



Press Release

Paris - 04/04/2024

Becity delivers Metronom to AG Real Estate France in Lille (59), a mixed-use office and retail building that is 50% pre-marketed.

Located in the heart of Lille, Metronom is an 8,100 m² office complex that is approximately 50% pre-marketed, including all the retail space at the foot of the building.

A fixed-term 6-year lease has already been signed with Bayer Healthcare - the Bayer Group's healthcare division in France - for a surface area of 2,565 m². Bayer France's Pharmaceuticals Division is now moving into its new premises. The first employees will arrive in May after the fit-out works have been completed.

Two other leases have been signed: one for just under 1,000 m² of office space on the fifth and sixth floors for an IT consultancy firm, and the other at the foot of the building for the retail unit overlooking Parc Jean-Baptiste Lebas. A restaurant will open here, the fruit of a partnership between Jean-Christophe Cambier, manager of the Cambier brasserie in Croix, and Paul Cambier, manager of the Bar bakery in Lille. Due to open in early April, this unique venue will offer Metronom users and, more broadly, the whole of the district and the town, a place to eat and drink 'locally' in a warm and friendly atmosphere.

Metronom lies in the Saint-Sauveur district, where the urban environment is dynamic and evolving, and meets the needs of businesses looking to combine

accessibility, local services and community life.

Designed by the architectural firm POST ARCHITECTES and built by the developer BECITY, the project is based on the restructuring of an existing 10-storey tower on top of a new building in the heart of the block, all while incorporating green spaces. It fits in perfectly with the transformation and redevelopment of this sustainable, socially mixed and attractive district.

Metronom boasts a number of outdoor spaces and terraces totalling 420 m², as well as a 125 m² rooftop offering an exceptional view over the centre of Lille.

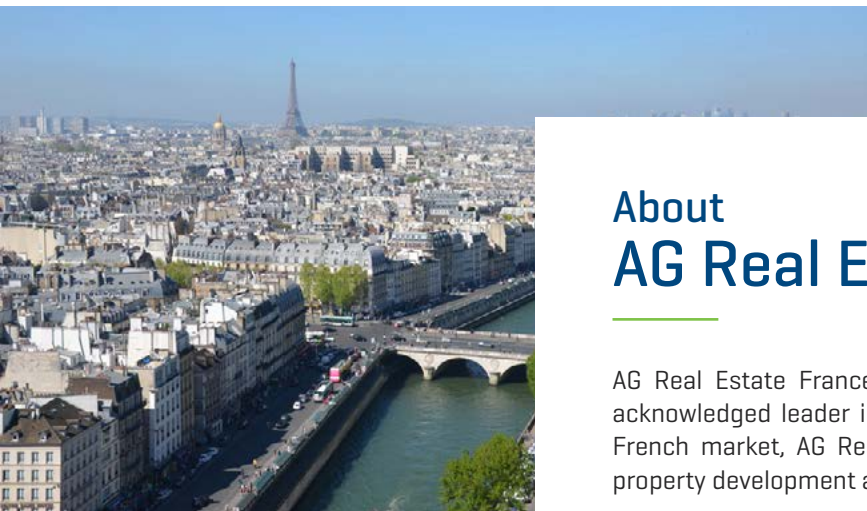
With 300 m² of bicycle storage, soft mobility is also strongly encouraged.

The building has been designed in line with current environmental standards and makes a tangible contribution to environmental issues with the BREEAM Very Good certification, and to social issues with the Well and Wired Score Silver certifications.

Enexia is in charge of hospitality management for the building, by running the common areas (coffee desk, collaborative lobby, concierge service, outdoor areas, art gallery, etc.), while iSquare is responsible for the technical management of Metronom.

“Metronom is perfectly suited to the needs and well-being of its users, so with almost 50% of the space marketed on delivery, we’re optimistic that we’ll be able to find other future users to occupy the vacant space by the end of 2024. Lille’s rental market showed its strength in 2023, and new buildings like Metronom represent a controlled and sought-after offering [50% of new-build transactions],” concludes **Thibault Delamain**, CEO and Head of Investments & Asset Management at AG Real Estate France.

JLL’s Work Dynamics department is advising and assisting the AG Real Estate France teams in this transaction. The property is being marketed under a tri-exclusive mandate with CBRE, BNPPRE and Arthur Loyd.



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 m² of service-sector space, 300,000 m² 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 m².

For more information, see www.agrealestate.fr

PRESS CONTACTS

Véronique Mathonet

*Chief Human Resources &
Communication Officer*

+33(0)6 03 74 71 36

veronique.mathonet@agrealestate.eu

Agence Première

Catherine Gaudu

*Responsable Communication &
Relations Presse*

+33(6) 67 40 02 60

catherine.gaudu@agencepremiere.com

Julia Perréard

*Responsable Communication &
Relations Presse*

+33(7) 60 60 16 69

julia.perreard@agencepremiere.com

