



Press Release

Paris - 26/01/2023

Work begins on Spotlight, an independent services building measuring 4,000 m², in Issy-les-Moulineaux [Département des Hauts-de-Seine]

Following the demolition of a property acquired by AG Real Estate France in 2019, work commences on a new building in January.

The project forms part of the urban dynamic of Issy-les-Moulineaux, an innovative town in the midst of a revival with the development of new mixed-use neighbourhoods. Highly visible from the metro and well located with full services nearby, five minutes' walk from the town hall and close to the river Seine, it is set in an ideal, sought-after environment.

Spotlight is an independent office and services building with 4,000 m² of space, a ground floor and six storeys above and terraces on levels 5 and 6. The ground floor has capacity for public access to 100 people.

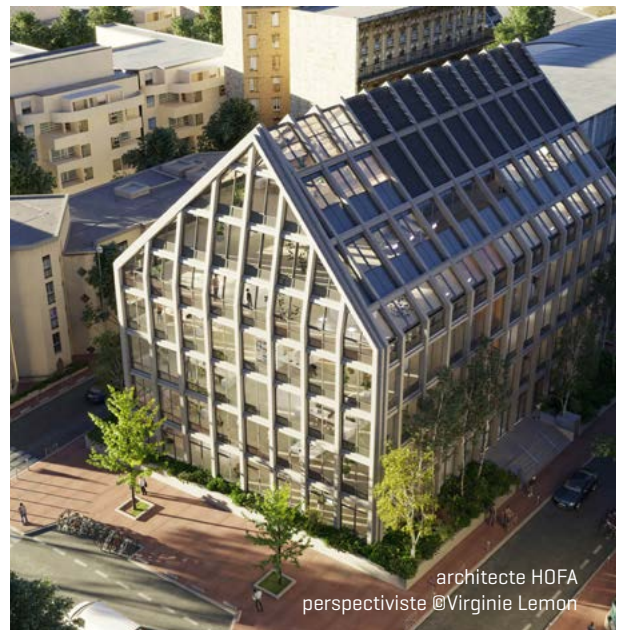
Echoing the industrial heritage of Issy-les-Moulineaux, Spotlight is a new iconic visual landmark, and gives a strong image to the neighbourhood, with its atypical urban form.

The prefabricated concrete exoskeleton frees load-bearing points within the structure. This feat of engineering creates large, flexible and modular floors with 700 m² of space on the first four levels [2.75 m headroom]. The sixth storey is a monumental space with headroom of 5 m under the ridge. Accordingly, this construction technique offers a stimulating working and living space that is highly adaptable, embodying well-being and social connections.

The thickness of the structure creates shadows and balanced light indoors, and also acts as a filter between the outside and the inside, creating a degree of intimacy.

In addition, its triple orientation offers multiple views of the building's environment and a remarkable natural light on each floor.

With a planted base of 220 m², the building provides ecological continuity with the many nearby parks. Spotlight also boasts a 70 m² bicycle park and 35 car parking spaces [including eight for electric vehicles].



architecte HOFA
perspectiviste © Virginie Lemon

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The project amply complies with environmental standards, and in particular is highly demanding in terms of its use of raw materials in the interests of rationality and optimisation.

The building is aiming for the HQE 2015 “Exceptional” level, E+C- level E1C1, BREEAM Very Good, gold Wired Score and WELL Silver certifications.

AG Real Estate France has sold the building off-plan to OFI REAL ESTATE, with hand-over scheduled for early 2025.

“This building has a human scale and an architectural form destined to become an iconic visual landmark – a ‘big house’ – which will surely help its future occupants to feel at home.” Arnaud Guennoc, Managing Director – Head of Development, AG Real Estate France



About AG Real Estate France

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

By mid-2022, AG Real Estate France has developed more than 200,000 sqm of service-sector space and 550,000 sqm of logistics, which represents approximately 2 billion euros including the portfolio of pure investments made over the same period. By spring 2022, AG Real Estate France has developed around 300,000 sqm and the portfolio of controlled projects represents a potential of 300,000 sqm. The portfolio acquired is very diversified between offices, business hotels, retail, logistics and parking facilities.

For more information, see www.agrealestate.fr

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