

BUILDING DEVELOPER

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Toulouse

1pulsion

Weaving nature into the mix

1pulsion
CONNECTÉS PAR NATURE



Learn more at
1pulsion-toulouse.fr

ESPACES
FERROVIAIRES





13,000 m² of office space in Toulouse, in the heart of the city's sweeping Grand Matabiau-Quais d'Oc project.



13,000 m²
offices



260-place parking silo, fully removable



Approx. **2,000 m²**
of terraces and gardens

HOE
Sustainable Building:
Very High Performance

BREEAM
Very Good

E2C1
on delivery

E3C1
with future urban heat network

30%
renewables on delivery

+50%
renewables with heat network

Ready2 Services:
1 star

BiodiverCity®

- Building permit filed: **April 2022**
- Works begin: **Q1 2023**
- Delivery planned: **Q3 2024**

Building developer:

- Espaces Ferroviaires

Design and construction team:

- Architect: Leclercq Associés
- Builder: GA SMART BUILDING (consortium leader)
- Consulting engineers, environment: ETAMINE
- Consulting engineers, fluids: ELITHIS Ingénierie
- Consulting engineers, acoustics: GAMBA
- Landscape design: Stéphanie BORDONE
- Ecologist: Nat&Vie