



# FlexOffice JED: Probably the most sustainable office in the *world*.

Now Open!

[flexoffice.swiss/JED](https://flexoffice.swiss/JED)



**flexoffice**

# About FlexOffice

The workspace membership for teams of all sizes and stages.

*Don't rent an office.  
Subscribe.*

- ✓ Ready-to-move-in offices at top locations
- ✓ Cost transparency, no investments, no hidden fees
- ✓ No rental contracts! Flexible service agreements
- ✓ Inspiring environment & business community
- ✓ A system of workplaces across Switzerland

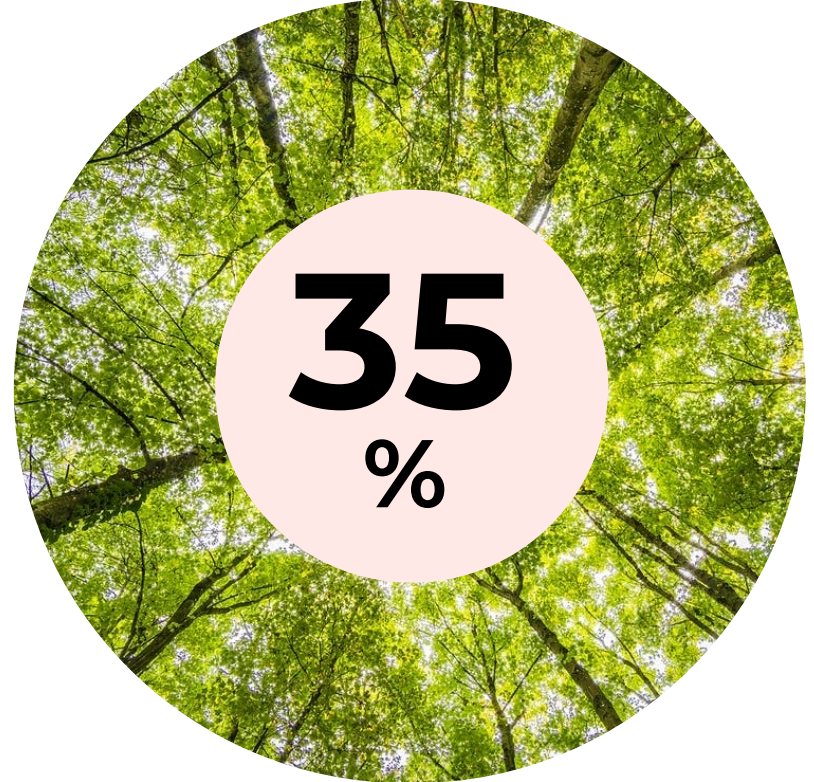


# Sustainability by Design

The shared office model helps companies to achieve their sustainability and ESG targets.

*Share. Reuse.  
Refurbish.*

- Buildings attribute to almost 40% of carbon emissions. Therefore, efficient use of space has a huge impact.
- By sharing office space and resources, we reduce CO<sub>2</sub>-emissions by 35%.
- Re-using and refurbishing existing tenant build-outs reduces the footprint even further.



## FlexOffice Zurich JED

The JED Office building in Zurich Schlieren, home to the newest FlexOffice.

# At the heart of Zurich's new Life Sciences Hotspot

- ✓ Move-in ready office solutions
- ✓ Excellent connectivity to road, rail, and public transport
- ✓ Bicycle parking and EV charging stations
- ✓ Premium infrastructure in the surrounding area
- ✓ Pioneering, sustainable, and climate-controlled architecture without heating, ventilation, and air conditioning
- ✓ Easy access to carefully designed rooftop terraces

Probably the most sustainable office in the world



## About the building

Cutting edge technology and pioneering architecture.

# The most sustainable building in Switzerland.



This building is built by the 2226 concept. This pioneering architecture principle guarantees a temperature between 22° and 26° Celsius, **without heating, ventilation and air conditioning.**



A balanced interplay of facade and window surfaces, proportions, materials and light. Solid walls and ceilings that serve as insulating and storage masses



The smart building control system, which intelligently monitors indoor and outdoor conditions and regulates the temperature accordingly. Sensor-controlled ventilation panels adjust temperature and CO<sub>2</sub> levels as needed.

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22<sup>26</sup>®



*This means FlexOffice JED produces:*

**0,0 Kg CO<sup>2</sup> Emissions by  
Heating & Ventilation**

*To compare: A similar office building the size of FlexOffice JED produces  
30 – 80 tons CO<sub>2</sub>/year by Heating and Ventilation.*

Collaboration with myclimate

But FlexOffice takes it up a notch.

*“Since this office building is already one of the most sustainable of its kind in terms of concept and construction, we want to close the final ‘gap’ to make it the most sustainable office in the world”*

FlexOffice relies on its sustainability mission and is breaking new ground in this industry.



## Cooperation with myclimate

The CO<sub>2</sub> emission factors of FlexOffice JED

*We have identified and calculated the largest CO<sub>2</sub> sources.*

The largest CO<sub>2</sub> emissions are caused by:

- The construction of the building
- The fit-out
- The operational consumption such as electricity, paper, and coffee.

Together with myclimate, we have specifically calculated these emissions per workspace. This allowed us to determine a compensatory climate protection contribution.



*FlexOffice JED members automatically contribute their calculated share, and together we reinvest in climate protection projects.*

The contribution, calculated according to the respective workspace size, is an **integral part of the service contract**. There's nothing to calculate; we take care of it for you.

**The contribution amounts to around 0.1% of the service fee for your workspace.**

All collected contributions are invested in a climate protection project at the end of the year.

At the end of the year, FlexOffice organizes an event where the JED community votes on a project from a selection of myclimate climate protection projects



*You will, of course, receive our FlexOffice Sustainability Badge, which you can proudly display.*

*If you decide to double or quintuple your contribution, you will receive our Silver or Gold Badge, respectively.*

A misty forest scene with tall trees and large rocks in the foreground. The text is overlaid on the top left of the image.

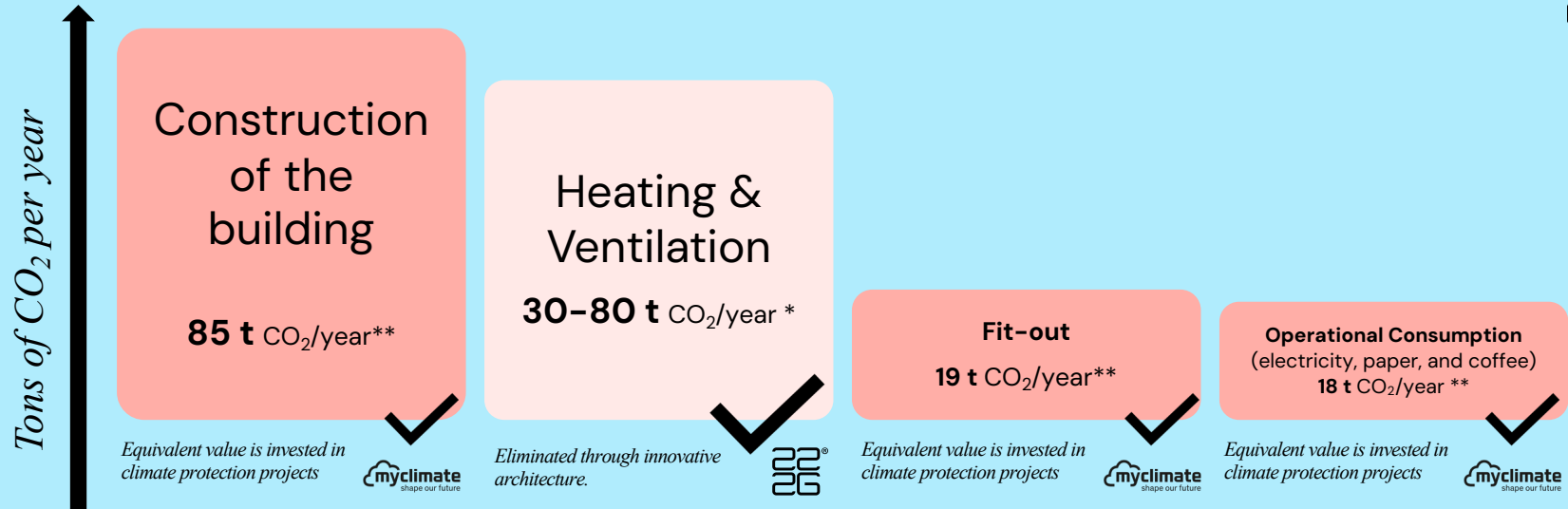
Striving for the most sustainable office in the world.

Good to know:

# A total of up to 200 tons of CO<sub>2</sub>...

...we save through innovative architecture.

...or reinvest the equivalent value in climate protection projects.



Sources: \*Energie.ch myclimate calculation extrapolated to 75% occupancy and a 50-year building lifecycle

# What we are doing to strive for the most sustainable office in the world:

*What we are already doing at FlexOffice*

*Our Sustainability Partners*

**Construction of the building**  
85 t CO<sub>2</sub>/year\*\*

The JED new building was constructed according to the latest and most sustainable principles, using pollutant-free building materials



**Heating & Ventilation**  
30-80 t CO<sub>2</sub>/year \*

**Eliminated through innovative architecture**



**Fit-out**  
19 t CO<sub>2</sub>/year\*\*

Avoidance of environmentally harmful materials such as chrome. Where possible, we use **rental furniture** that goes through **multiple cycles**, or even **refurbished furniture**.



**Operational Consumption**  
(electricity, paper, and coffee)  
18 t CO<sub>2</sub>/Jahr \*\*

The CO<sub>2</sub> footprint is already being reduced where possible: sustainably produced paper, sustainably produced coffee, and electricity from **photovoltaic systems**



One planet,  
our responsibility.

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