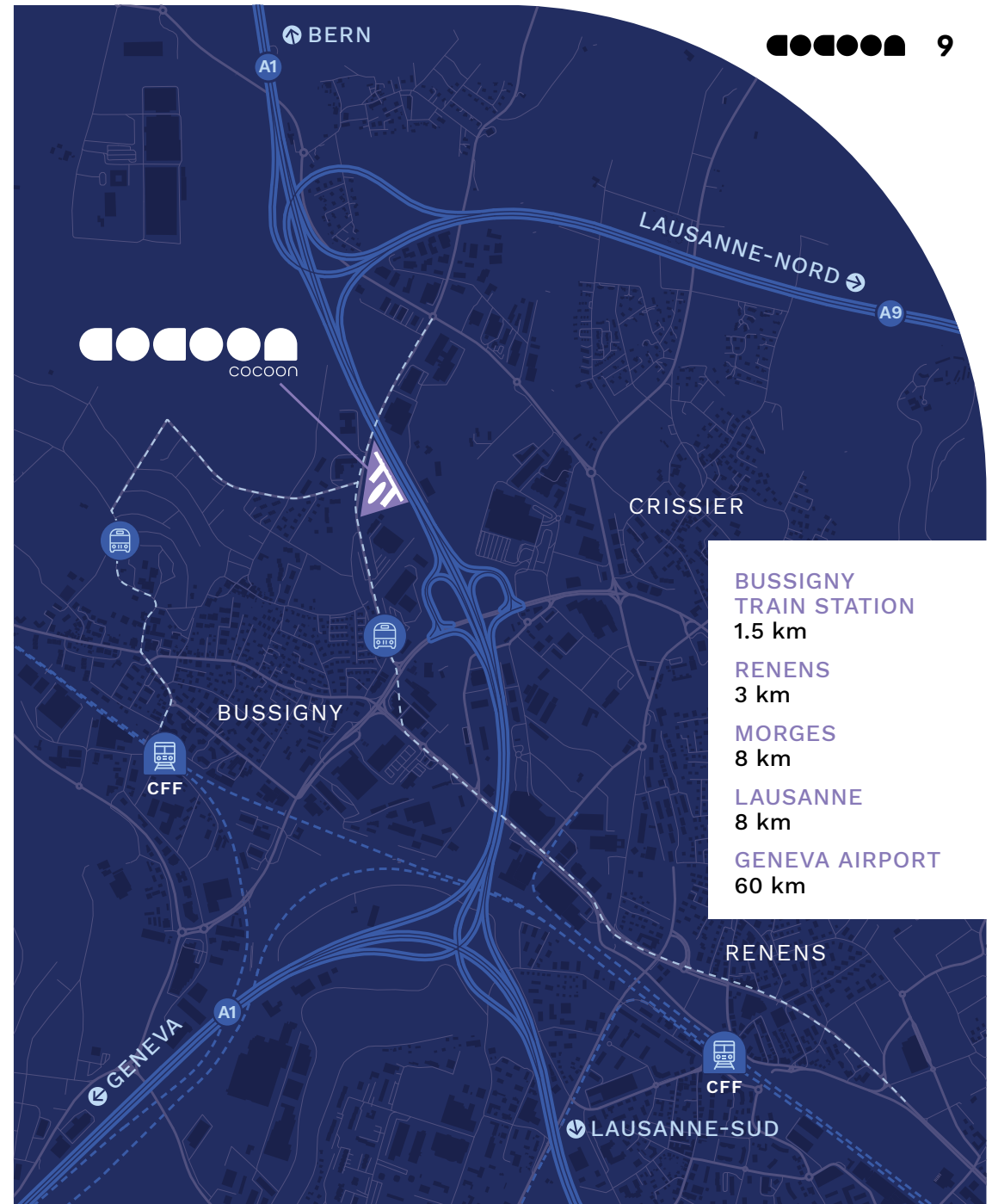
LOCATION

STRATEGIC *location*

In the heart of western Lausanne, Bussigny is a dynamic and growing municipality that is in constant evolution. The diversity of companies, as well as the shops, restaurant, and hotel scene offer a well-woven economic fabric and testify to its attractiveness.

Ideally located, Cocoon benefits from proximity to the A1 motorway, Lausanne public transport (tl), and the train (SBB). The tram linking Lausanne-Flon to Croix du Péage will ultimately stop in front of Cocoon, and new cycle paths will encourage soft mobility.

Only 3 km from Renens, and 8 km from Morges and Lausanne, Cocoon stands as a dynamic complex in the heart of the Lake Geneva region, 30 minutes from Geneva airport and one hour from Bern.



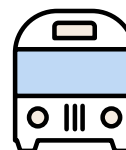


**IDEALLY
CONNECTED
TO MULTIPLE
TRANSPORTATION
MODES.**

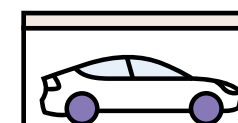
Today, the site is already very well served by the 17 bus line – the busiest in Lausanne’s public transportation (tl) network linking Bussigny to downtown Lausanne. The 35 bus line also provides connection between Cocoon and the Bussigny train station (SBB) as well as with the regional bus lines.

Accessible from the main road and very close to the A1 motorway, the site is strategically located and has 380 underground parking spaces.

Facilities for users preferring soft mobility are also available.



**HIGH FREQUENCY
PUBLIC
TRANSPORTATION**



**380
COVERED
PARKING SPACES**



**DEDICATED
CYCLE
PARKING**

A vibrant architectural rendering of a sustainable urban environment. The scene features modern, curved buildings with large glass windows and balconies, integrated with lush greenery. A central paved path leads through a garden filled with tall grasses, wildflowers, and various trees, including a prominent weeping willow on the right. People are shown walking, sitting, and riding a bicycle, suggesting a lively, pedestrian-friendly community. The overall atmosphere is bright and airy, with soft lighting that highlights the textures of the plants and the architecture.

A SUSTAINABLE ENVIRONMENT



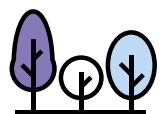
DESIGNED FOR *tomorrow*

Cocoon is part of a vision for the optimised integration of sustainability criteria.

Its architectural concept integrates the management of energy costs, notably through an innovative principle of the facade in glass boxes. Unheated, these boxes function as “winter gardens” that limit heat loss, all while guaranteeing a significant luminosity. In addition to improving the facades’ heat resistance, their own ventilation transfers their energy through an exchanger inside the building. This principle perfectly meets the goal of creating a sustainable cocoon for the occupants of the site. In addition, the structure includes the installation of photovoltaic solar wings on the buildings’ roofs.

In addition to its top construction, spatial, and architectural quality, Cocoon has a number of well-tended outdoor and indoor facilities to offer its occupants high quality of life. Designed as the confluence point of surrounding spontaneous and natural vegetation, and a structured and functional project core, the outdoor facilities boast over 75 trees of different species – a range favouring the creation of shaded areas and minimising the effects of pockets of heat – planted and spread over the entire site.

The southern end of Cocoon also has a wetland with a water-retention area, promoting the diversification of the site's vegetation. Lastly, over 1,930 sqm of green roofs and 200 shrubs planted on top of the Screen building help create a biological corridor.



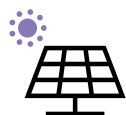
75

LOCAL
SPECIES
OF TREES



1,930 sqm

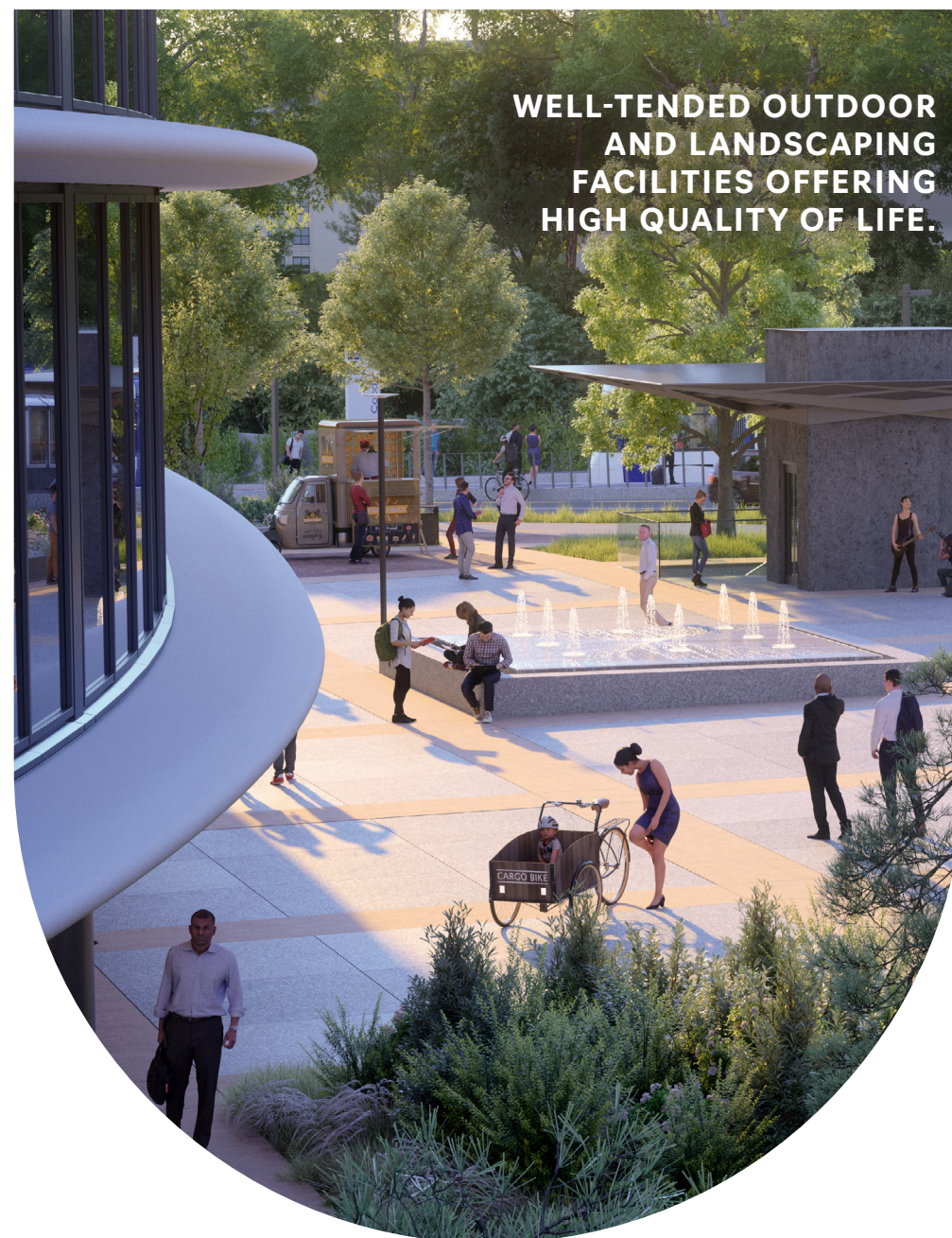
OF GREEN
ROOFS



1,564 PHOTOVOLTAIC
PANELS



"WINTER GARDEN"
GLASS BOXES





PUBLIC AREAS



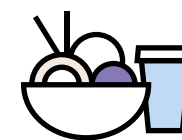
INTERACTION AND *conviviality*

Open and lively, Cocoon offers a mix of businesses and services and is destined to become a dynamic and pleasant living space for all.

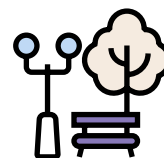
The site offers a wide range of restaurants, shops, and services on the ground floors of the buildings. Set up around a public square and a large pedestrian zone, these spaces enliven the whole site, encouraging interaction between people from all the companies that have moved into Cocoon.



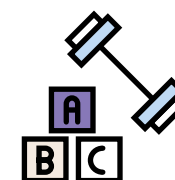
SHOPS



RESTAURANTS



GREEN
SPACES



SERVICES

SPACES FOR RENT

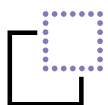




MODULAR *spaces*

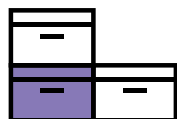
Thanks to large multi-purpose spaces developed around a central core that concentrates flows on every floor, Cocoon offers magnificent surfaces that can be adapted to the most demanding of interior designs. The spaces are flexible and divisible from 300 sqm.

In the basement, Cocoon also offers large storage spaces which heavy goods vehicles can access. These basement areas have access to all the lifts and hoists to provide the necessary deliveries to the floors.



38,000 sqm

OF BUSINESSES
AND SERVICES



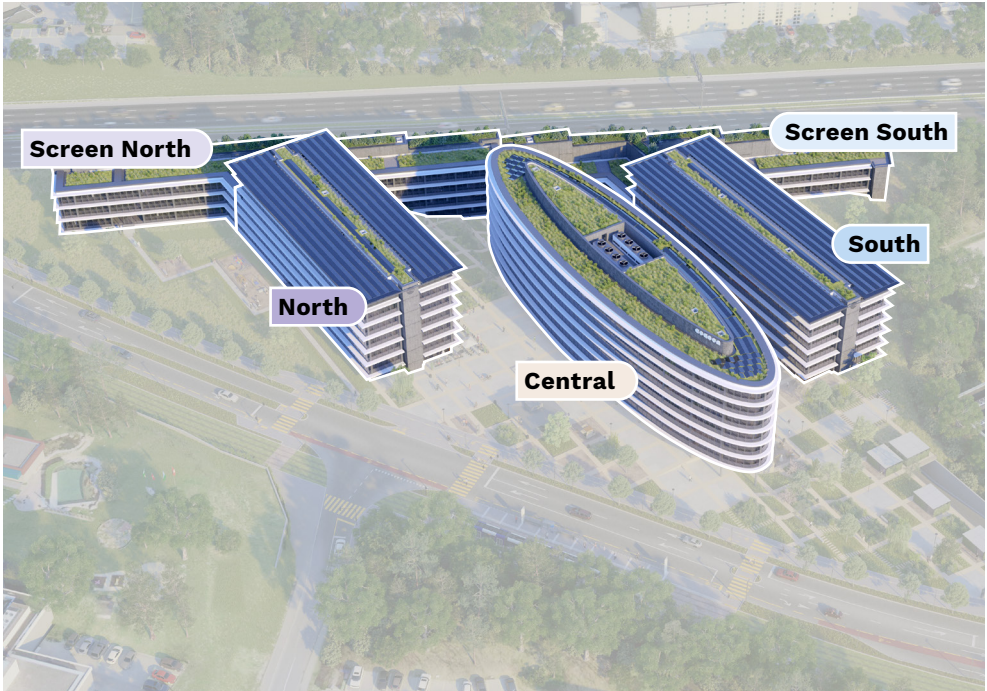
12,000 sqm

OF STORAGE

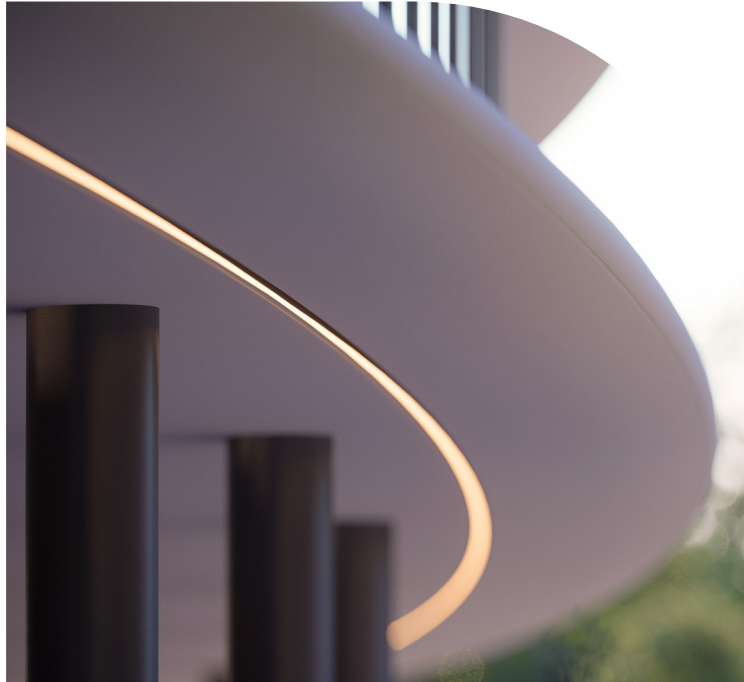
AREA OVERVIEW

BUILDING	FLOOR	TYPE	SURFACE (SQM)
North	5 th floor	Offices	1,084.70
North	4 th floor	Offices	1,084.70
North	3 rd floor	Offices	1,130.10
North	2 nd floor	Offices	1,095.30
North	1 st floor	Offices	1,095.30
North	Ground floor	Retail	980.20
Screen North	3 rd floor	Offices	578.80
Screen North	2 nd floor	Offices	1,242.90
Screen North	1 st floor	Offices	1,185.10
Screen North	Ground floor	Offices	326.90
Screen North	Ground floor	Retail	347.90
Screen North	Lower ground floor	Offices	282.00

BUILDING	FLOOR	TYPE	SURFACE (SQM)
Central	6 th floor	Offices	1,668.60
Central	5 th floor	Offices	1,668.60
Central	4 th floor	Offices	1,668.60
Central	3 rd floor	Offices	1,668.60
Central	2 nd floor	Offices	1,668.60
Central	1 st floor	Offices	1,668.60
Central	Ground floor terraces	Retail	957.90
Central	Ground floor promenade	Retail	1,984.10



BUILDING	FLOOR	TYPE	SURFACE (SQM)
South	4 th floor	Offices	1,240.40
South	3 rd floor	Offices	1,240.40
South	2 nd floor	Offices	1,326.70
South	1 st floor	Offices	1,255.00
South	Ground floor	Retail	1,140.30
Screen South	2 nd floor	Offices	521.70
Screen South	1 st floor	Offices	1,166.40
Screen South	Ground Floor	Offices	655.20
Screen South	Ground Floor	Retail	395.70



*More space
for your
ambitions*



CONTACTS

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GALLAND & CIE
RÉGIE IMMOBILIÈRE

DISCLAIMER

Although the information contained in this brochure has been prepared with the utmost care, neither CP Immo nor its employees can be held responsible for the correctness, completeness, or relevance of the information it contains.

MANAGEMENT



CP IMMO

The Christophe Pillon real-estate group (CP Immo) markets and manages large-scale real estate projects.

For almost twenty-five years now, it has built several thousand homes and tens of thousands of square metres for commercial or industrial activity.

IMPRESSUM

Contents: CP Immo

Coordination and texts: Voxia communication

Graphic design: Saentys

Virtual images: Imagina



COCOON-LAUSANNE.CH

The image shows a full-page background with a light purple color. Overlaid on this background is a grid of white geometric shapes. The shapes are arranged in a pattern that is mostly regular but includes some variations, such as squares and circles. In the bottom right corner, there is a logo for 'cocoon'. The logo consists of a series of black shapes: a square, a circle, a square, a circle, a circle, and a square, followed by the word 'cocoon' in a lowercase, sans-serif font.



GENERAL *description*

4 buildings (Central, North, South, and Screen)

Mixed-use buildings:

- Ground floor: Shops and services
- Upper levels: Office spaces

Central building

6 floors of offices
2 floors of shops

North building

5 floors of offices
1 floor of shops

South building

4 floors of offices
1 floor of shops

Screen building

(interconnected with the
North and South buildings)
3 floors of offices
1 floor of shops



INTERIOR FITTINGS

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Delivery of spaces

Semi-finished (offices)/Unfinished (shops and services)

Heights (offices)

- Headroom height: 3.1 m
- Ceiling height: 2.9 m

Technical false floors (offices)

- Reinforced concrete slabs, loose-laid bonded carpet
- Height: 15 cm

Interior partitions

- Removable solid partitions, 1 lm* per 10 sqm of rentable space and door 1 unit per 100 sqm

Heating/Ventilation/Air cooling

- Active suspended ceilings
- Elements for diffusing the cold with chilled ceilings
- Static heating by the chilled ceiling used as heat emitter during the winter period
- Occupant-adjustable temperature
- Double-flow ventilation monobloc with heat recovery unit installed on the roof
- Up to 80% heat recovery

Hot water

- Via water heaters equipped with a heat pump
- Powered by photovoltaic panels

Electricity/Electrical installations

- 1'564 photovoltaic panels
- On-site, self-consumed photovoltaic production for the buildings' common areas
- "Microgrid" contracting with Romande Energie

* linear metre



BUILDING ENVELOPE

Structure and thermal insulation

- Ventilated glass box-type twin-sheet glazed façade
- Recovery of air that is reheated by solar radiation
- Redistribution of heat in the building
- 5 layers of glass: exterior double glazing, interior triple glazing
- Thermally separated aluminium profile construction with fixed glass
- French opening for access to the glass box
- Central seal: collection of seepage or condensation water

Blinds

- Slat blind with electric drive
- Programmable blind control



OUTDOOR FACILITIES

- Lawns; tree and shrub plantings
- Green roofs: 1,930 sqm; “Green Corridor”



BUILDING ACCESS AND PARKING

Car parking (4 levels)

- Cars: 380 parking spaces, including Visitor parking
- Motorised two-wheelers: 50 spaces
- Bicycles: 76 indoor spaces, 146 outdoor spaces
- Free access to the commercial floors of each building



DELIVERY AND STORAGE

- Delivery zones in basements
- Storage and warehousing space (12,000 sqm)



LIFTS AND GOODS LIFTS

- Lifts: 630 kg, 8 people; Cabin: Width: 1.1 m x Depth: 1.4 m
- Goods lifts:
 - Screen Building:
1,275 kg, 17 people; Cabin: Width 1.2 m x Depth 2.3 m
 - North, Central, South Buildings:
2,000 kg, 26 people; Cabin: Width 1.5 x Depth: 2.7 m



PERMITTED PAYLOADS

- Administrative spaces: 300 kg/sqm
- Commercial spaces: 500 kg/sqm
- Storage/warehousing spaces: 2,000 kg/sqm
- Parking for vehicles: from 3.5 – 16 tonnes: 500 kg/sqm
- Parking for 40-tonne vehicles: 900 kg/sqm

ENERGY *performance*



THERMAL INSULATION

- $U = 0.11 \text{ W/sqm.K}$ roofs
- $U = 0.31 \text{ W/sqm.K}$ opaque facades (80% of total surface area)
- $U = 0.45 \text{ W/sqm.K}$ glazed panels (20% of the total surface area)
- Limitation of heat loss thanks to glazed “caisson”-type glazed façades
- Exterior double glazing and interior triple glazing
- Retention of warm air in the buffer zone
- Redistribution of air to floors
- External louvres allowing plenty of light penetration the floors in all seasons
- 1,930 sqm of green roofs: insulation capacity



HEATING, VENTILATION, AIR COOLING

- Project value: $75.8 \text{ [MJ/sqm.year]}$
- Active ceilings
- Cooling generators used as heat pumps: 33% of requirements covered
- Up to 80% heat recovery from premises



ELECTRICITY

- 1,564 photovoltaic panels
- Microgrid network (private microgrid bringing together all the site's consumers)

