





More space for your ambitions



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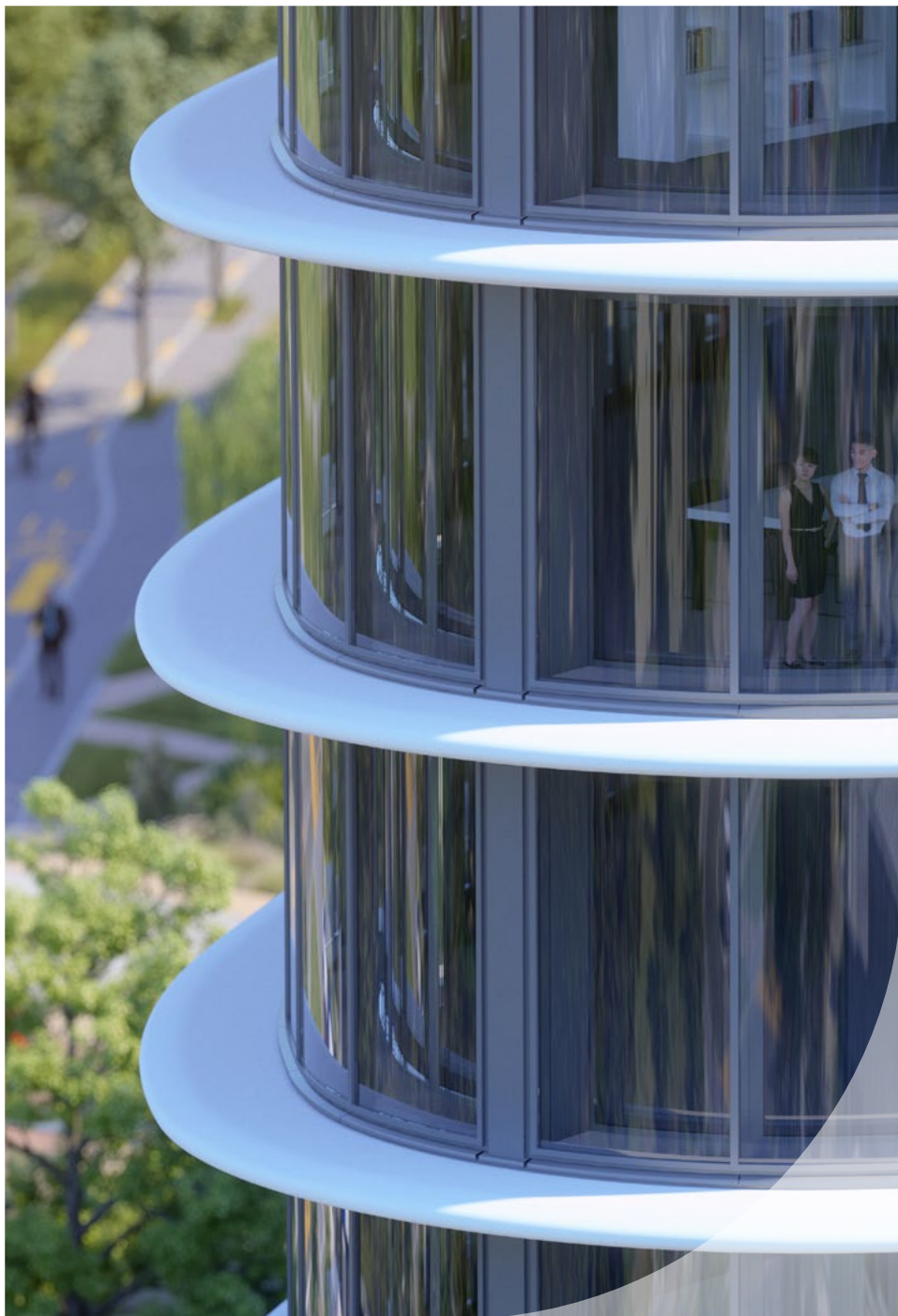
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# THE PROJECT





# 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.

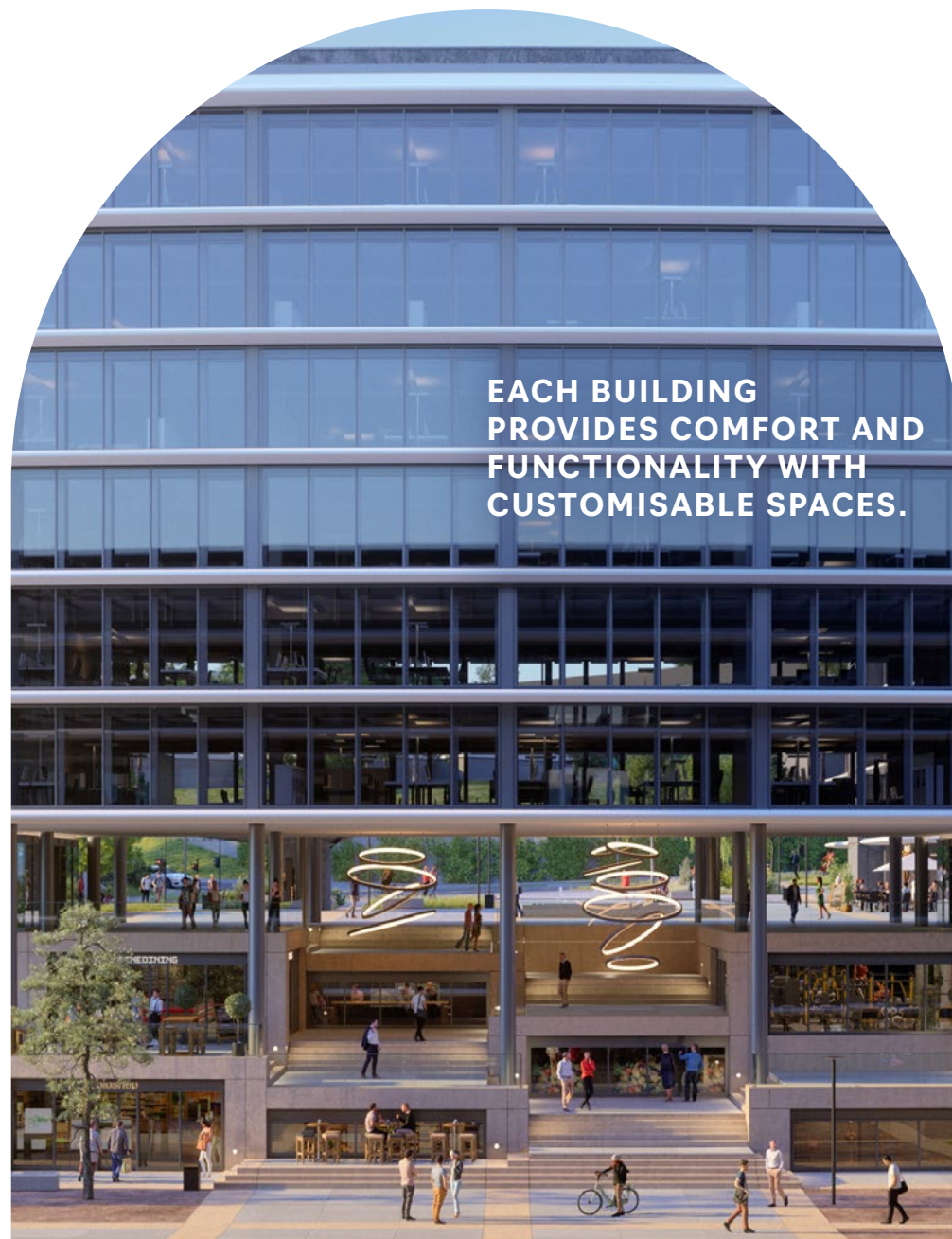
# TODAY'S *office*

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.

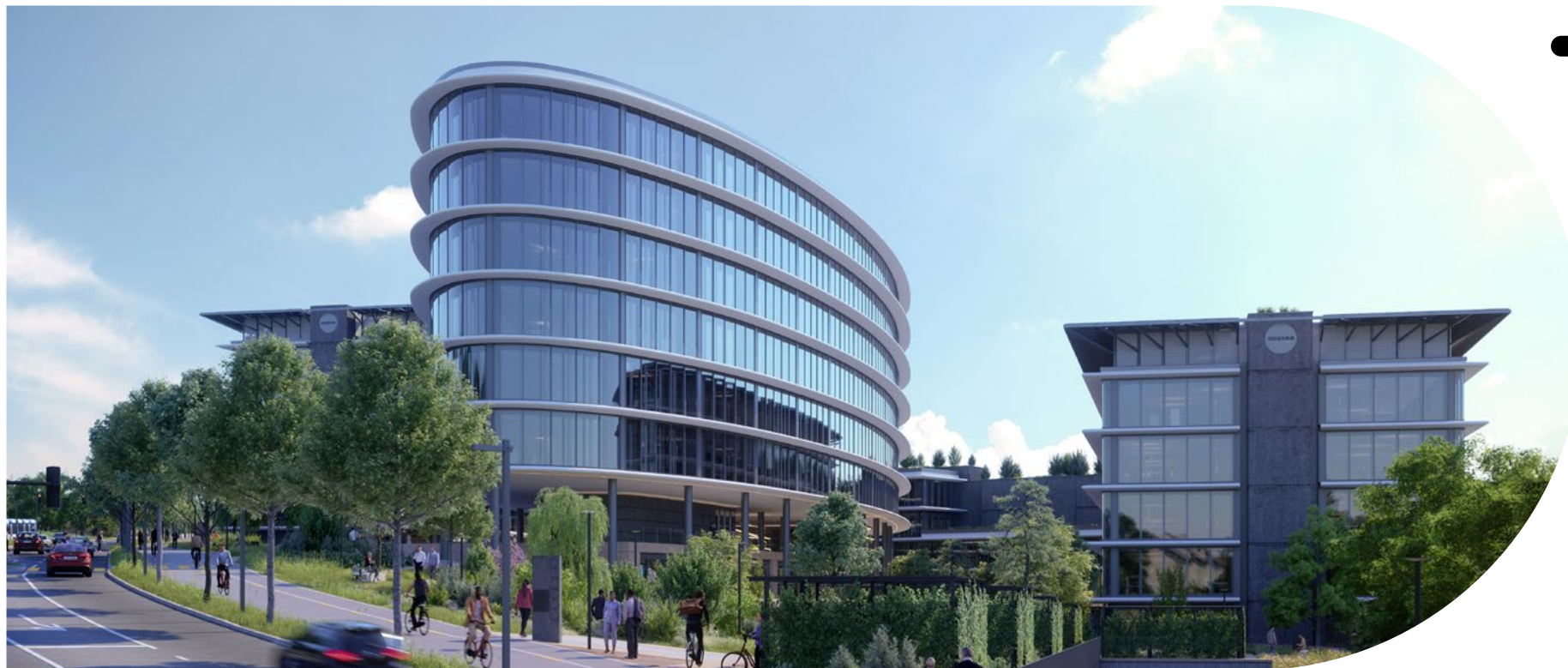
Its tree-lined and pedestrian environment offers a pleasant area, surrounded by shops that will contribute to the well-being of its occupants, their visitors, and the neighbourhood's residents.

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.



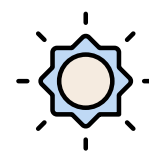




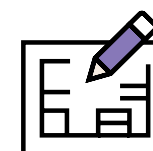
With its elliptical shape, the Central building highlights the location's elegance and presence. Set on stilts, it creates a link between the outside spaces and the whole project.

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

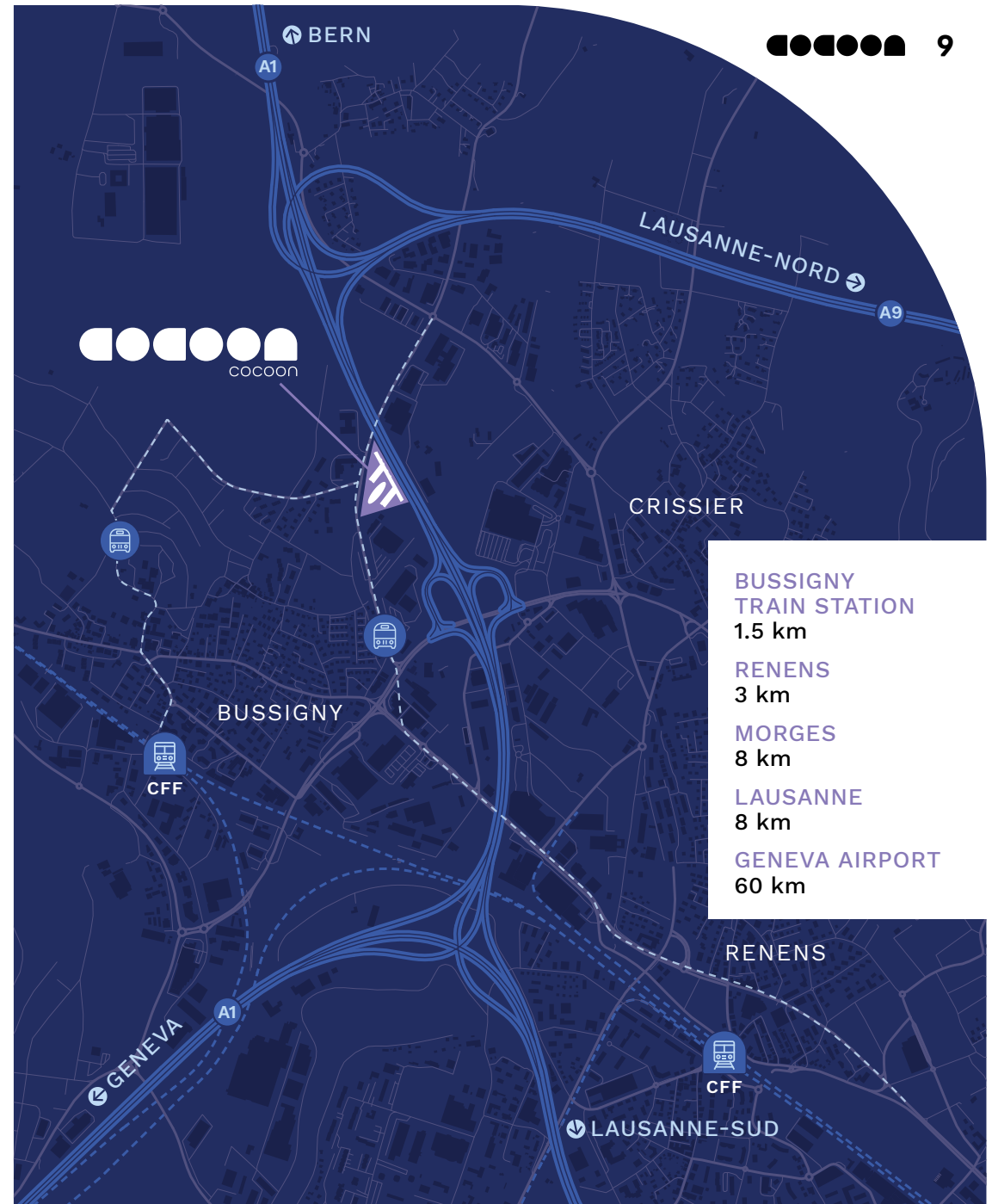


# STRATEGIC *location*

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.



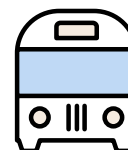


**IDEALLY  
CONNECTED  
TO MULTIPLE  
TRANSPORTATION  
MODES.**

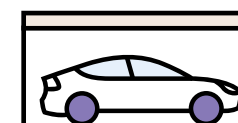
Today, the site is already very well served by the 17 bus line – the busiest in Lausanne’s public transportation (tl) network linking Bussigny to downtown Lausanne. The 35 bus line also provides connection between Cocoon and the Bussigny train station (SBB) as well as with the regional bus lines.

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, surrounded by lush greenery, including tall grasses, wildflowers, and various trees. People are seen walking on a paved path, sitting on a bench, and riding a bicycle, suggesting a community-oriented space. The overall atmosphere is bright and airy, with a clear sky and warm lighting. A semi-transparent circular graphic is overlaid on the left side of the image, containing the text "A SUSTAINABLE ENVIRONMENT".

# A SUSTAINABLE ENVIRONMENT





## DESIGNED FOR *tomorrow*

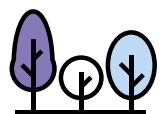
Cocoon is part of a vision for the optimised integration of sustainability criteria.

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 3,260 sqm of green roofs and 200 shrubs planted on top of the Screen building help create a biological corridor.



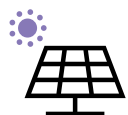
75

LOCAL  
SPECIES  
OF TREES



3,260 sqm

OF GREEN  
ROOFS



1,750 PHOTOVOLTAIC  
PANELS



"WINTER GARDEN"  
GLASS BOXES







This architectural rendering depicts a vibrant public space adjacent to a modern, curved building. The building features multiple levels with large glass windows and balconies, where people are seen walking and standing. The ground floor of the building houses a restaurant named 'KYOTO', which has an extensive outdoor seating area with wooden tables and chairs. People are seated at these tables, some under large white umbrellas. The foreground is filled with lush greenery, including tall grasses and small blue flowers. A paved walkway runs along the right side of the image, where a man and a woman are walking away from the camera. The overall atmosphere is bright and inviting, suggesting a high-quality urban environment.

# PUBLIC AREAS





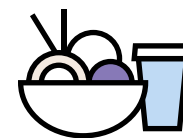
# INTERACTION AND *conviviality*

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

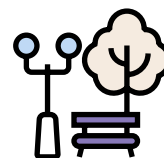
The site offers a wide range of restaurants, shops, and services on the ground floors of the buildings. Set up around a public square and a large pedestrian zone, these spaces enliven the whole site, encouraging interaction between people from all the companies that have moved into Cocoon.



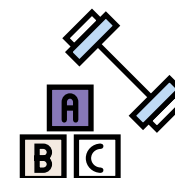
SHOPS



RESTAURANTS



GREEN  
SPACES



SERVICES



# SPACES FOR RENT



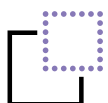




## MODULAR *spaces*

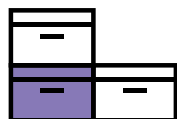
Thanks to large multi-purpose spaces developed around a central core that concentrates flows on every floor, Cocoon offers magnificent surfaces that can be adapted to the most demanding of interior designs. The spaces are flexible and divisible from 300 sqm.

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



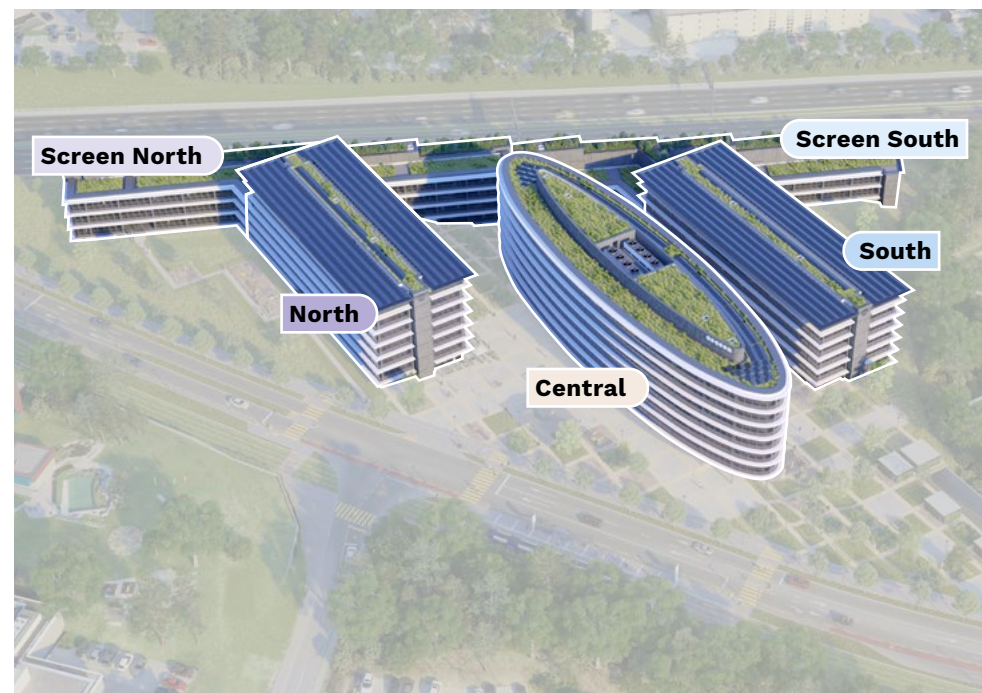
13,000 sqm

OF STORAGE

## AREA OVERVIEW

BUILDING	FLOOR	TYPE	SURFACE (SQM)
North	5 <sup>th</sup> floor	Offices	1,084.70
North	4 <sup>th</sup> floor	Offices	1,084.70
North	3 <sup>rd</sup> floor	Offices	1,130.10
North	2 <sup>nd</sup> floor	Offices	1,095.30
North	1 <sup>st</sup> floor	Offices	1,095.30
North	Ground floor	Retail	980.20
Screen North	3 <sup>rd</sup> floor	Offices	578.80
Screen North	2 <sup>nd</sup> floor	Offices	1,242.90
Screen North	1 <sup>st</sup> 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 <sup>th</sup> floor	Offices	1,668.60
Central	5 <sup>th</sup> floor	Offices	1,668.60
Central	4 <sup>th</sup> floor	Offices	1,668.60
Central	3 <sup>rd</sup> floor	Offices	1,668.60
Central	2 <sup>nd</sup> floor	Offices	1,668.60
Central	1 <sup>st</sup> 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 <sup>th</sup> floor	Offices	1,240.40
South	3 <sup>rd</sup> floor	Offices	1,240.40
South	2 <sup>nd</sup> floor	Offices	1,326.70
South	1 <sup>st</sup> floor	Offices	1,255.00
South	Ground floor	Retail	1,140.30
Screen South	2 <sup>nd</sup> floor	Offices	521.70
Screen South	1 <sup>st</sup> floor	Offices	1,166.40
Screen South	Ground Floor	Offices	655.20
Screen South	Ground Floor	Retail	395.70





*More space  
for your  
ambitions*



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## DISCLAIMER

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## 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 hundred homes and tens of thousands of square metres for commercial or industrial activity.

## IMPRESSUM

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