



Press Release

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Paris 2nd^{arr}: 24 Sentier, AG Real Estate's new showcase

AG Real Estate France announces the completion of the restructuring of a historic office asset in its portfolio located at 24 rue du Sentier [75002].

Acquired in 2013 by AG Real Estate France, 24Sentier is reinventing itself. This 3,500 m² property complex, formerly a hub for companies in the technology and textile sectors, is now completing an ambitious restructuring led by the group's Design & Build teams.

In addition to renovating the façades and optimising the office space on the upper floors, the project aimed to transform the ground floor and garden level, with their approximately 4-metre-high ceilings, into an open service base conducive to collaborative use and conviviality, both indoors and outdoors. At the same

time, an in-depth review of the overall design was carried out in collaboration with RF Studio.



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The 1980s façades were redesigned by Cove Architectes and Calq in an “atelier” spirit combining aesthetics and thermal efficiency.

In line with a rigorous environmental approach, the project promotes the reuse of materials from the construction site, the use of natural materials (wood, stone, wool, etc.) and eco-responsible solutions. 24Sentier is aiming for **BREEAM Very Good, OsmoZ and Wired Score Silver** labels, thereby strengthening its position among the most virtuous commercial buildings in the capital.

“In line with our strategy of enhancing the value of our assets, we are repositioning 24Sentier based on our values: excellence, reliability, the environment, services and cost-effectiveness. Restructuring, designing and developing offices in the city centre is now a high value-added ambition given the administrative, environmental and usage challenges,” explains Thibault Delamain, Managing Director and Head of Investment & Asset Management at 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 2024, AG Real Estate France has developed nearly 300,000 m² of service-sector space, 400,000 m² of logistics and has a managed portfolio of offices, retail and logistics spaces, 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, see www.agrealestate.fr

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