Larger than life
Paris La Défense has been undergoing a process of continuous renewal for more than 60 years, to ensure it remains an attractive place. Those efforts have made it one of Europe’s leading economic, financial and commercial centers to become the 4th most attractive business district in the world.*

**THE GREATER PARIS: EUROPE’S TOP BUSINESS REGION**

- **Highest GDP** in Europe
- **Europe’s largest office stock**, 53 million sq. m. of office space
- **Europe’s No.1 region for R&D**
- **5,000 tech startup**, 100 incubators
- **The world’s No.1 tourist destination**

**THE PARIS BUSINESS DISTRICT**

Thanks to an exceptional transportation network, the business district is just 10 minutes away from the historical downtown Paris.

**Broaden your horizon, at Paris La Défense**

Paris La Défense has been undergoing a process of continuous renewal for more than 60 years, to ensure it remains an attractive place. Those efforts have made it one of Europe’s leading economic, financial and commercial centers to become the 4th most attractive business district in the world.*

INVESTING IN PARIS LA DÉFENSE

2,46 BILLION € INVESTED IN 2018
4,15 à 5,75%* OF ROI - Q4 2018

A DIVERSE BUSINESS ECOSYSTEM

FINANCE, INSURANCE, BANKING
Société Générale and its trading floor, Euronext, UBS, Banque de France, Bpifrance, Allianz, HSBC, Axa.

ENERGY
Total, Numéro, EDF, Engie.

AUDIT AND CONSULTING
KPMG, EY, Deloitte, PWC.

INDUSTRY AND PRODUCTION
Saint-Gobain, Nexans.

INFORMATION AND COMMUNICATION
Amazon, Orange, Axway.

OTHERS
Among which pharmaceuticals, Astra Zeneca, IMS Health, IQVIA.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

34% ASIA
29% FRANCE
15% GERMANY
10% UNITED STATES
9% UNITED KINGDOM
7% CANADA
5% OTHERS
37% OTHERS

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

A flexible and high quality offer

A first-class real estate offer
Office Real estate at Paris La Défense offers the prospect of rapid growth and sustainability, along with high-quality construction. Numerous projects are currently on pre-marketing stage.

HIGHLY COMPETITIVE RENTAL OFFER

A flexible and high quality offer
Take up 2018
Vacancy rate Q4 2018
Immediate offer Q4 2018
Future offer
Coworking space

€ 1274
10 sq.m to 80,000 sq.m

EUROPE
123,300 sq.m
4,3% *
145,200 sq.m*
200,000 sq.m delivered in 2019-2020
35,000 sq.m

€ 850
sq.m/year

PARIS CENTRAL BUSINESS DISTRICT

11% ASIA
46% EUROPE
1% MIDDLE EAST AND GULF STATES
1% NORTH AMERICA
41% AFRICA

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.

IN 2018, 63% OF INVESTMENT VOLUME COMES FROM FOREIGN SOURCES.
Current and future projects

**Projet**

**Parks and green spaces**

**URBAN DEVELOPMENT AREAS**

**LANDMARKS**

---

500 m

---
INVESTORS Amundi Immobilier (France) / Primonial Reim (France)
ARCHITECT Ateliers Jean Nouvel
CERTIFICATION HQE / LEED / Effinergie / Breeam / Well
SURFACE AREA 69,600 sq. m. of offices, 355 sq. m. of retail
COMPLETION 2022

INVESTORS SAS Pascal Propco (Altafund - France / Goldman Sachs - Belgium)
ARCHITECT Dominique Perrault Architecture
CERTIFICATION HQE / Effinergie / Breeam / Well
SURFACE AREA 80,000 sq. m.
COMPLETION 2022

INVESTORS Unibail-Rodamco-Westfield (France)
ARCHITECT PCA Stream
SURFACE AREA 120,000 sq. m.
TENANT Total SA (world headquarters)
COMPLETION 2023

DEVELOPER Vinci Immobilier (France)
ARCHITECTS Jean-Paul Viguier et Associés / Marc Mimram / 3XN
SURFACE AREA 90,000 sq. m. in total, 73,000 sq. m. for the global headquarters of Vinci, 10,000 sq. m. of additional offices, 6,000 sq. m. of hotel space and 1,000 sq. m. of retail
TENANT Vinci (world headquarters)
COMPLETION 2021

INVESTOR Icade (France)
ARCHITECTS Maud Caubet Atelier / Quadriflore Architecture
SURFACE AREA 70,000 sq. m. of office spaces, 155 sq. m. of ground-floor retail spaces at the base of the tower, 10,000 sq. m. of housing and a crèche
TENANT Technip FMC (headquarters)
COMPLETION 2020
INVESTOR: Eurosic (France)  
ARCHITECTS: Cro & Co Architecture / Architecture & Environnement  
CERTIFICATION: HQE / BREEAM  
SURFACE AREA: 37,000 sq. m.  
COMPLETION: 2019

INVESTOR: Generali (France)  
ARCHITECT: Valode et Pistre  
SURFACE AREA: 49,000 sq. m.  
TENANT: Saint-Gobain (world headquarters)  
COMPLETION: 2019

INVESTOR: AltaFund (France)  
ARCHITECT: Atelier Christian de Portzamparc  
SURFACE AREA: 26,000 sq. m. of offices  
COMPLETION: 2020

INVESTOR: Axa IM Real Assets (France)  
ARCHITECTS: Agence Lobjoy & Bouvier & Boisseau  
SURFACE AREA: 18,600 sq. m. of offices  
COMPLETION: 2019

ARCHITECT: Bouchaud Architectes  
SURFACE AREA: 16,620 sq. m.  
COMPLETION: 2020

INVESTOR: GCI (France)  
ARCHITECT: Studios  
SURFACE AREA: 22,300 sq m  
COMPLETION: 2020

DEVELOPER: Adam Paris IDF (France)  
ARCHITECT: Jean Max (Ateliers 2/3/4)  
SURFACE AREA: 65,000 sq m; comprising 45,500 sq m. of hotel space (730 rooms, provided by IHG, Holiday Inn, Staybridge Suites and Crowne Plaza) and 17,000 sq m. of offices  
COMPLETION: 2022
Paris La Défense, designing the city of tomorrow

A multi-purpose district designed for users

The repurposing of the interchange as a suspended walkway is the innovative nucleus of the project and the starting point for a comprehensive redesign of the district. Transforming this ramp into a suspended walkway – a veritable pedestrian-centric belvedere – while creating a town square and building a pedestrian link to connect the district to Terrasses Boieldieu, will bring forth a new vision of urban planning. The project also intends to accentuate the green corridor and enhance biodiversity by creating a park with recreational areas. By leveraging available land for construction, the project provides for a new mixed-use property offering comprising a real estate complex designed by Ateliers Jean Nouvel: Hekla office tower, slated for delivery in 2022, and the Campusue student residence, delivered in 2018. A new retail offering will round out this transformation.

Les Groues

A new neighborhood for Nanterre, a new idea of La Défense

Les Groues, a new 65-hectare (160-acre) neighborhood west of the Grande Arche, is launching its renewal with an eye to becoming a true urban hub as of 2022. The project aims to create a mixed-use district blending housing, offices, businesses, shops and public/private facilities, set to welcome nearly 12,000 new residents and as many jobs. The RER E will serve the district as of 2022, enhancing accessibility from Paris and the western parts of the city. The public transportation offering – new ways of working (Future of Work). The S’Lab is committed to helping high-potential start-ups grow faster by rolling out currently operational products or services on a large scale. Five startups have already moved in.

Contact: ffoyszenet@parisladefense.com

S’Lab, the business accelerator by Paris La Défense

In November 2018, Paris La Défense launched its startup accelerator, which now hosts structures specializing in:

– urban development and management (SmartCity);
– new ways of working (Future of Work).

The S’Lab is committed to helping high-potential start-ups grow faster by rolling out currently operational products or services on a large scale. Five startups have already moved in.

Contact: ffoyszenet@parisladefense.com

S’Lab supports several other innovative projects, particularly the Fabrique des expérimentations urbaines (an R&D program created together with Efficacity, a national public-private institute in charge of the energy transition), HSAE (a technological tool that scans an area in real time to enhance management and safety) and BIM (an indispensable tool for modeling territorial development).
Paris La Défense, much more than a business district

A business district that is a great place to live and to work, Paris La Défense is constantly evolving. A perfect synthesis of large and small, of work and leisure, the area offers people a sense of having everything ‘on hand’ and yet also being away from it all. Paris La Défense is always on the move!

A LIVELY, SPIRITED AND DYNAMIC SPACE

In Paris La Défense, entertainment is taken seriously! For several years, the district has been developing a cultural and events policy that is now coming into its own. The business district has become a social hub with something for everyone: employees, residents, students and tourists, featuring must-see attractions such as the Grande Arche and Paris La Défense Arena, a concert hall with a capacity of 40,000 and home stadium to the Racing 92 rugby team.

A PLACE TO LIVE, AND TO DO BUSINESS

A large and diversified hospitality offer

In Paris La Défense, entertainment is taken seriously! For several years, the district has been developing a cultural and events policy that is now coming into its own. The business district has become a social hub with something for everyone: employees, residents, students and tourists, featuring must-see attractions such as the Grande Arche and Paris La Défense Arena, a concert hall with a capacity of 40,000 and home stadium to the Racing 92 rugby team.

A PLACE TO LIVE, AND TO DO BUSINESS

A large and diversified hospitality offer

In Paris La Défense, entertainment is taken seriously! For several years, the district has been developing a cultural and events policy that is now coming into its own. The business district has become a social hub with something for everyone: employees, residents, students and tourists, featuring must-see attractions such as the Grande Arche and Paris La Défense Arena, a concert hall with a capacity of 40,000 and home stadium to the Racing 92 rugby team.
Paris La Défense Arena  
**The home of entertainment and sport**  
**OPENED IN OCTOBER, 2017**

Located near the Grande Arche and opened with a concert by the Rolling Stones, Paris La Défense Arena is the largest indoor venue in Europe. Also home to the Racing 92 rugby club, the venue is not limited to sport and entertainment. It also offers conference facilities, shops and restaurants.

- 60 events a year; a capacity of 40,000 people.
- Convention spaces.

L’Alternatif  
**A home for alternative culture**  
**OPENED IN SEPTEMBER, 2017**

Converted from one level of a multi-story car park, this is a space for food-service and events, along with a gallery for exhibitions and an auditorium. Covering 1,600 sq. m, L Alternatif offers disruptive culture right in the heart of Paris La Défense.

- A fully-modular, 480-seat auditorium.
- A coworking café area.
- An exhibition space.

Table Square  
**A new F&B offering – gastronomic restaurant**  
**OPENING - END OF 2019**

These three buildings will cover a total of 4,500 sq. m and be dedicated to restaurant space – featuring three terraces covering 800 sq. m. The development will be home to high-end gastronomy, bistros and takeaway food prepared by Michelin-starred chefs.

- Investor: Urban Renaissance.
- Promoter: Linkcity.
- Architect: Enia Architectes.

Oxygen  
**An hybrid space, open to everyone**  
**OPENED IN AUTUMN, 2018**

Covering 2,000 sq. m, over two levels, this multi-purpose space will comprise 800 sq. m of terracing with plants, a coworking area, more than 300 sq. m for after-work events, clubbing and cultural activities, three restaurants and entertainment at lunchtimes and evenings during weekdays.

- Investor: Alstara Cojedim.
- Promoter/MOD: Avec Investissements.
- Architect: Stéphane Maillo.
- Landscaping: Comptoir des projets.
- Brands: Octopus, Nodé, Icône, La Barbière de Paris, MarcoMarco, Bio Burger...

Cœur de Quartier  
**Part community, part campus: a new space to live and interact**  
**STAGGERED OPENINGS: 2019-2020**

An ambitious urban reconfiguration project with a real estate complex spanning some 120,000 m² (1.3 million sq ft), Cœur de Quartier aims to promote mingling among residents, students and employees. To this end, the neighborhood includes a 19,630-m² (211,000-sq. ft) downtown shopping district featuring ground-floor shops and services open onto a main road with direct connections to the Nanterre–Université rail station. The retail offering in the Western lot will include a 6,000-m² (65,000-sq. ft) cinema (10 screens, 1,500 seats) operated by CGR, a gym and wellness center, a recreational area operated by Hopik, neighborhood shops (traditional bakery-pastry shop, pub, newsstand), a diverse offering of cafés and restaurants, as well as a 650 parking space.

- Investor: Bouygues Immobilier.
- Coordinating architect: Agence François Leclercq.
- Architects: Òns/Anthony Bechu/Agence François Leclercq/Agence 6+ - Samuel Delmas/Randja.

A brand new experience by day and night

Offices, homes, shops, new restaurant areas and innovative entertainment facilities, Paris La Défense offers a unique experience that is constantly being enhanced.
A local public authority, with international ambitions

After more than 60 years of existence, Paris La Défense, 1st business district in Europe, has become an area of exceptional development and renowned appeal. Faced with greater international competition, a shifting global balance and changing ways of living and working, the business district must step up its transformation to consolidate its leadership position. The future of Paris La Défense lies in diversification, making the business district a lively and welcoming community, delivering on its aspirations.

THE MISSIONS OF PARIS LA DEFENSE

Since January 1, 2018, the roles of EPADESA (public development authority for La Défense Seine Arche) and Defacto (public body responsible for managing and promoting La Défense) have been merged into a single local public authority. Created to rise to the essential challenges of modernizing and transforming the business district, it fulfills the public development and management functions necessary to move forward on five strategic priorities:

- promote diversity and enhance the district’s position as a true economic, residential and social hub;
- continue the urban transformation;
- offer high-quality services and a premium client experience;
- open the district up to experimentation;
- strengthen appeal on the world stage.

Board of Directors of Paris La Défense

An organizational structure in line with the strategy of Paris La Défense

Reflecting the ambitions of Paris La Défense, this organizational structure promotes cross-cutting models, champions innovation and facilitates implementation of the strategic plan.

YOUR CONTACTS

EXECUTIVE MANAGEMENT

MARIE-CÉLIE GUILLAUME
mcguillaume@parisladefense.com

LAURENT ROQUES
lroques@parisladefense.com

REAL ESTATE, DEVELOPMENT

CÉLINE CRESTIN
cestin@parisladefense.com

OLIVER SCHOENTJES
oschoentjes@parisladefense.com

INNOVATION

LYDIA BERTELLE
lbertelle@parisladefense.com

YVONNE BATAILLÉ
ybataille@parisladefense.com

TRADE, URBAN LOGISTICS, ACTIVITIES

NICOLAS ANDREATTIA
mandreatta@parisladefense.com

S’LAB

FLORIAN FREYSSENET
ffreyssenet@parisladefense.com

EVENTS, COMMUNICATION

FRANCK BOUCHER
fboucher@parisladefense.com

TWO QUALIFIED FIGURES APPOINTED BY THE NATIONAL GOVERNMENT (Ministry of Territorial Cohesion and Ministry of Economy and Finance)

GREATER PARIS METROPOLITAN AREA
1 seat

ÎLE-DE-FRANCE REGIONAL COUNCIL
1 seat

HAUTS-DE-SEINE DEPARTMENTAL COUNCIL
9 seats

NANTERRE
1 seat

PUTEAUX
1 seat

COURBEVOIE
1 seat

PARIS
1 seat

PRESIDENT: PATRICK DEVEDJIAN

1 seat

1 seat

1 seat

1 seat

1 seat

1 seat

1 seat

1 seat

1 seat

1 seat

2 seats