



Toulouse

# 1pulsion

Weaving nature into the mix

1pulsion  
CONNECTÉS PAR NATURE



Learn more at  
[espacesferroviaires.sncf.com/toulouse garebasse](https://espacesferroviaires.sncf.com/toulouse garebasse)

ESPACES  
FERROVIAIRES





**13 000 m<sup>2</sup>** of office space in Toulouse, in the heart of the city's sweeping Grand Matabiau-Quais d'Oc project.



**13 000 m<sup>2</sup>**  
offices



**260-place parking silo,**  
fully removable



Approx. **2 000 m<sup>2</sup>**  
of terraces and gardens

**Promoter:**

- Espaces Ferroviaires

**Design and construction team:**

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

**HOE Sustainable Building: Very High Performance**

**BREEAM Very Good**

**E2C1 on delivery**

**E3C1 with future urban heat network**

**ENR 30% on delivery**

**ENR +50% with future urban heat network**

**Ready2 Services: 1 star**

**BiodiverCity**

- Building permit filed/sales began: **Q4 2021**
- Works begin: **Q3 2022**
- Planned delivery: **Q1 2024**