



**ORIX**

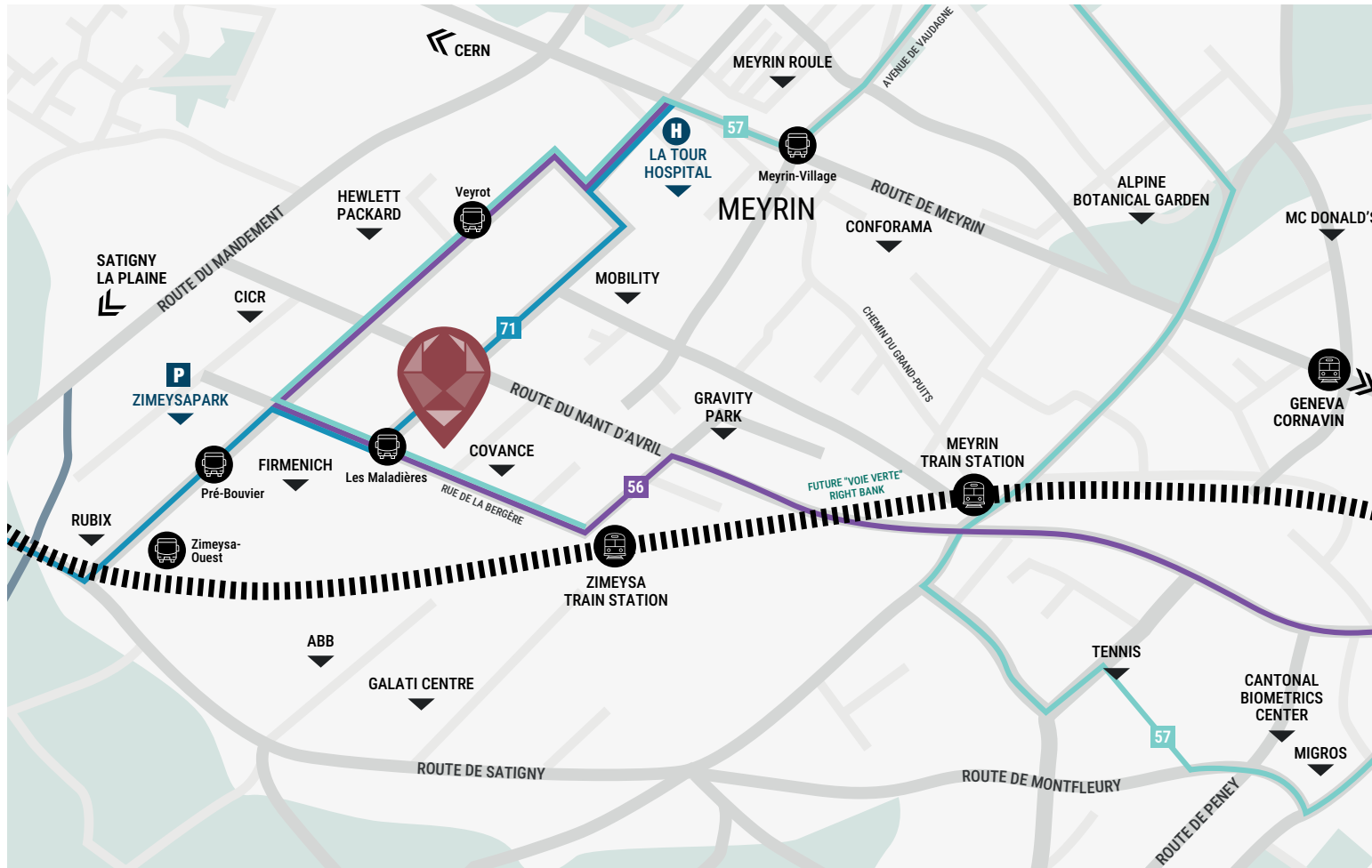
**RUE DE LA BERGÈRE 10  
1217 MEYRIN - GENEVA**



## LOCATION AND ACCESSIBILITY

The area surrounding ORIX benefits from a dense and dynamic economic environment, strengthened by the presence of numerous well-established companies. This concentration creates multiple opportunities for collaboration and fosters business-to-business exchanges.

ZIMEYSA also offers a wide range of services in the immediate vicinity of the project, including restaurants and cafés, as well as shops and facilities dedicated to sports and leisure activities, such as a swimming pool and tennis courts.



### BY CAR

5 minutes from the A1 motorway



### BY BUS

3 minutes from the Satigny, Les Maladières and Meyrin, Marcinhes stops



### ON FOOT

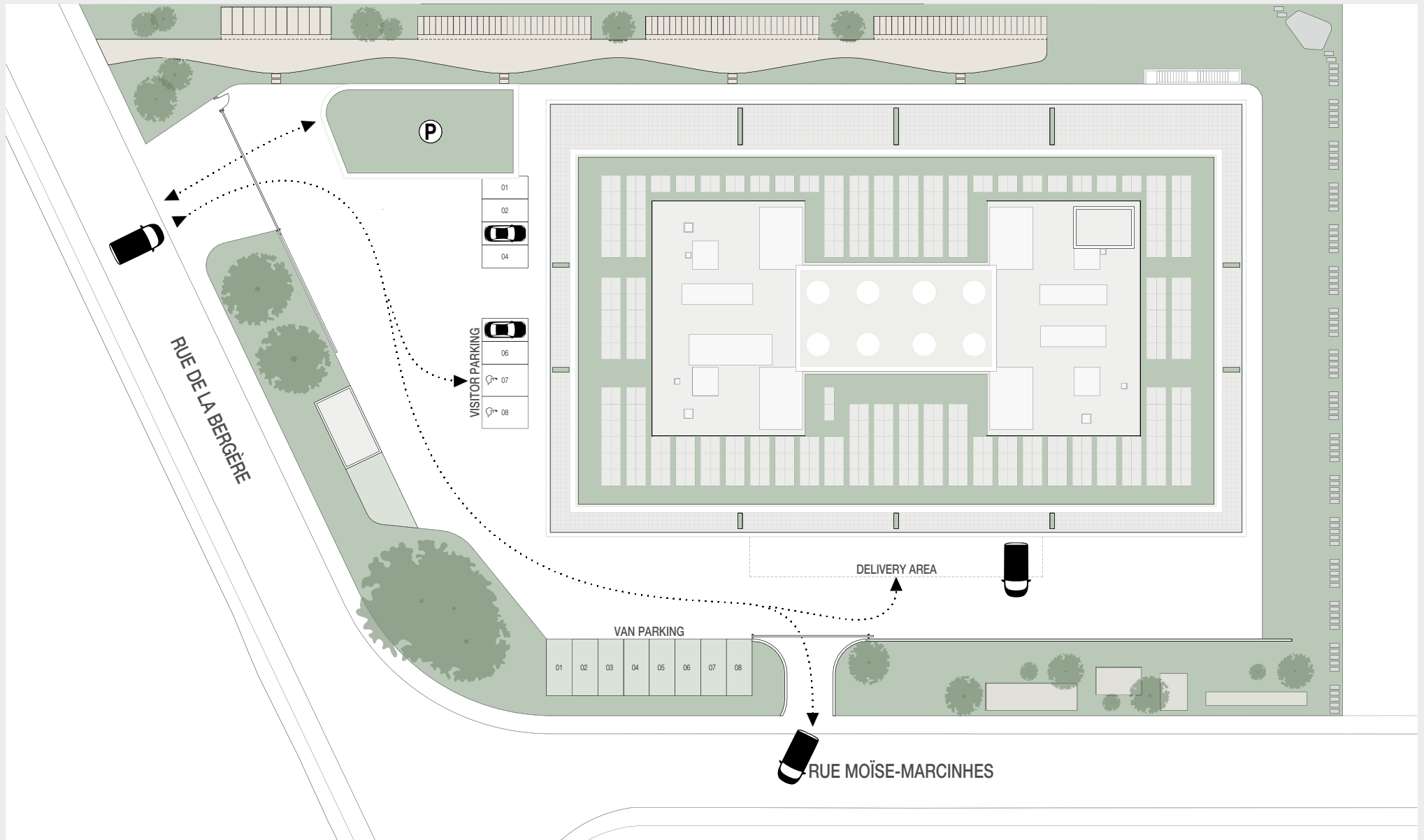
5 minutes from ZIMEYSA train station



### BY BIKE

2 minutes from ZIMEYSA train station and 17 minutes from the airport

# SITE PLAN



## GENERAL DESCRIPTION

The ORIX project, located at 10 rue de la Bergère in the heart of ZIMEYSA, is a condominium building designed to accommodate artisanal, light industrial and administrative activities. It offers a **rare opportunity to acquire your own industrial premises in Geneva**, within a new building that meets the technical standards of the sector.

Delivered in a **basic industrial configuration**, the spaces provide a high degree of flexibility for fit-out, making them suitable for **production, assembly, technical laboratories, showrooms or offices linked to industrial activities**, in a functional environment designed for operational efficiency.



DEVELOPED BY REIS, THE PROJECT TOTALS NEARLY 17,224 SQM OF CONDOMINIUM SPACE, INCLUDING:

- a high-capacity *logistics ground floor*,
- 4 *industrial floors* of 2,800 sqm each, divisible from 273 sqm,
- a *top-floor level* with terraces,
- a basement divided between parking, van delivery areas and technical rooms,
- *generous ceiling heights* (up to 4.6 m on the ground floor and 4.24 m on upper floors),
- a *4-ton freight lift* (W 2.40 m, D 2.95 m, H 2.50 m; doors 2.30 x 2.50 m) and easy service access,
- *reinforced floor load capacity* (1,500 kg/sqm on the ground floor and 800 kg/sqm on upper floors),
- numerous *parking spaces*.

## KEY BENEFITS



### 100% freehold ownership

Becoming an owner within an industrial condominium scheme means turning **rent into an investment**, securing your location and building a **long-term asset**. This freehold model offered at ORIX provides financial stability, protection against rising rents and **complete freedom of layout**. A rare opportunity in Geneva to sustainably enhance your business infrastructure.



### Strategically located

The project benefits from a strategic location, just **5 minutes from the A1 motorway** and a **5-minute walk from ZIMEYSA train station**, ensuring fast connections to the city center and the Greater Geneva area. Several bus stops are within a 3-minute walk.

The site also includes dedicated pedestrian and cycling routes as well as 96 bicycle parking spaces. In addition, it offers **66 underground parking spaces** as well as **10 outdoor spaces** designated for light commercial vehicles.



### Sustainable

ORIX adopts a **sustainable approach** through vertical densification, reducing land use, and an **HPE-certified design**, allowing savings on additional property tax for a period of 20 years.

The building incorporates **low-carbon materials**, a green roof, photovoltaic panels, as well as landscaped surroundings and an **internal patio**, enhancing thermal comfort and natural light.

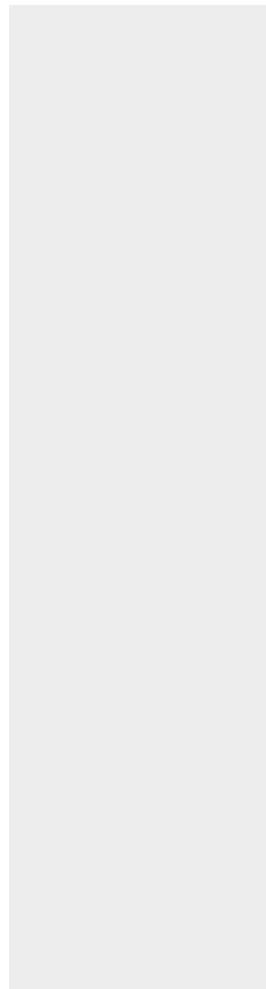


### Modular

ORIX offers **exceptional flexibility in layout**, thanks to its condominium model, enabling companies to acquire spaces tailored to the evolution of their needs. Shared governance ensures **transparent and adaptable management**, while the pooling of technical infrastructure provides ideal modularity for SMEs, artisans and light industrial players, supporting the long-term sustainability of their activities.

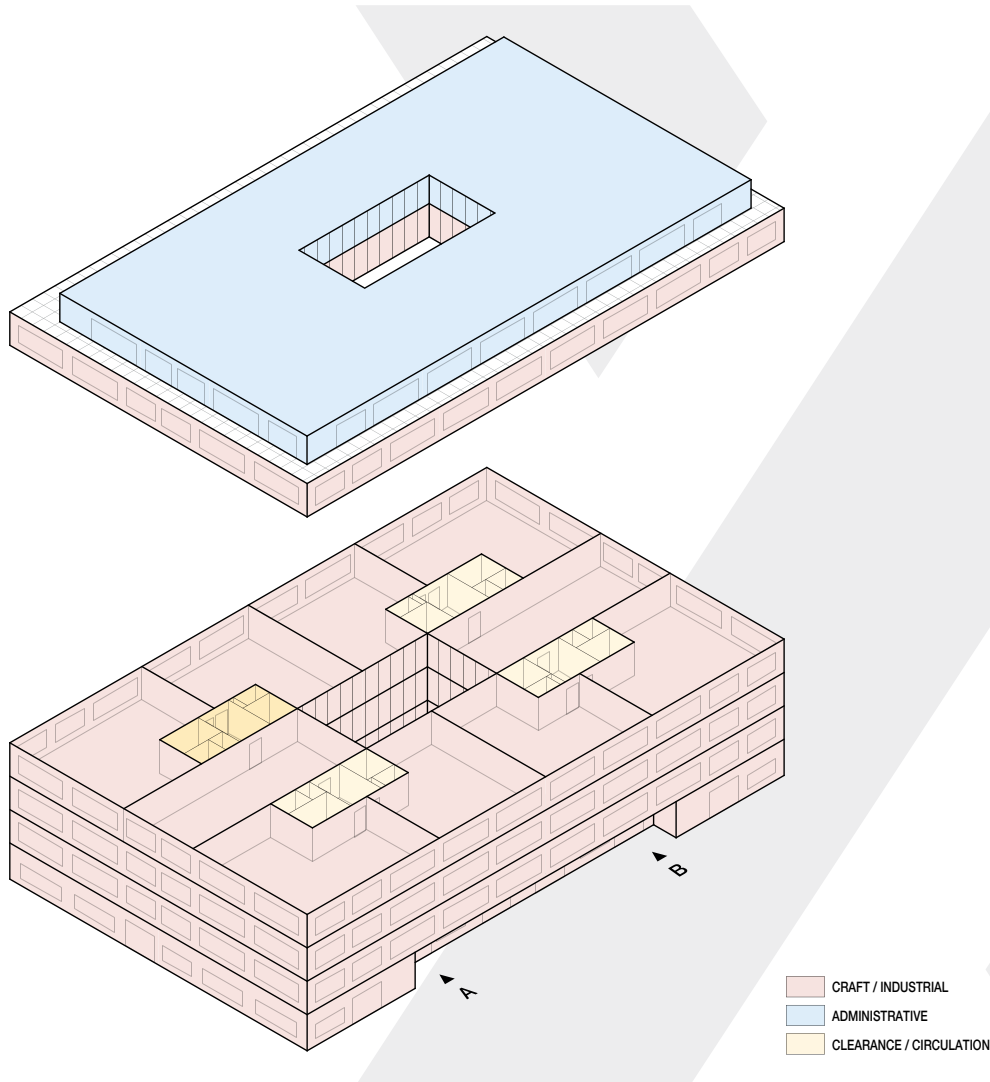


## KEY FIGURES

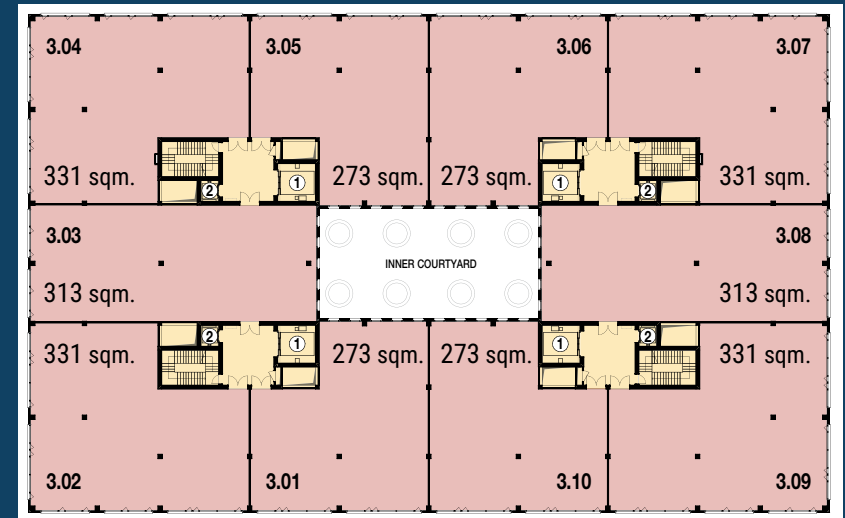


<b>1</b> atrium providing optimal natural light across all floors	<b>2.85 m.</b> maximum vehicle height permitted in the basement	<b>4</b> freight lifts with a capacity of 4 tonnes (W 2.40 m, D 2.95 m, H 2.50 m, doors 2.30 x 2.50 m)
<b>From 4.2 to 4.6 m</b> gross floor-to-ceiling heights	<b>723 sqm</b> of accessible terraces on the top floor	<b>800 kg/sqm</b> <b>1,500 kg/sqm</b> permitted load capacity on upper floors / ground floor
<b>From 273 sqm</b> minimum unit size 2,800 sqm total floor area per level	<b>Q1 2029</b> delivery date	<b>17,224 sqm</b> total condominium area

# AXONOMETRIC VIEW AND TYPICAL FLOOR PLAN



## STANDARD FLOOR





RUE DE LA BERGÈRE 10 • 1217 MEYRIN - GENEVA

[orix-gva.ch](http://orix-gva.ch)

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PROJECT OWNER



ARCHITECT

