



© Jad Sylla

Press Release

Paris - 17/10/2023

## AG Real Estate France is attracting new tenants with its «Up-On» building

One year after its renovation was completed, AG Real Estate France has announced that it has leased nearly half of the “Up-On” building, located in the outskirts of the 14th District of Paris and Montrouge.

Situated at Porte d’Orléans and spanning 8,100 m<sup>2</sup>, the “Up-On” building boasts a Parisian address, an excellent location, and multiple connections to public transportation. The building is just 250 metres from the Porte d’Orléans and Mairie de Montrouge metro stations (Line 4) and the 3a tramway line (Pont du Garigliano – Porte de Vincennes).

The building is also in proximity to Orly Airport and is visible from the Boulevard Périphérique [ring road]. This strategic location affords tenants excellent visibility for their signate.

Capitalising on this signage effect, the IWG Group plans to establish a business centre under the REGUS brand at the beginning of January 2024, covering an area of approximately 1,500 m<sup>2</sup>.

In addition to the REGUS offering, current tenants of the building can access a business centre featuring five meeting rooms with all the necessary audiovisual equipment, a nap room, a 50-seat agora with a projection screen, a rooftop, a relaxation area, and a RIE (Restaurant-Inter-Entreprise) with 800 seats, which is currently undergoing renovation [expected to be completed in 1Q 2024].

The entire facility is managed by the hospitality management company Eneixia.

“The enthusiasm for hybrid work in France is growing significantly. We are expanding our centres to address the needs of businesses and workers, so that professionals do not have to travel long distances between home and work no matter where they are. With this future Regus centre, and good connections at the gates of Paris, we are offering accessible workspaces to workers in the Île-de-France region and beyond,” said Christophe Burckart, General Manager for IWG France



© Jad Sylla

“The leasing of Up-On showcases the significant asset management work carried out by AG Real Estate teams. Despite the uncertain economic environment, the recent leases signed at market rental value underscore the quality of the location and the excellent fundamentals that characterise the building: the quality of the renovation, concierge service (Hospitality Management), an excellent parking ratio, a fitness centre, a business centre, environmental certifications, and an equipped rooftop, among others. We are confident about the ongoing leasing process and are in discussions with several candidates for the remaining spaces, which are particularly attractive as they are located on the top floors,” said **Thibault Delamain**, General Manager of AG REAL ESTATE France.

---

*« The leasing of Up-On showcases the significant asset management work carried out by AG Real Estate teams. Despite the uncertain economic environment, the recent leases signed at market rental value underscore the quality of the location and the excellent fundamentals that characterise the building. »*

---

THIBAUT DELAMAIN, GENERAL MANAGER  
- 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

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)

## PRESS CONTACTS

### Véronique Mathonet

Chief Human Resources &  
Communication Officer

+33(0)6 03 74 71 36

[veronique.mathonet@agrealestate.eu](mailto:veronique.mathonet@agrealestate.eu)

### Agence Première

### Catherine Gaudu

Responsable Communication &  
Relations Presse

+33(6) 67 40 02 60

[catherine.gaudu@agencepremiere.com](mailto:catherine.gaudu@agencepremiere.com)

### Julia Perréard

Responsable Communication &  
Relations Presse

+33(7) 60 60 16 69

[julia.perreard@agencepremiere.com](mailto:julia.perreard@agencepremiere.com)

**AG** REAL ESTATE