



Press Release

Paris - 17/05/2022

## AG Real Estate France signs a Buy-On-Plan / Rent-On-Plan undertaking with Marignan for a new building in Malakoff, Hauts-de-Seine [92].

The new tenant will soon be moving into 130-134 Avenue Pierre Brossolette. As a partner in the project, Marignan is building this property itself before setting up its headquarters there in 2024 under a nine-year fixed-term lease.

In the heart of Greater Paris, 15 minutes from Montrouge town hall, the office building has a rental space of 3,263 m<sup>2</sup> and is located 750 metres from the Paris ring road, close to the future line 15 of the Grand Paris Express and with immediate access to lines 13, 4 and T6.

This 6-storey building on the corner of Avenue Brossolette and Avenue Augustin Dumont will accommodate 298 people in 10.5 m<sup>2</sup> per workstation and 31 parking spaces. The centre of the block will be a green space, a garden creating a bridge between indoors and outdoors.

Finally, this property with its New York industrial spirit with a facade of partially recycled brick designed by the BFV ARCHITECTES bureau, will boast strong environmental credentials with triple certification: BREEAM NC 2016 Very Good rating, HQE® Sustainable Building 2016 Very Good rating and E+C- (the precursor of the RE2020 label which is based on more environmentally friendly energy management and a smaller carbon footprint).

*“We are proud to be supporting Marignan in the construction of its future head office in a building that meets all the building and ESG standards that our group values. This project is being carried out under a long-term partnership that is a strong yardstick of AG Real*

*Estate’s commitments. In a changing environment, our dual expertise as an investor/developer allows us to remain active and competitive by taking a stake in a variety of transactions.”*

**Thibault Delamain, Managing Director & Head of Investment and Asset Management  
AG Real Estate France**



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THIBAUT DELAMAIN, MANAGING DIRECTOR  
& HEAD OF INVESTMENT AND ASSET  
MANAGEMENT AG REAL ESTATE FRANCE

For this transaction with Estate Consultant, AG Real Estate France was advised by the Lexfair – Virginie Blanc law firm.

## About Marignan

A big name in property development for almost 50 years, Marignan offers a constantly evolving range of products and services, and conceives ever more innovative, desirable and sustainable living spaces. Our core business is housing, whether in condominiums [residential services] or private [residential property], to offer an environment suited to everyone's lifestyle. We bring this know-how to corporate real estate to design and create spaces in keeping with new ways of working.



## About AG Real Estate France

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AG Real Estate France is the French subsidiary of AG Real Estate, an acknowledged leader in the Belgian property market. As a player on the French market, AG Real Estate France focuses on its core business of property development and investment in corporate real estate.

### Key figures

In late 2020, AG Real Estate France has developed nearly 300,000 m<sup>2</sup> of service-sector space, 300,000 m<sup>2</sup> of logistics and has a managed portfolio of offices, retail and logistics spaces, business hotels and car parks worth some €1.2 billion. The development projects under its control offer a potential of around 400,000 m<sup>2</sup>.

For more information, see [www.agrealestate.fr](http://www.agrealestate.fr)

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