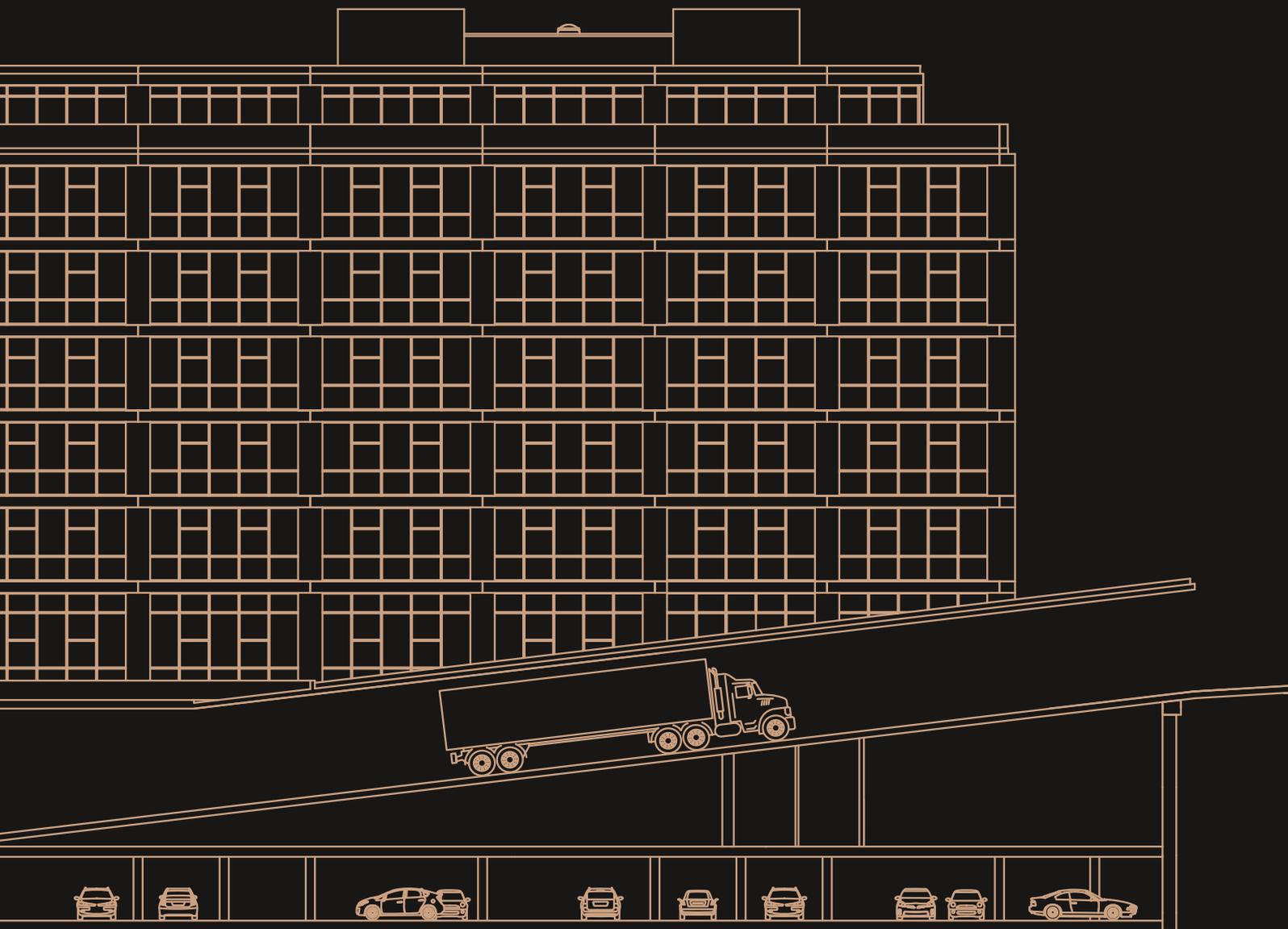


ESPACE TOURBILLON

INDUSTRIAL INCUBATOR ABOVE A LOGISTICS TERMINAL



_ INDUSTRIAL CLUSTER

Five buildings of seven storeys each, 95,000 sqm of mixed-use property for sale or rent, three levels of underground car parking with storage areas fed by a true logistics terminal.

ESPACE TOURBILLON is a complex dedicated to industry, crafts, research, SMEs and services unparalleled in Geneva. It is the latest major project in the Plan-les-Ouates economic and industrial park, which is seen as the most direct entry point into Geneva. The site will be accessible by motorway, tram/light rail and bus.

Swiss Prime Site Immobilien SA has appointed brodbeck roulet architectes associés to design warm and welcoming public spaces as well as flexible working areas to suit the needs of users.





_ WELCOMING AND FUNCTIONAL

Creating a high-quality working environment and welcoming living spaces to facilitate exchanges and promote conviviality.

The five ESPACE TOURBILLON buildings are organised around a pedestrian-only central mall featuring terraces and green areas. A local supermarket, a food court and a gym will be located on the ground floor in high arcades and with wide bay windows.

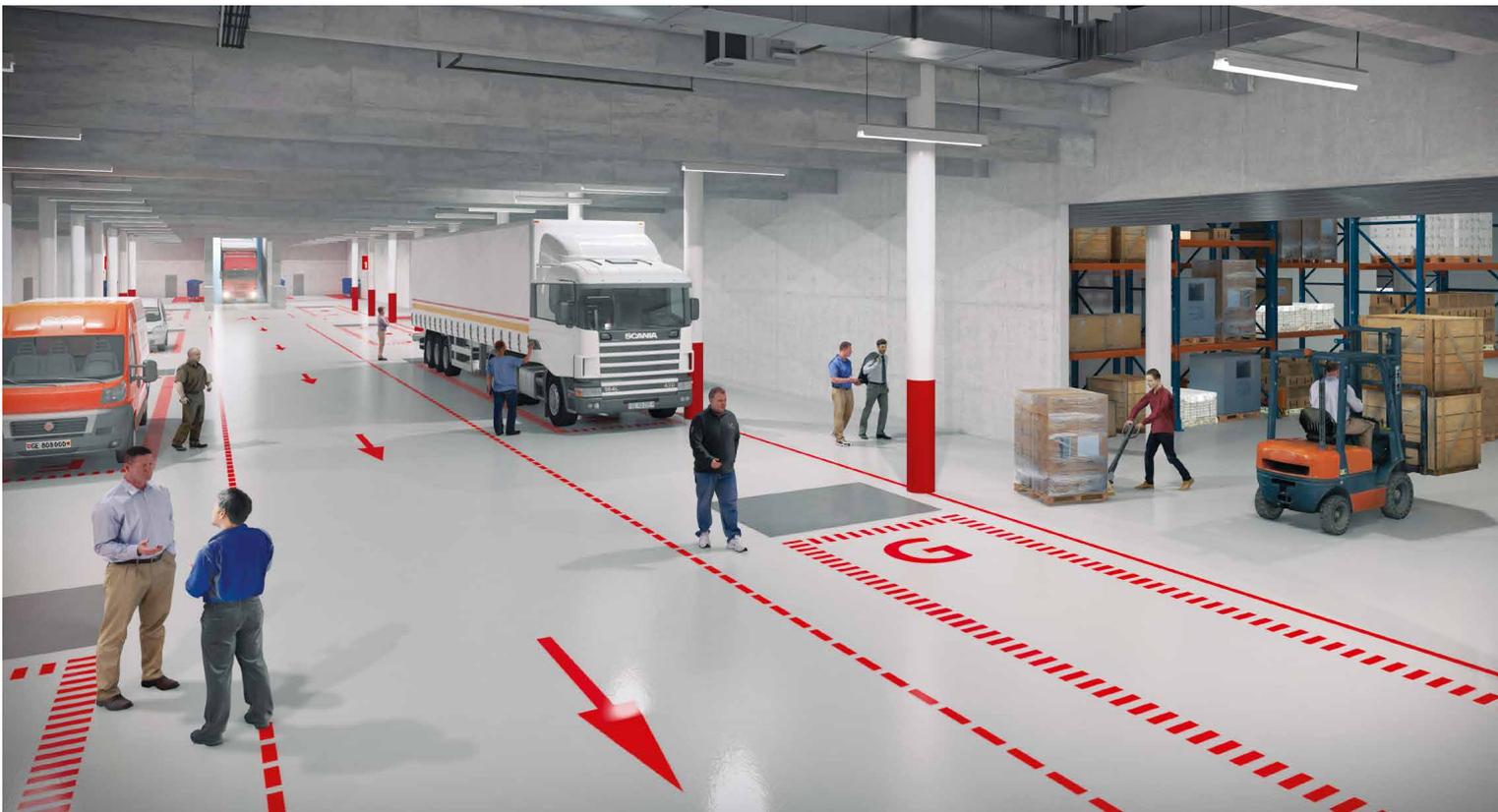




_ OPTIMISING LOGISTICS FLOWS

An underground logistics terminal for storing and distributing goods to all buildings.

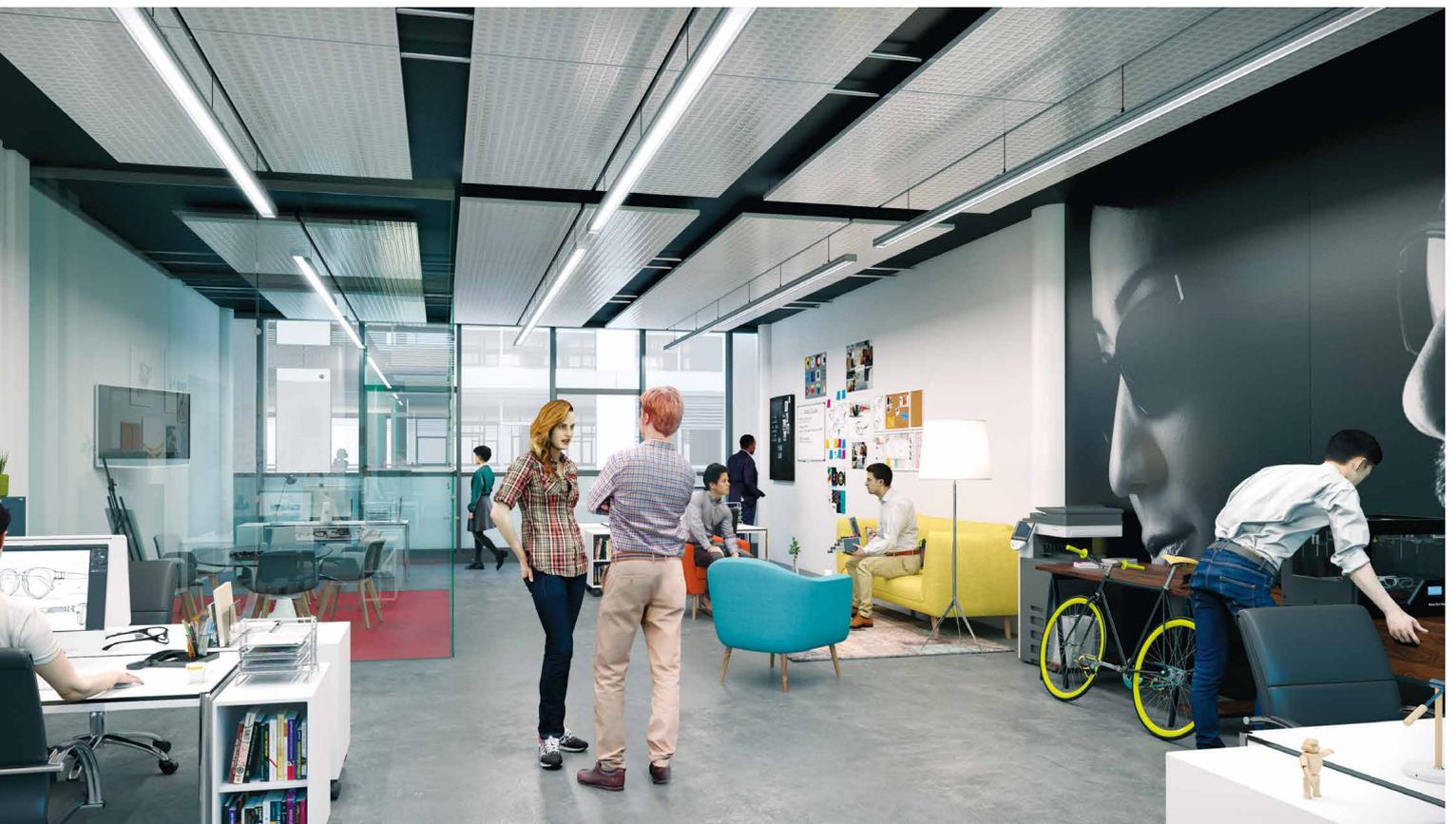
Accessible to lorries of up to 40 tonnes, the underground levels meet access requirements for industrial activities. Each level has a clearance height of over 4.5 metres and has been designed to ensure safe and efficient logistics operations. A freight elevator with a 4-tonnes capacity moves goods and merchandise between floors.

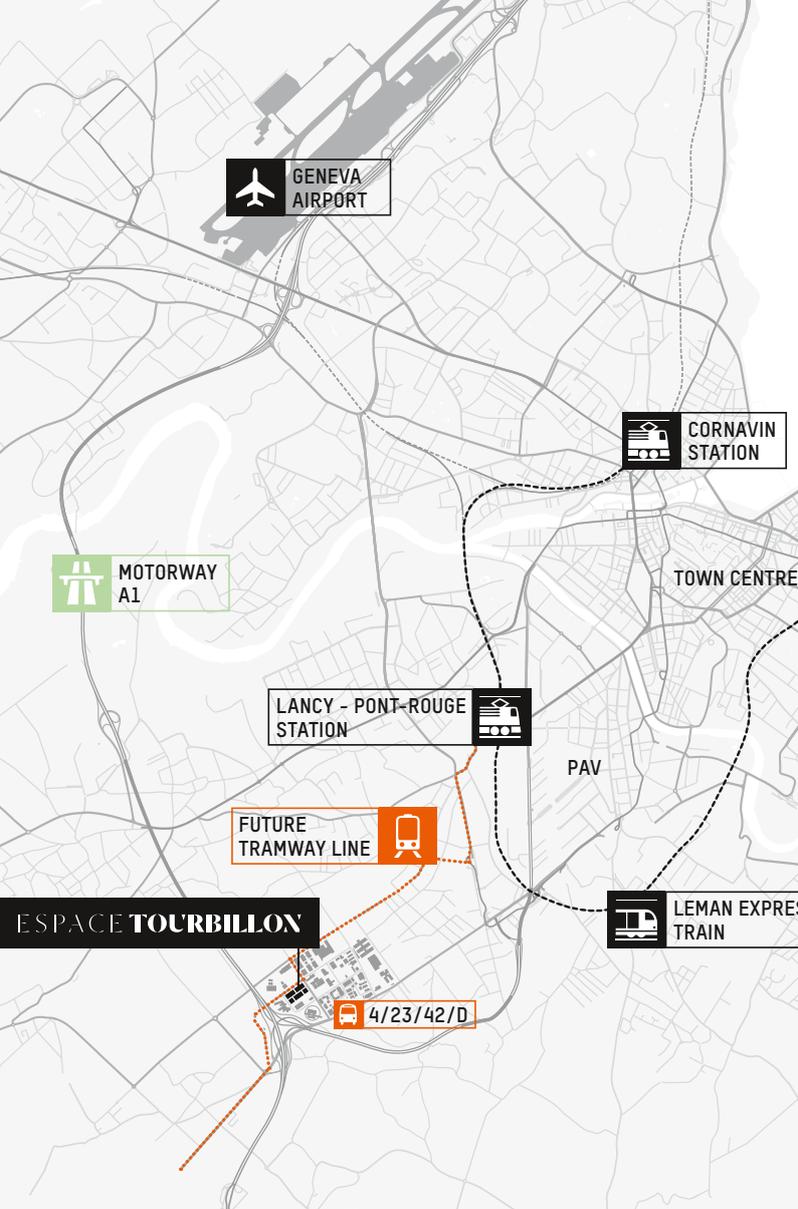




- _ **95,000 sqm** of space for sale or rent
- _ **3 parking levels**
- _ **Up to 3,000 sqm of floor space**, divisible into units of 100 sqm or larger
- _ **Underground logistics terminal** and HGV access

- _ **Freight elevator** with a 4-tonnes load-bearing capacity
- _ **18,000 sqm of storage space** at the logistics terminal
- _ **Support for fitting out and finishing works** to suit the needs of users





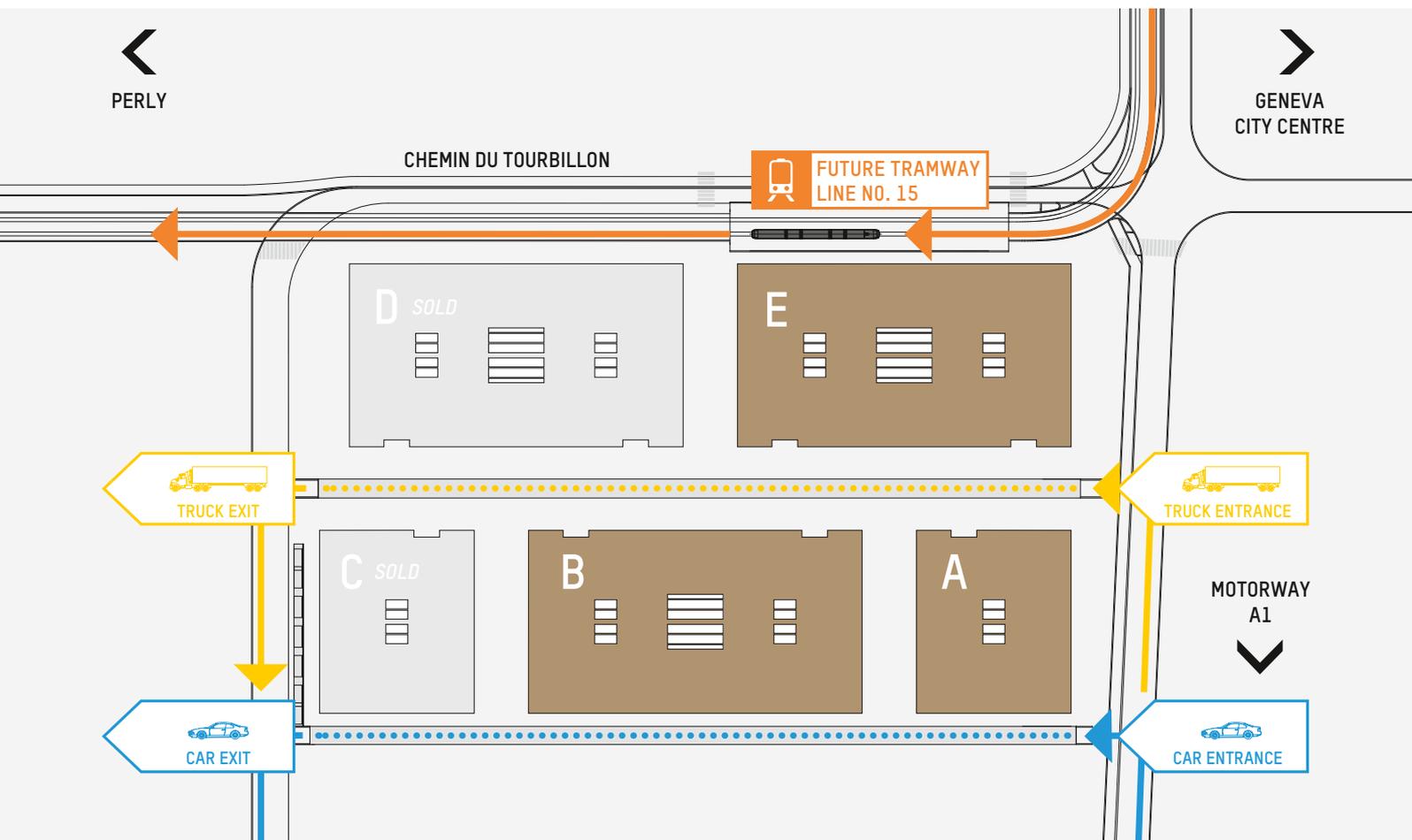
LAKE LÉMAN

LOCATION & ACCESSIBILITY

Save valuable time with a location close to the city centre, the airport and motorway, and take advantage of the site's unique visibility.

Multiple bus routes serve ESPACE TOURBILLON. The planned tram/light rail line will connect the site to the Lemans Express station at Lancy-Pont Rouge for direct trains to Lausanne and Annemasse.

More than 400 SMEs and multinational companies have opted to relocate to the Planles-Ouates industrial park which offers direct access to both sides of the Canton of Geneva.





SWISS PRIME SITE AG

Swiss Prime Site AG is Switzerland's leading listed real-estate company.

Its premium portfolio is valued at around CHF 11 billion and consists of value-retaining properties in prime locations, mostly office and retail spaces.

The group offers a wide range of services through its subsidiaries Wincasa, Jelmoli and Tertianum.



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