



Press Release

Paris - 17/12/2024

AG Real Estate France acquires the former headquarters of Médecins du Monde, an office building of 5 000 m² in the 18th arrondissement of Paris.

AG Real Estate France announces the acquisition from a fund managed by Keys REIM of an office building with a floor area of 5 000 m², located at 62 rue Marcadet in the 18th arrondissement of Paris, at the crossroads of the lively neighbourhoods of Jules Joffrin and Village Ramey-Custine.

Between 1930 and 2019, the building underwent a series of alterations: initially a large furniture shop linked to Galeries Barbès, it went on to house the headquarters of the NGO Médecins du Monde.

Right next to metro lines 4 and 12, only 5 minutes from Gare du Nord and 10 minutes from Gare Saint Lazare, the project will restructure an existing building with intrinsic qualities: 750 m² of office space behind two historic façades with large workshop openings, a generous ceiling height of over 3 metres, a glass roof and an atrium.

The project will develop convivial spaces with the creation of a rooftop, offering two huge terraces, as well as spaces to work and socialise, with an exceptional view over the Sacré-Cœur and the rooftops of Paris. Two infrastructure levels will also be developed, with space to park 100 bikes and 35 cars.

The works will start in early 2025 with completion scheduled for October 2026.

“We’re delighted that we can continue developing the office project initiated by Keys REIM with the building permit that was already issued. This acquisition demonstrates AG Real Estate’s value-added strategy, as well as our intention to develop, right here at the heart of the 18th arrondissement, a place that drives creativity for future users.” explains Arnaud Guennoc, Directeur Général and Head of Development at AG Real Estate France.

The transaction was completed with the assistance of Estate Consultant. The AG Real Estate France team was advised by Virginie Blanc, notary at GMH Notaires.

The seller was assisted by B&C France and Allez & Associés notaries.

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ARNAUD GUENNOC, ADIRECTEUR GÉNÉRAL
AND HEAD OF DEVELOPMENT AT AG REAL
ESTATE FRANCE.

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About Keys REIM

Keys REIM is an asset management company authorised by the French Financial Markets Authority since 04/04/2016 under number GP16000011. www.keys-reim.com. Keys REIM specialises in the development and management of alternative real estate investment funds on behalf of professional and assimilated investors. The company's business focuses on four areas: property management, property development, financing development operations and private equity. Keys REIM is a signatory of the United Nations Principles for Responsible Investment. Its flagship fund has been awarded the ISR (Socially Responsible Investment) label by the French Ministry of Economic and Financial Affairs.



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

