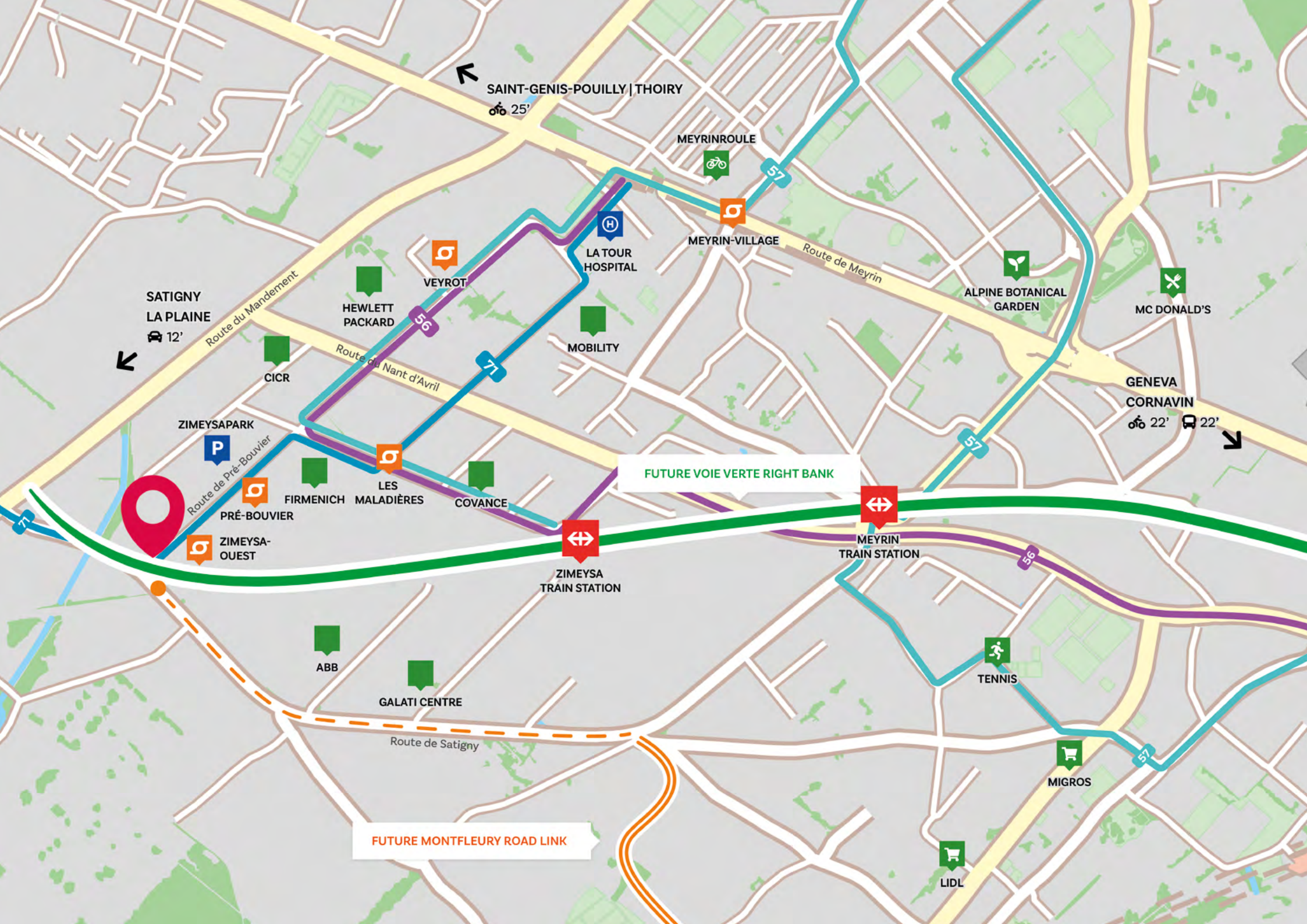




RUBIX



SAINT-GENIS-POUILLY | THOIRY

25'

MEYRINROULE

MEYRIN-VILLAGE

Route de Meyrin

ALPINE BOTANICAL GARDEN

MC DONALD'S

GENEVA CORNAVIN

22' 22'

SATIGNY LA PLAINE

12'

Route du Mandement

Route du Nant d'Avril

LA TOUR HOSPITAL

MOBILITY

VEYROT

HEWLETT PACKARD

ZIMEYSA PARK

Route de Pré-Bouvier

PRÉ-BOUVIER

ZIMEYSA-OUEST

FIRMENICH

LES MALADIÈRES

COVANCE

FUTURE VOIE VERTE RIGHT BANK

ZIMEYSA TRAIN STATION

MEYRIN TRAIN STATION

ABB

GALATI CENTRE

Route de Satigny

FUTURE MONTFLEURY ROAD LINK

TENNIS

MIGROS

LIDL

RUBIX, A PRIME LOCATION

RUBIX is a prime location for companies in the medical, research and development, watchmaking, and technology sectors. Situated in an area that is host to a number of prestigious companies, it offers a collaborative and professional environment. With access to several public transport lines as well as the train, RUBIX is easily accessible for commuters. It also offers numerous underground parking spaces for cars and bicycles. The future Montfleury road link will provide improved direct access from the motorway. With the creation of the ZIMEYSA “Voie verte”, or green biking route, soft mobility will be promoted, making it easy and enjoyable to access the site by bicycle on a protected trail.



1 min. from ZImeysaPark and
6 min. from the A1 motorway



5 min. from the ZIMEYSA train station
and 20 min. from the airport



3 min. from the “ZIMEYSA-Ouest”
and “Pré-Bouvier” TPG stops



15 min. from the ZIMEYSA train station



images non contractuelles

A TECHNOLOGY AND MULTIMODAL PARK IN GENEVA

RUBIX is an innovative and multimodal technology park created for companies that are already looking ahead to the world of the future. Ideally located in the Meyrin-Satigny industrial and commercial zone (the ZIMEYSA), the two buildings making up the park offer more than 47,000 m² of space that can be adapted to the needs of organisations, today and tomorrow.

Modular in design, the spaces can be custom-equipped according to different areas of activity. Its futuristic and high-tech elements, as well as its entirely personalised approach, make RUBIX an ideal destination for companies with demanding requirements, such as the medical, or research and development fields, as well as the luxury, watchmaking, or other high-tech industries.

On the ground floor, a restaurant, local services, as well as retail shops round out the offer, making the environment a pleasant destination for workers and visitors alike.



PROJECT DESCRIPTION



Building A



**MODULAR**

RUBIX offers customised spaces that can be equipped according to each tenant's specific needs, thereby meeting the expectations of the most demanding companies in the medical field, as well as in the research and development, watchmaking, and high technology industries. Building B can also be customised to reflect corporate identity so as to meet a company's technical requirements and standing.

**NEW**

RUBIX is a new project, built to high technological standards and utilising the latest advances in building technology to offer optimal comfort for tenants.

**ACCESSIBLE**

RUBIX is ideally located in the ZIMEYSA zone, and easily accessible by public transport (CFF, TPG) and car – particularly via the future Montfleury road link which will improve access to the site. In addition, direct access to the “Voie verte” will link the site to the ZIMEYSA station, thereby facilitating access to soft mobility solutions.

**ECO-FRIENDLY**

RUBIX has been awarded the High Energy Performance label (Haute Performance Energétique, HPE). From an energy perspective, high-quality building insulation, combined with renewable energy sources – notably latest-generation photovoltaic panels – make the project environmentally friendly.

**EFFICIENT**

RUBIX offers easy logistical access thanks to 10 loading docks for heavy trucks on the ground floor. High-capacity hoists ensure the fast and efficient flow of goods from the unloading docks to the upper floors. Generous ceiling height also improves space efficiency.

**CONVIVIAL**

RUBIX proposes a number of user-friendly spaces to enjoy a lunch break or moment of relaxation. The attractive ground floor restaurant and shops cater to the site's users. Ideally located between two buildings, a central tree-lined square also provides a green space in which to relax. Lastly, private terraces are available to future tenants upon request.

47,000 m²

TOTAL SURFACE

1'368 m²

TOTAL SURFACE OF
THE PHOTOVOLTAIC PANELS

10

UNLOADING DOCKS
FOR HEAVY TRUCKS

Up to 6.90 m

CEILING HEIGHT

1,500 kg/m²

LOAD CAPACITY ON
THE GROUND FLOOR

1,200 kg/m²

LOAD CAPACITY
ON UPPER FLOORS

6

HOISTS

6 tons

MAXIMUM CAPACITY
OF THE HOISTS

2026

DELIVERY DATE

KEY NUMBERS

KEY STAGES

2022



Building permit
obtained

2023



Start of
construction

2026



Delivery of
buildings

2027



Commissioning
of the
Montfleury road
link

2028



Commissioning
of the ZIMEYSA
“Voie verte”



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Project developer



Architects



General contractor



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