



Press Release

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AG Real Estate France realises Spotlight, a 4,000 m² freestanding office building in Issy les Moulineaux (92)

Acquired by AG Real Estate France in 2019, the project involves the demolition and reconstruction of a 4,000 m² office asset. Work began in 2023, with handover scheduled for June 2025.

Close to various metro lines and the banks of the Seine, this new, human-scale office building is part of the Issy Cœur de Ville district, in a mixed urban fabric that includes residential (with some suburban areas), service-sector and city-centre services.

Originally a former France 5 headquarters dating from the 1990s, Spotlight's scale and volume make it ideal for a domestic environment.

The decision was made to create a new, independent, 7-storey office building [R+6] - with terraces on the R+5 and R+6 storeys and a ground floor with the capacity to accommodate 100 people in an ERP environment.

Given this original complexity, designing a legible form and creating a wide strip of vegetation within its perimeter, accessible to all, and quality spaces throughout and exceptional at the top, was an obvious response.

With a strong and atypical urban form that echoes the industrial heritage of Issy-les-Moulineaux, the project embodies a new visual landmark in a neighbourhood that is in the process of renewal, one that is both 'friendly' to its surroundings and highly 'identifiable'.

AG Real Estate France, the HOFA architectural practice and the town of Issy-les-Moulineaux worked together

very early on, with quality of life at the heart of the design, or how to create a flexible object that would ensure the durability of spaces and the evolution of uses.

With a high level of requirements and a concern for rationality and optimisation, the search for sobriety in terms of construction and materials proved convincing. As a result, the project has developed on the basis of shared values, starting with the idea of a concrete exoskeleton made off-site to cover a very simple form.

Virtuous and thrifty, the off-site philosophy embodies a real reduction in nuisance ('less waste, less transport, less noise'), a saving in time, precision work with skilled labour and, consequently, a quality finish to the works.

This method of construction was perfectly suited to the project and its location in the city centre, with all the logistical constraints that this entails. Several public meetings were held to establish an intelligent dialogue with local residents, a beneficial approach that gave a different colour to the site and to the act of building.

The exoskeleton frees up load-bearing points within the structure. This technical specificity gives rise to large modular floors with a surface area of 700 m² on the first 4 levels (2.75 m clear height). The ground floor [R+6] is a monumental space with a ridge height of 4.5 m. This process creates a stimulating working and living space thanks to its great adaptability, reflecting well-being and social cohesion.

The external structure creates a balance of light inside,

and the planted strip on the base acts as a filter between inside and outside, creating a degree of intimacy but also a dialogue with the public space.



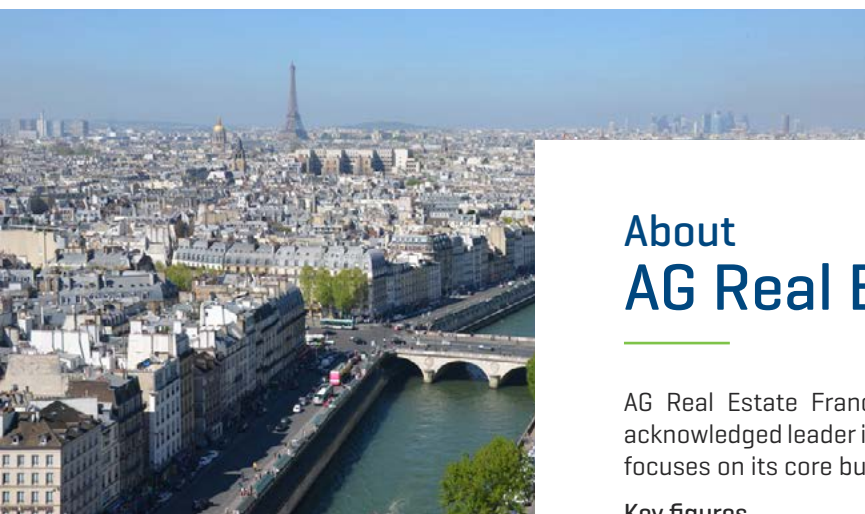
With its triple orientation, the building stands out for its porous views and remarkable natural light on each floor. A 220 m² green base completes and enhances the architecture, redistributing green spaces across the three façades and creating a distance between public

and private spaces. Spotlight has a 70 m² cycle park and 35 parking spaces, 8 of which are electrified.

The certifications and labels sought are HQE 'Exceptional', E+C- level E1C1, BREEAM Very Good, Wired Score Gold and WELL Silver. The approach to reducing the building's carbon footprint is being achieved in particular by making strong choices in terms of thermal production equipment using latest-generation heat pumps, and by emphasising reuse and optimisation of the exoskeleton's materials.

The building, sold to OFI REAL ESTATE on a VEFA basis, will be delivered in June 2025.

'AG Real Estate France's approach is based on everyone's commitment to promoting a culture of quality. By working together and adopting a proactive approach, we can guarantee results that match our ambitions; Spotlight embodies this philosophy.' Arnaud Guennoc, Managing Director - AG Real Estate France.



About AG Real Estate France

AG Real Estate France is the French subsidiary of AG Real Estate, a acknowledged leader in the Belgian property market. AG Real Estate France focuses on its core business: development and investment.

Key figures

By the end of 2024, AG Real Estate France has developed almost 300,000 m² of commercial space and 400,000 m² of logistics space, and has a managed portfolio of office, retail, logistics, business hotels and car parks worth some €1 billion. The development projects under its control offer a potential of around 150,000 m².

For more information, please visit www.agrealestate.fr

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