

TECHNICAL SPECIFICATIONS

DELIVERY ACCESS

The truckload delivery access is located to the northeast of the building. A common docking platform opens onto accessible lifts for pallets with a capacity of 3500 kg and a height of 2.00 m.

PRIVATE ACCESS

Possible pre-fitting installation for access control.

LIFTS

1 lift 1125 kg / 15 people
Levels -3 to 5

1 lift of 3,5 tons
Levels -3 to 5.

HEATING

Heating and cooling of these surfaces are carried out by means of an active ceiling supplied by a 4-pipe system, hot and cold. Each floor is designed to be subdivided into three spaces. There are also two control zones in each space.

VENTILATION

Ventilation is controlled by a central air treatment unit equipped with an energy recuperator and EC motors for progressive flow control.

Pulsed temperatures
Summer: 18° to 22° C, Winter: 20° to 21° C

CERTIFICATION

Minergie® - Building without CO² emissions

KITCHEN

Water supply.
* Kitchenette.

LIGHTING

The common and technical premises are equipped. For all the rented surfaces, the lighting and the installation are the responsibility of the tenant.

ELECTRICITY

Secondary board with 25A per level with 1 general circuit breaker.
* The distribution is made in the raised floor, 15 workstations per floor, 2 computer sockets / telephone and a 230v triple socket per workplace. The copper connection is at the expense of the tenant, including the power station.

FACADES

The building meets the thermal requirements with a concrete and insulating wall complex covered by an aluminum sheet element for the northeast facade and "Montana" type tiles for the other facades. Windows with opening limiters that open partially, aluminum frames and triple glazing.

FIBER OPTIC CABLE

Arrival of fiber optic cable at the central level -1.

ENTRANCE HALLS

A crossing hall connects the activities and shops

REGULATION

The building is equipped with a control system for the management, programming and control of blinds and temperatures.

HEIGHT

<u>Level</u>	<u>Slab height</u>	<u>Free height</u>
2nd to 5th	3.47m	3m
Parking	2.40m	3m

MAXIMUM LOAD

<u>Level</u>	<u>Slab</u>	<u>Raised floor</u>
2nd to 5th	500kg/m ²	200kg/m ²

WALLS / PARTITIONS

The walls are made of raw concrete or brick.
* Painted walls, internal glazed partition walls.

CAR PARK

119 parking spaces distributed on the 3 undergrounds of which 4 double places and 3 handicapped spaces.
Distribution = 1 space / 26m²

CEILINGS

Metallic containers in perforated aluminum, white.
Dimension approximately 175cm x 47cm and die width 100mm.

SANITARY

Each level is equipped with a female toilet and male toilet block. 2 handicapped toilets are provided: one on the 2nd floor and one on the 4th floor.

RAISED FLOOR

Raised floor ready to receive final covering, with a clear height of 60 mm.
* Flooring covering provided (for a budget of CHF 75/m²)

STORAGE

770 m² located on level -3. Height <2.28m

BLINDS

External slat blinds, MCR management for opening and closing.

SURVEILLANCE

No surveillance or cameras planned on the site.

BIKE

24 bike spaces on level -2.

MOTORBIKE

9 motorbike spaces.

ROOF SIGN

Possibility of hiring. Subject to authorization at the expense of the tenant.

* "GOLD" FITTINGS