



Press Release

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## 24Sentier, fully leased: AG Real Estate France signs deal with a CAC 40 subsidiary

AG Real Estate France announces the signing of a lease with a subsidiary of a major French industrial and technology group for the 24Sentier building, located at 24 rue du Sentier (Paris 2nd arrondissement).

This recently refurbished 3,500 m<sup>2</sup> property is now fully let under a nine-year commercial lease, with a six-year fixed-term. The transaction was concluded on the basis of a base rent of €885 excl. VAT and service charges per square metre per annum for the refurbished areas.

In a particularly challenging rental market, characterised by increasingly selective tenants and a scarcity of major transactions, this deal confirms the appeal of repositioned, high-quality assets in the heart of Paris.

Completed in mid-2025, the repositioning of 24Sentier has enabled the provision of a space that aligns with new business practices, combining spatial flexibility with an enhanced user experience.

The tenant's choice was driven by the building's intrinsic quality, its central location and the flexibility of the spaces, which perfectly match its development needs.

*"In a market that rewards quality, this deal confirms that high-quality assets, when properly repositioned,*

*will always find a buyer. This is the strategy we have been championing for years at AG Real Estate France, and 24Sentier is a concrete example of this today."*  
**Thibault Delamain, Managing Director and Head of Investment & Asset Management at AG Real Estate France**



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## About 24Sentier

Acquired in 2013, 24Sentier underwent extensive refurbishment and a complete repositioning to meet current user standards.

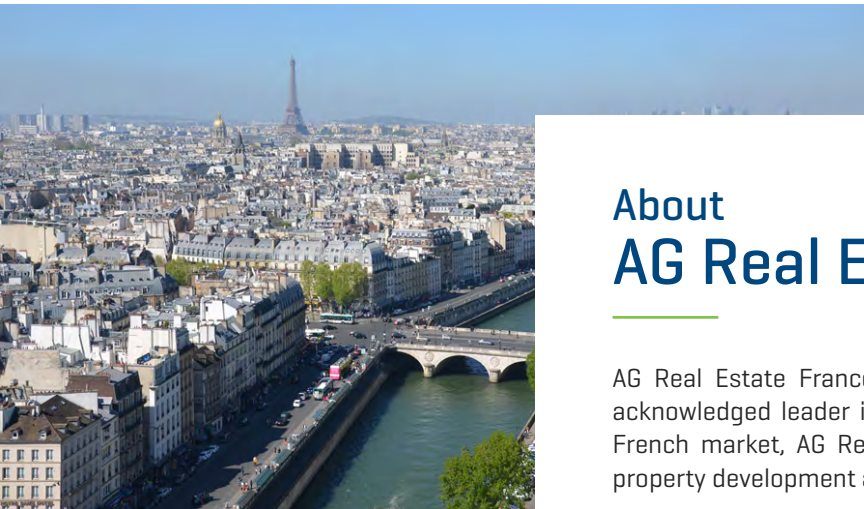
The project notably involved:

- the refurbishment of the façades and office floors,
- the creation of spaces designed to encourage collaborative working,
- the integration of sustainable materials and eco-friendly solutions,
- the attainment of ambitious environmental certifications [BREEAM, OsmoZ, WiredScore].

Located in the heart of Paris's 2nd arrondissement, the building benefits from excellent accessibility and a particularly attractive environment for technology and innovative companies.



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## 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 m<sup>2</sup> of service-sector space, 400,000 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 billion. The development projects under its control offer a potential of around 150,000 m<sup>2</sup>.

For more information, see [www.agrealestate.fr](http://www.agrealestate.fr)

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