

13-15 rue Cognacq-Jay  
75007 PARIS



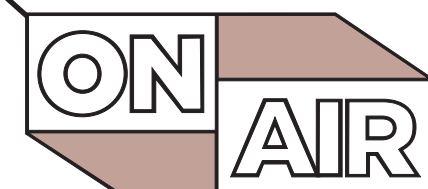
# EDITORIAL

An iconic building with an unrivaled history.

Built on the site of Paris' first amusement park, it once housed a huge dance hall before being requisitioned during the occupation. The Germans set up the Fernsehsender television studios to entertain their hospitalized soldiers.

After the Liberation, these same studios became those of the RTF, and later the ORTF. Better known as Cognacq-Jay, they were the birthplace of all French television channels: TF1, Antenne 2 (later France 2), France 3, La Cinquième, M6, and RMC. For nearly half a century, the biggest names on television—hosts, journalists, and announcers—passed through its doors.

Today, the building is undergoing a remarkable transformation to recapture the elegance of its early days. The new architectural design highlights a magnificent Art Deco specimen, opens it up to its exterior spaces, reimagines its rooftop, and adds attentive services to write a new chapter in its story.



**OVER TO YOU PARIS!**

**ON AIR**

A signal placed at the entrance of a studio to indicate that a show is being recorded or that the host is live on air.





### 1900

Creation of Paris' first amusement park, Magic City, by Ernest Cognacq, owner of La Samaritaine.

### 1930-1933

Construction of an office building by architect C. Thomas, which was later reassigned to residential use with shared services.

### 1943-45

The building was requisitioned by the Germans due to its proximity to the Eiffel Tower antenna, where they installed the Fernsehsender television studios.

### 1945-1975

After the Liberation, the RTF moved in, later becoming the ORTF. Shows such as Le Grand Échiquier, Intervilles, and Le Schmilblic were produced here.

### 1975

The ORTF was divided into several entities, including TF1, Antenne 2, and TDF, which was responsible for managing transmitters and broadcasting.

### 1984

Antenne 2 left the building.

### 1992

TF1 left the building.

### 1992-2020

TDF pursued its broadcasting operations until 2020, when the company, along with Public Sénat and LCP (the last channels remaining in the building), permanently left the premises.

### 2022

The final chapter of this extraordinary history: the Cognacq-Jay studios' antennas were dismantled, marking the start of a new era.

→ 2023



# SUMMARY

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« **OVER TO YOU PARIS!** »

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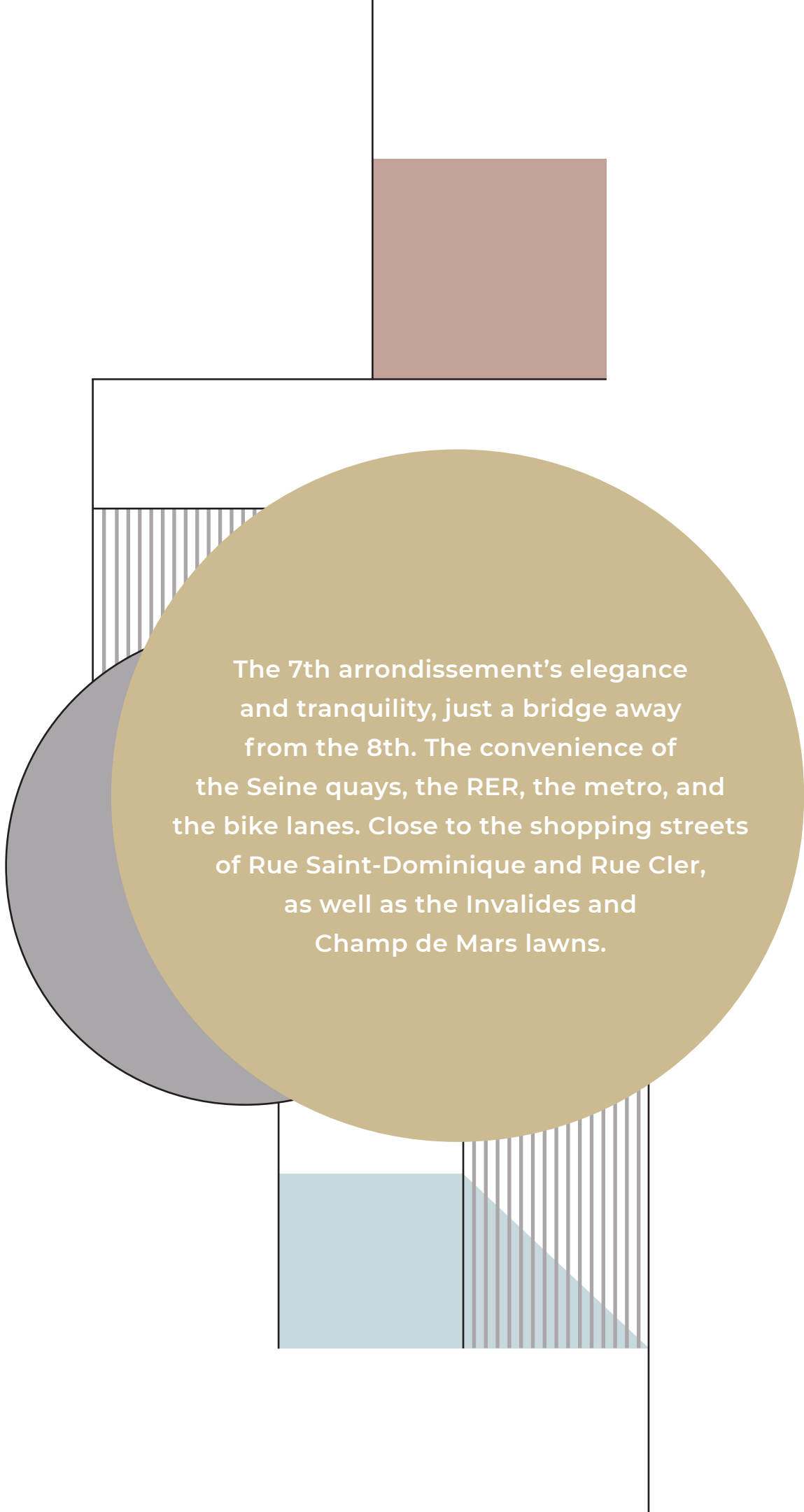
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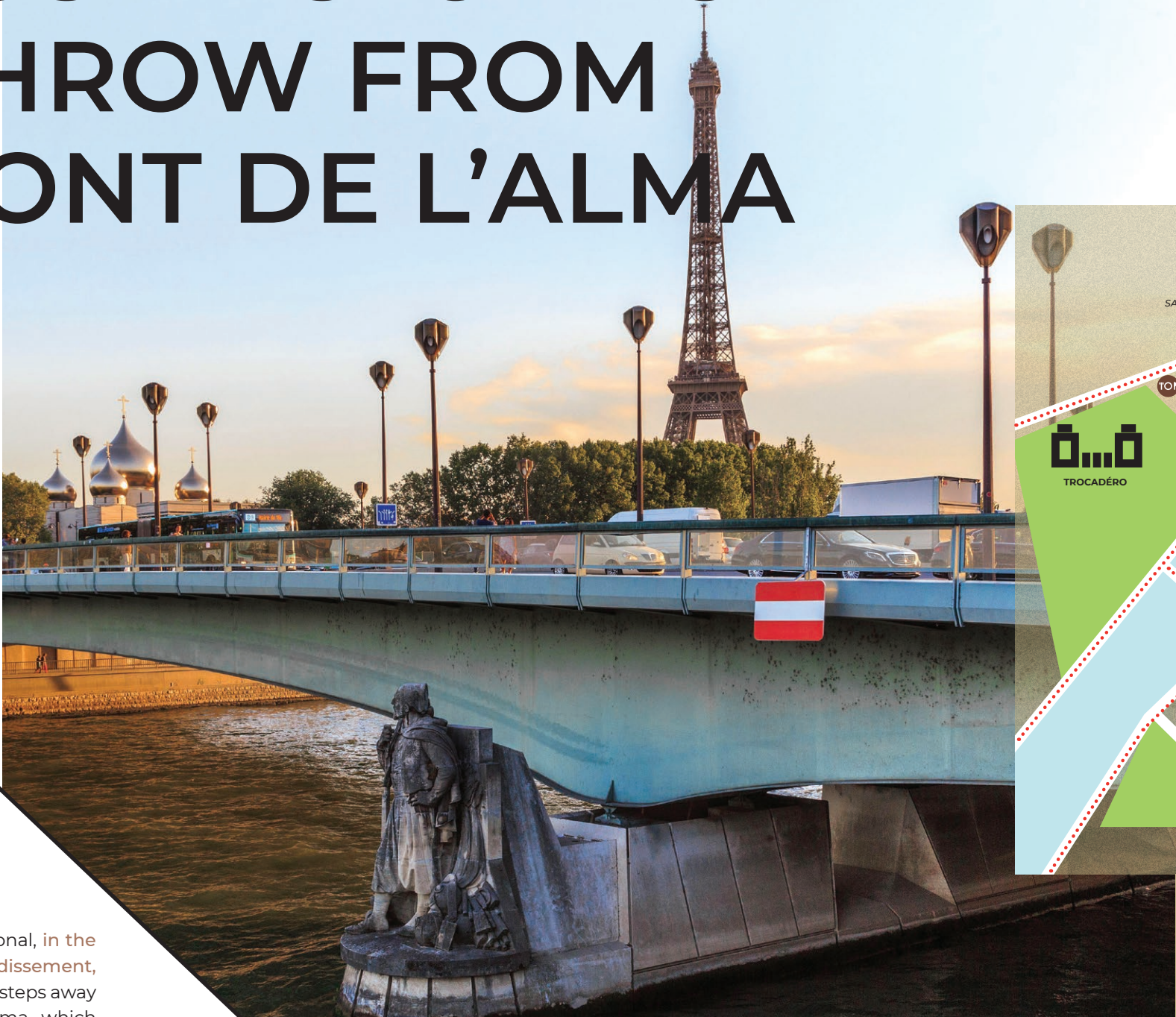
The 7th arrondissement's elegance and tranquility, just a bridge away from the 8th. The convenience of the Seine quays, the RER, the metro, and the bike lanes. Close to the shopping streets of Rue Saint-Dominique and Rue Cler, as well as the Invalides and Champ de Mars lawns.



OVER  
TO YOU  
PARIS!



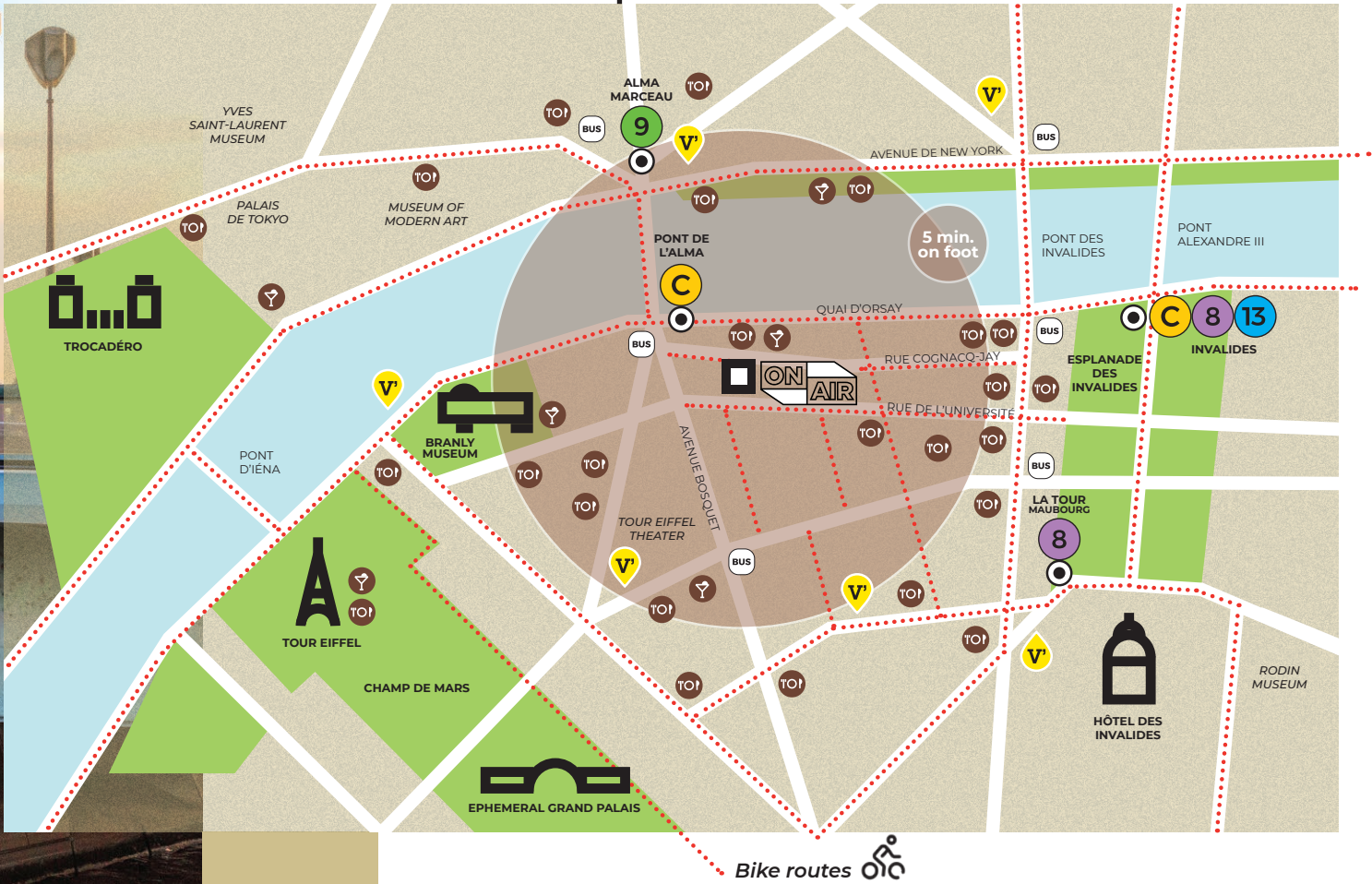
# JUST A STONE'S THROW FROM PONT DE L'ALMA



The address is exceptional, in the heart of the 7th arrondissement, by the Seine, just a few steps away from the Pont de l'Alma, which connects Quai Branly to Avenue George V. The French television' founders chose this very location.

|     |          |
|-----|----------|
| RER | C        |
| M   | 8 9 13   |
| BUS | 42 63 92 |

|                   | PT | Bike | Car |
|-------------------|----|------|-----|
| Saint-Lazare      | 18 | 14   |     |
| CDG Étoile        | 17 | 7    |     |
| Châtelet          | 20 | 13   |     |
| Gare Montparnasse | 25 | 13   |     |
| Gare de Lyon      | 30 | 21   |     |
| Gare du Nord      | 22 | 22   |     |
| Orly              | 48 |      | 31  |
| Roissy CDG        | 54 |      | 47  |



ON FOOT ●  
BY CAR...







Le Gros-Cailloeu stretches from the Invalides and the École Militaire to the Eiffel Tower.

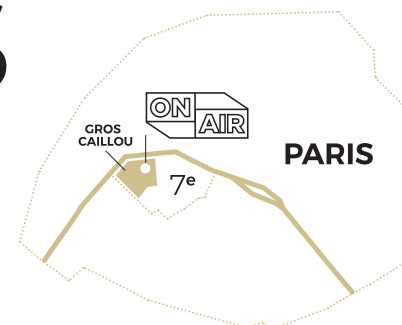
It is also home to the Musée du Quai Branly, also known as the Museum of Arts and Civilizations of Africa, Asia, Oceania, and the Americas, envisioned by Jacques Chirac and designed by Jean Nouvel. The vertical green garden, created by botanist Patrick Blanc, is a grand living artwork.

Since 2016, the former headquarters of Météo France have been replaced by the Russian Orthodox Spiritual and Cultural Center. Designed by Jean-Michel Wilmotte, it blends Russian, Byzantine, and



Quai Branly Museum

# FROM THE AREA KNOWN AS LE GROS-CAILLOU



The Gros-Cailloeu district is Paris' 28th administrative district located in the 7th arrondissement.

# RUE COGNACQ-JAY



Nestled between two green expanses, the Champ de Mars and the lawns of Les Invalides, the neighborhood is characterized by its stunning Art Deco façades. Rue Cognacq-Jay, which runs parallel to the bustling streets of Rue Saint-Dominique and Rue de Grenelle, is a haven of peace and elegance.



Lavirotte Building

A neighborhood of prestigious addresses... Those of Air Liquide, Schlumberger, the Ministry of Foreign Affairs, law firms Bredin Prat and Latham & Watkins, as well as the Monassier notary office.



# PEDESTRIAN GETAWAYS

The neighborhood is best explored on foot. From Rue Cognacq-Jay, Rue Malar is a true fusion food journey with its Vietnamese, Indian, Japanese, and Hawaiian restaurants.

Just a few steps away, Rue Saint-Dominique and Rue de Grenelle are filled with gourmet shops and fashion boutiques: Aux Merveilleux de Fred competes with the patisserie Sadaharu Aoki, Palais des Thés with Bellota-Bellota, ba&sh with Berenice, and Princesse tam. tam with Gérard Darel ...

The entirely pedestrian Rue Cler is an invitation to indulge and relax with its gourmet stalls and large terraces.

Patisserie at  
Sadaharu Aoki



Rue Cler

David Toutain  
Restaurant



L'Ami Jean, Phuoc Banh Mi, or Canteen Café on Rue Malar. Just a few steps further, you'll find La Fontaine de Mars, Jaïs, and the Michelin-starred restaurants David Toutain, Tomy & Co, and Le Violon d'Ingres.


# GASTRONOMIC TREATS



Aux Merveilleux de Fred



Tomy & Co



Originally designed for offices,  
it was rapidly repurposed into a  
54-apartment residence with innovative  
shared services, a pioneer in co-living.  
Its size and proximity to the Eiffel Tower  
made it ideal for yet another transformation:  
During World War II, the building became  
a prominent broadcasting center  
with its famous studios.  
**And now...**



**COGNACQ**  
**-JAY**  
**here!**





The wide sidewalks and small gardens at the foot of the buildings are Rue Cognacq-Jay's true signature.





4,456 sqm



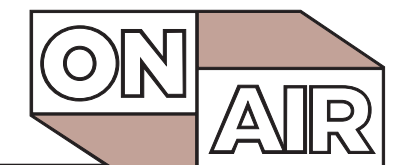
532 PERSONS  
INCLUDING 148 PAB



8 LEVELS  
MEZZANINE GF+9

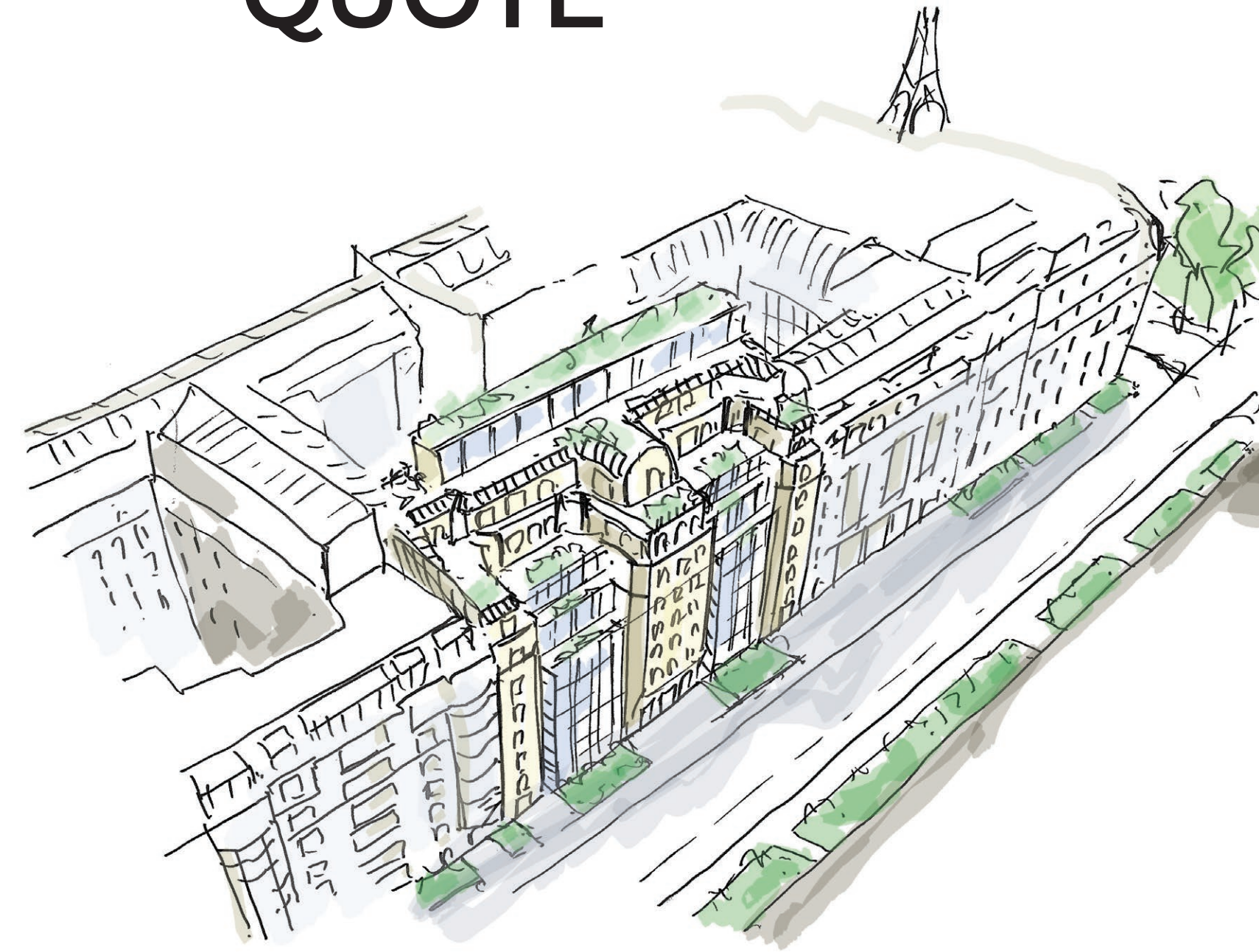
DOUBLE-HEIGHT LOBBY  
BUSINESS CENTER  
CONTEMPORARY CAFÉ  
COWORKING  
FITNESS  
BIKE STORAGE  
PANORAMIC CAFÉ

382 sqm of  
ACCESSIBLE  
GREEN TERRACES





# OPEN QUOTE



The project is one of a rebirth infused with history and experience.

It is the ambition of a new address that draws on a reinterpreted Art Deco heritage, from the most stylized to the most modernist.

It is the desire to restore the building to a prominent place on Rue Cognacq-Jay, through a precise and bold architectural gesture.

Geometry, verticality, and the use of stone, glass, and metal contribute to its glow.

On the façade, the curtain walls in curved glazing display a simple, elegant, and durable design, which frame the modernized monumental entrance.

Inside, the project is rich in detail. It is all about balancing volumes and working with materials. Mondrian-inspired patterns prevail in a decor with modernist affinities.

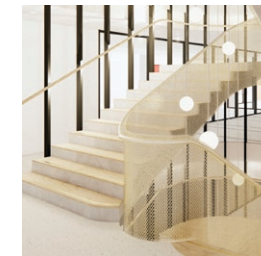


Special attention has been given to the circulation and transition spaces: the landings and the two staircases. The first is monumental, with its mesh ribbon and motif echoing that of the façade. The second has a light and curving form that guides the flow towards the mezzanine, a true glass roof designed as a suspended winter garden.



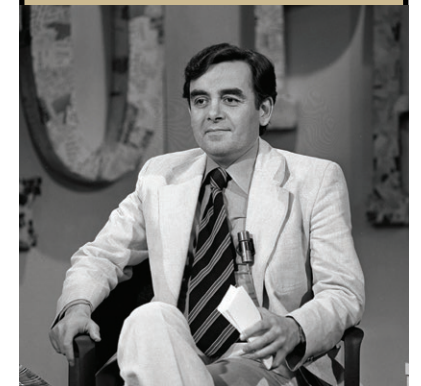
Vincent Maury,  
Hugo Jacques,  
Constance Rousseau,

**STUDIOS**  
architecture



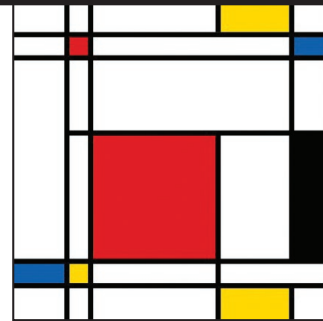
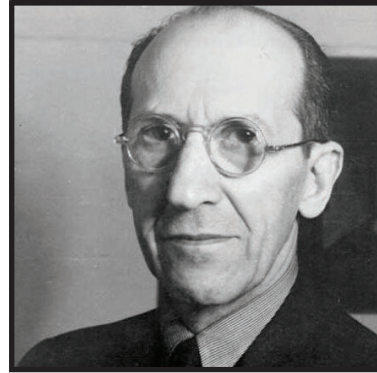
## Open quote

A literary show presented by Bernard Pivot from 1973 to 1974, broadcast on ORTF's first channel, from the Cognacq-Jay studios, before becoming *Apostrophes* on the newly launched Antenne 2.



Bernard Pivot



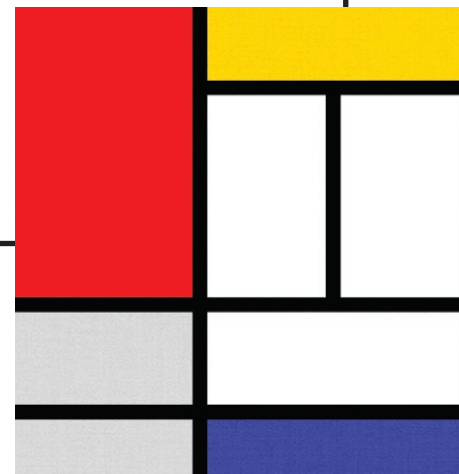


I construct lines and color combinations on a flat surface, to express general beauty with the utmost awareness.



Piet Mondrian

Abstraction, of which Mondrian was one of the founders, sought to communicate emotions using only lines and colors, a unique and universal pictorial language.



# ENCOUNTER & HARMONY OF STYLES



ON AIR merges the elegance of Art Deco with modernist aesthetics. The interior design draws inspiration from Mondrian's style. The fluted motif, emblematic of the building's construction, is found at every scale, in stone, glass, and metal. Everywhere, its story is told in subtle touches.





“

The vertical grid and fluted motif, borrowed from the Art Deco style, are reflected in the interior project's continued reflection.

”

Vincent Maury  
**STUDIOS**  
architecture



# ZOOM

## THE SERVICES



Open to its surroundings and welcoming, ON AIR dedicates a lower floor to well-being and reception services.



### ZOOM

Zoom is a monthly French news magazine program, created by André Harris and Alain de Sédouy, and broadcast on ORTF's second channel from December 1965 to May 1968.



ZOOM program credits





ON AIR invites its users to enjoy attentive services in refined spaces. Geometrically patterned walls and decorative wooden panels create a unique landscape with a modernist feel. Fitness rooms, meeting rooms, and coworking spaces are always worth a visit.



**BUSINESS CENTER:  
2 MEETING ROOMS  
FLEXIBLE ON GF  
WITH LOBBY**

**COWORKING  
ON GREEN TERRACE**

**CONTEMPORARY  
CAFÉ**

**FITNESS &  
LOCKERS**

**BIKE STORAGE**

**148 PERSONS  
IN PAB**



The reception hall sets the tone: its elegance is captivating, and its simplicity is inviting. On either side, the reception areas feature revived Art Deco.

# BUSINESS CENTER

Wood creates an atmosphere of confidentiality in the meeting rooms. The wall panels combine fabric and felt for optimum acoustic comfort. Those facing the street, protected by greenery, benefit from natural light.



# CONTEMPORARY CAFÉ

This multipurpose space can be used as a foyer or meeting room next to the business center, for lunch and coffee breaks, or coworking.

# FITNESS AREA

With its adjoining changing rooms, the gym's aesthetics are an invitation to practice wellbeing.







“

Protected from the outdoor garden, on the street, the contemporary café is open at all hours. The bar's marquetry cleverly combines the fluted pattern with the iconic black lines of the Mondrian style.

”





The illuminated ceiling pattern, the framing of the mirrors, the screen printing on the glass windows, and the staircase design subtly reflect Art Deco lines.







# THE STAIRCASE,

a concentration of contemporary elegance.



The monumental staircase is the building's backbone. Reinterpreted as a modernist citation, it is placed behind a glass wall to echo the façade design. The palette of materials features timeless, elegant light tones. The ribbon motif evokes the metalwork and gates outdoors. Its highly kinetic mesh, both material and immaterial, plays with light and contrasts with the raw concrete.



Vincent Maury  
**STUDIOS**  
*architecture*

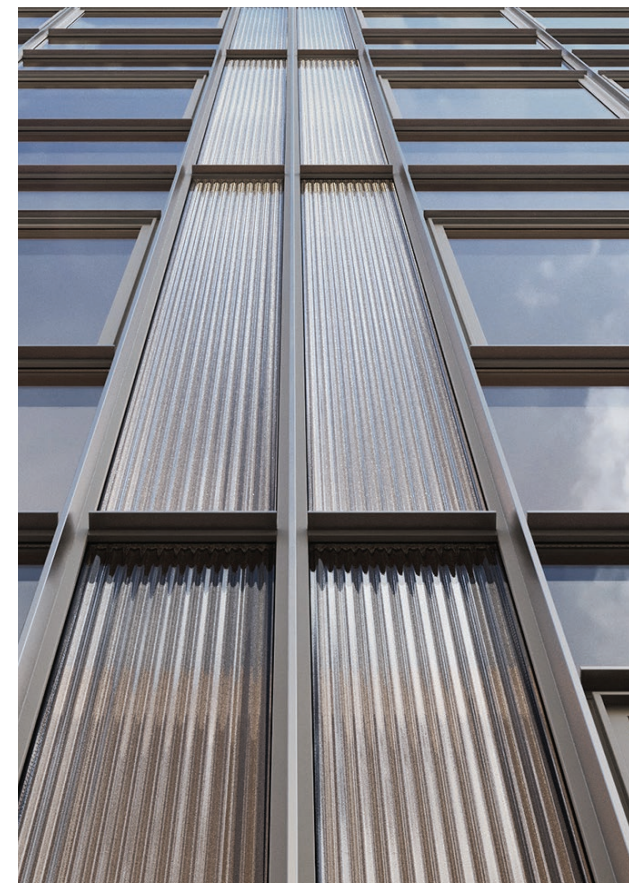




# LIVE FROM... THE FLOORPLATES

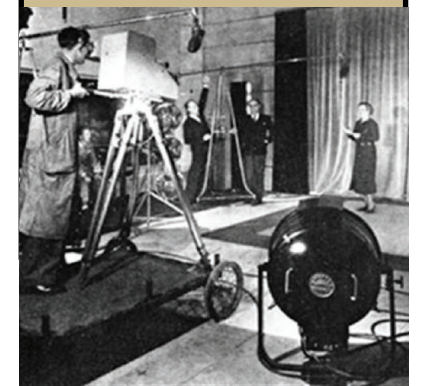


The fluted corner pillars are the building's signature. This architectural motif is reflected both inside and outside.



## En direct de... (Live from)

A program broadcast from 1952 to 1967 on RTF Television and then on ORTF's first channel, offering a report in the form of a guided tour of a particular place.







“

The verticality of the uninterrupted lines asserts itself as the building's new signature, extends to the very refined and sober Parisian landings.

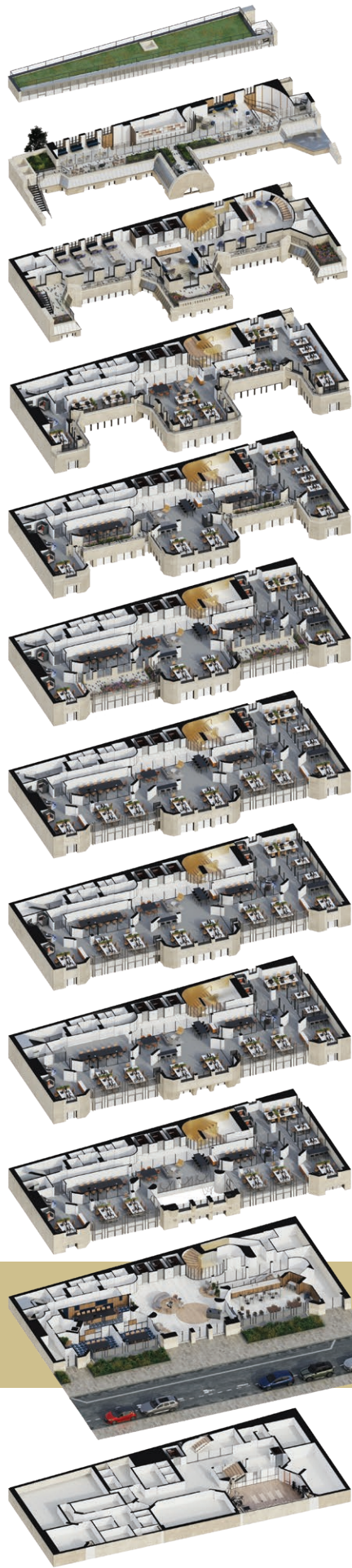
”



|       | GLF<br>Surfaces | Exterior | Persons<br>areas |
|-------|-----------------|----------|------------------|
| Mezz. | 54 sqm          | 104 sqm  | 12               |
| GF+8  | 240 sqm         | 98 sqm   | 50               |
| GF+7  | 374 sqm         | 79 sqm   | 43               |
| GF+6  | 422 sqm         | 39 sqm   | 48               |
| GF+5  | 474 sqm         | 62 sqm   | 54               |
| GF+4  | 547 sqm         | -        | 63               |
| GF+3  | 543 sqm         | -        | 63               |
| GF+2  | 537 sqm         | -        | 62               |
| GF+1  | 474 sqm         | -        | 55               |
| GF    | 499 sqm         | -        | 82               |
| GF-1  | 292 sqm         | -        | -                |
| TT    | 4,456 sqm       | 382 sqm  | 532              |



In the heart of a quiet and elegant street, between the base and the rooftop dedicated to services, ON AIR offers 7 floorplates of freely customizable spaces, bathed in light. The upper floors open onto accessible green terraces.



**MEZZ.** : COWORKING  
GARDEN TERRACE

**GF+8** : BAR  
COWORKING  
GARDEN TERRACE

**GF+7** - OFFICES

**GF+6** - OFFICES

**GF+5** - OFFICES

**GF+4** - OFFICES

**GF+3** - OFFICES

**GF+2** - OFFICES

**GF+1** - OFFICES

**GF HALL** : FOYER  
BUSINESS CENTER

**GF-1** : FITNESS/VESTIAIRES  
LOCAL VÉLO  
L.T.

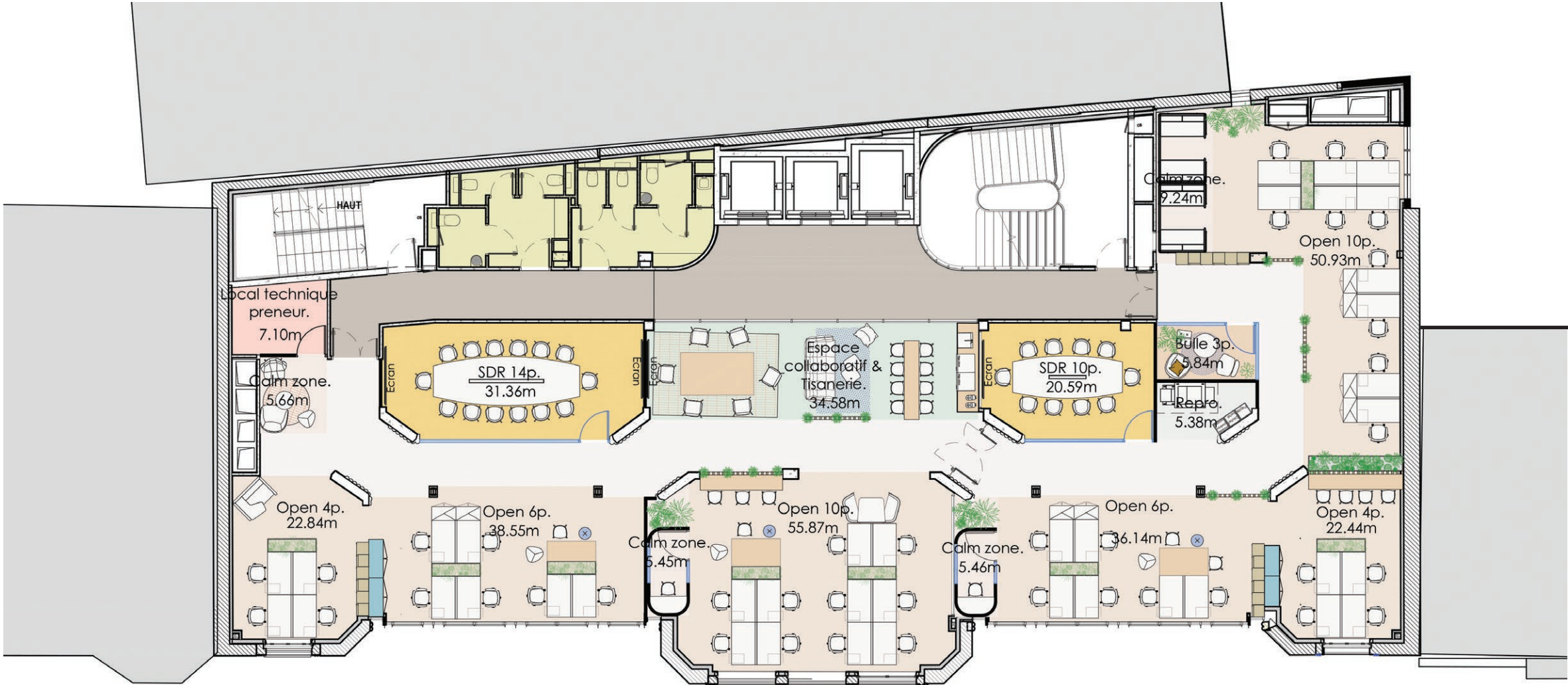






# GF+3 ● OPEN SPACE

Flexible and adaptable flow between the large and fluted columns, the glass curtain walls, and the monumental staircase.



## Layout Plan – Open Space

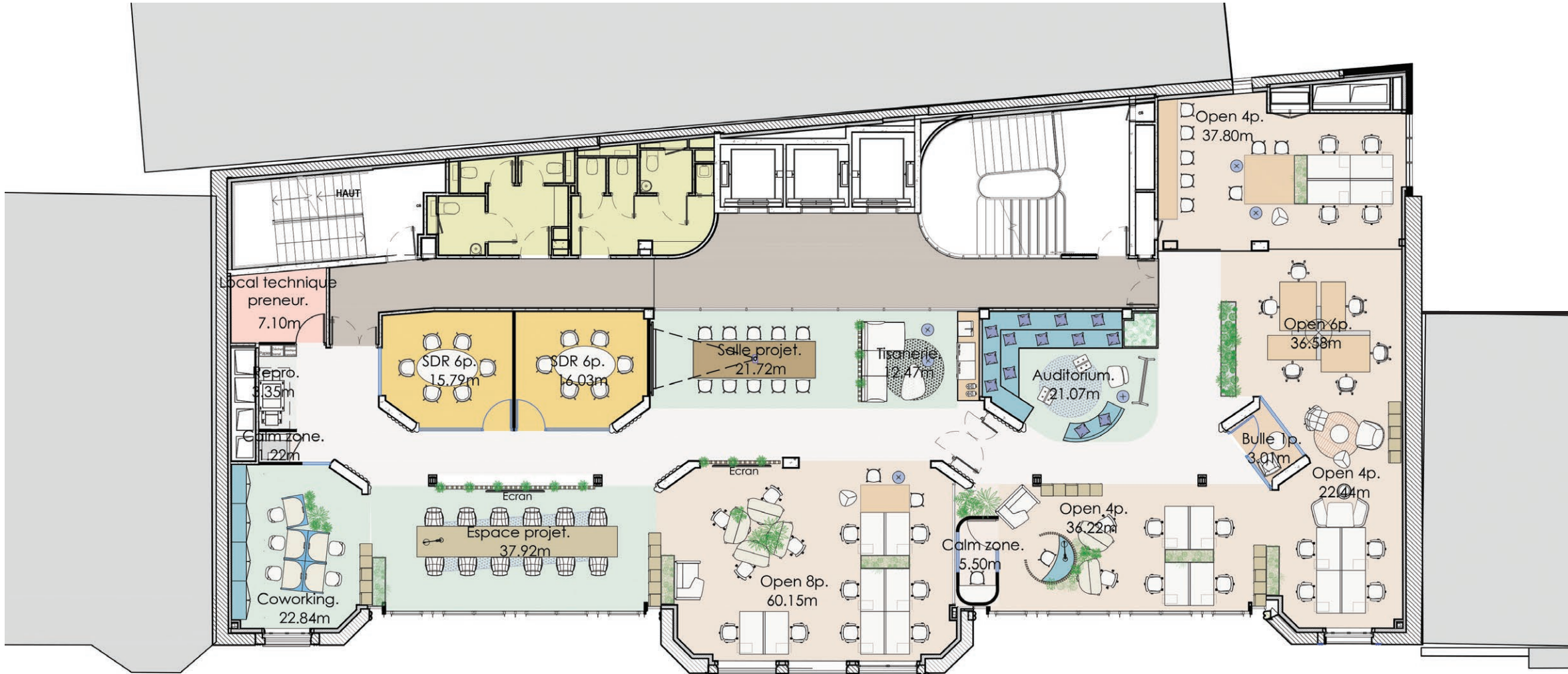
- |                          |                        |
|--------------------------|------------------------|
| Flow                     | Copy room              |
| Open Space               | Toilets                |
| Meeting Rooms            | Technical Rooms        |
| Calm areas               | Technical Rooms Tenant |
| Meeting Bubbles          |                        |
| Tearoom and shared areas |                        |

- Shared areas:**
- 1 collaborative area & tearoom
  - 1 meeting room for 14 pers.
  - 1 meeting room for 10 pers.
  - 4 calm areas
  - 1 bubble for 3 pers.
  - 1 copy room
  - 1 technical room
- 40 workstations in Open Space**

TOTAL 40 workstation

# GF+3 FLEX OFFICE

The Mondrian-styled interior architecture enables to lay out the different areas with elegance.



## Layout Plan – New uses

- Flow

Open Space

Meeting rooms

Calm areas

Meeting Bubbles

Tearoom and shared areas
- Copy room

Toilets

Technical Room

Technical Room Tenant

- Shared areas:
- 1 tearroom
  - 1 auditorium
  - 1 project meeting space
  - 1 project area
  - 2 meeting rooms for 6 pers.
  - 2 calm areas
  - 1 bubble for 1 pers.
  - 1 copy room
  - 1 technical room

26 workstations in Open Space  
18 alternative workstations





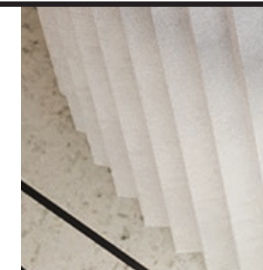
The contemporary glass curtain walls open the spaces to natural light. The ceiling design mirrors that of the façade, highlighted by a light path that enhances the fluting of the now interior pillars.

The semi-recessed spotlights, arranged in a staggered pattern, create a calm atmosphere. The central triplex of elevators and the monumental staircase ensure smooth circulation.

**FLOOR GF+1 TO GF+8**

**FLOORPLATES UP TO 547 SQM**

**63 PER./FLOOR**



**OPENING  
WINDOWS**





# TOP TO... THE ROOFTOP



Freed from all technical elements and its iconic antennas, the rooftop becomes a true living space.



## TOP À... (Top To...)

est une émission télévisée française de variétés créée et produite par Maritie et Gilbert Carpentier, et diffusée dans différents pays francophones de 1972 à 1974.



Maritie and Gilbert Carpentier





Like the upper decks of an ocean liner, the top floors can be lived to the full.

Open to accessible green terraces, the glazed roof with its through-view offers an exceptional vantage point of the Eiffel Tower and the Parisian rooftops.





On the 8<sup>th</sup> floor, the space resembles a library with walls composed of squares and rectangles arranged in grids of asymmetrical lines in pure Mondrian style.

## CO-WORKING

The space is welcoming, comfortable, and inspiring. Open on the outdoors, on all sides.



## PANORAMIC CAFÉ

In all seasons, the Parisian roofs are an enchanting sight for the eyes one enjoys both from inside the building and from the green terraces.



Art will disappear as life becomes more balanced.

Piet Mondrian



The walk-through mezzanine, designed as a suspended garden.







“

The staircase merges the top two floors into a single space. Its light, curving movement, like a poetic touch, wraps around the flow.

”

Hugo Jacques,  
Architecte d'intérieur

**STUDIOS**  
architecture





The glazed façade is designed as a succession of frames, offering exceptional viewpoints.

STUDIOS  
architecture





# GARDENS & TERRACES

Starting from the 5<sup>th</sup> floor, ON AIR offers cascading terraces that create a kinetic interaction with the street. The plantings become denser as you move up the floors. The mineral ground, with limestone slabs, extends the interior elegance. The plant range forms a graphic and blooming composition throughout the year.



Accessible terraces from floors GF+5 to GF+9

On the GF, 2 green squares are planted with shrubs and perennials with nectar-rich blossoms.



“

The supreme art of living: the view from the diving board, with its railings borrowed from the transatlantic liners of the 1920s, an Art Deco paving and a touch of greenery.

”







The crowning's architectural work aims to lighten it as much as possible by working on clear lines.

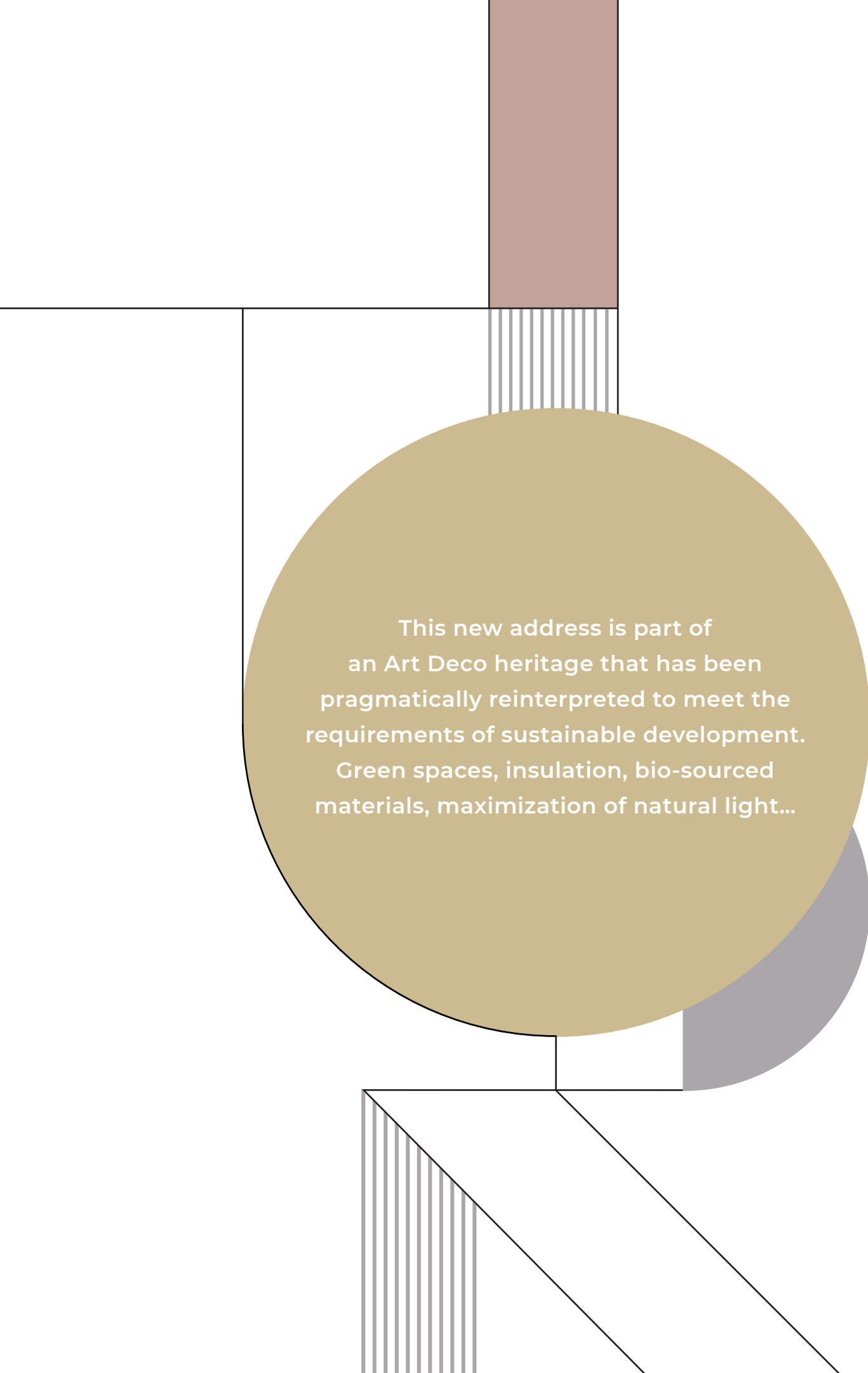


Vincent Maury

**STUDIOS**  
architecture







This new address is part of  
an Art Deco heritage that has been  
pragmatically reinterpreted to meet the  
requirements of sustainable development.  
Green spaces, insulation, bio-sourced  
materials, maximization of natural light...



**LIVE!**





# POST-SCRIPTUM

## THE LABELS

ON AIR is fully committed to sustainable development. Natural light has been maximized, the walls insulated with fiber, the roofs planted with vegetation, the staircases improved, and so on. These are just some of the features that justify the awarded certifications and labels.



### POST-SCRIPTUM

was a French literary television program conceived and presented by Michel Polac and broadcast every Wednesday evening from 7 October 1970 to 28 May 1971 on ORTF's second color channel.



Michel Polac

### JP Morgan CSR Charter

The renovation is fully in line with the JP Morgan Group's CSR commitments, which aim to provide users with optimal comfort in a responsible manner. Social and environmental responsibility is at the heart of JP Morgan's strategy to develop its commitments. JP Morgan wants to involve its tenants in its approach.

To this end, **74 strong pledges have been made**, set out in **4 charters** designed to improve the management of common areas by the owner, private areas by the tenants, and workplaces in the building. These charters aim to find a way to:

#### Consume better

to limit waste, support the local economy, and improve the quality of the products consumed

#### Recover better

to limit waste, promote recycling, reuse, and save resources

#### Live better

to improve health and well-being

#### Think and act better

to educate the new ways of producing, consuming, and upgrading





# INFORMATION PREMIÈRE

## ENVIRONMENTAL AMBITIONS

ON AIR is part of an **ambitious and tangible environmental approach**, committed to sustainable property development, reducing its ecological footprint, and integrating it into its neighborhood and immediate landscape.

## CARBONE NEUTRALITY

ON AIR contributes to low-carbon development through energy-efficient renovation and the use of bio-sourced and reused materials.

## ENERGY PERFORMANCE

The quality of the insulation and the connection to the urban heating and cooling networks all contribute to a significant reduction in energy consumption and greenhouse gases (GHG).

## GREEN SPACES

ON AIR offers a wide range of planted areas on buildings, roofs, terraces, and exteriors, including at the foot of the building. These are real islands of coolness, helping to improve biodiversity.



## INFORMATION PREMIÈRE (Top News)

is the French television news program produced by the editorial staff of the ORTF's first channel, created by Pierre Desgraupes, a broadcaster at the time.



Pierre Desgraupes

## COMFORT AND HEALTH

Natural lighting has been maximized, air quality and acoustics improved, and the flow of traffic and access to staircases enhanced... for optimum well-being.

## SOFT MOBILITY

In addition to its exceptional location in the heart of Paris, the creation of a 70-space bicycle storage area is helping to promote responsible transport.

All these elements are fully in line with the objectives of the **City of Paris**, the **Paris Climate Plan**, and the future **bioclimatic PLU** (Local town planning).



# TECHNICAL SPECIFICATIONS

## 1/ FLEXIBILITY, EFFICIENCY, MODULARITY

### Density

Average ratio of 9 sq. m. of Gross Lettable

Office Area (GLOA) per person, with a total of 532 workstations from the GF to the mezzanine on the 8th floor, including 25% meeting rooms in the office spaces

### Architectural and Technical Features

- Flooring made of raised floor tiles on pedestals, with soft carpeting tiles (at Tenant's expense), and a free space height of 6 cm between the raised floor and the plenum
- Acoustic suspended ceilings with smooth and perforated panels and islands of mineral fiber tiles, installed edge to edge for access to the technical plenum
- Free height in circulation and central areas: 2.50 m
- Building structure is of post-and-beam type, with masonry infill, semi-load-bearing stone façades, and reinforced concrete slabs or concrete joists with hollow brick interjoists
- Façades cleaned from the inside, except courtyard (access via rope technicians)
- Load-bearing values:
  - Hall: 400 kg/sq. m.
  - Offices and meeting rooms: 350 kg/sq. m.

Stairs and floor landings: 250 kg/sq. m.

Sanitary areas: 250 kg/sq. m.

Accessible terraces: 350 kg/sq. m.

Inaccessible terraces: 150 kg/m

Bicycle parking: 400 kg/sq. m.

Technical rooms in infrastructure: 500 kg/sq. m.

### Power (High and Low Voltage)

#### General power supply

General power supply via two 'yellow tariff' connections from a public transformer station (one 'yellow tariff' dedicated to General Services of 180 kVA, one 'yellow tariff' dedicated to Tenant of 180 kVA)

- Provisions made in Tenant Distribution Panels for a future UPS network

#### Uninterrupted Power Supply

No UPS planned, but provisions made in Tenant Distribution Panels.

#### VDI

- Centralized network hub with service provider connection to two dedicated rooms, according to Wirescore certification
- Provisions made for the deployment of a Cat 6a VDI network dedicated to security

#### BMS

- Control and management of HVAC production
- Management and control of lighting
- Monitoring of sub-metering
- Monitoring of technical alarms
- Motorized Equipment/Plumbing Equipment/HVAC Equipment

#### Distribution

- Unique primary electrical distribution offering the possibility of dividing the building by level
- A distribution panel per floor with provisions made for a UPS network
- Office lighting powered through the suspended ceiling, controlled locally and/or via BMS with possible circuit reconfiguration following changes in the office layout; circulation lighting managed by motion detection and BMS

### Workstation Power Supply

- Workstation power distribution through the raised floor
- Regular distribution of power strips for workstations via a normal network (powered by the Tenant Distribution Panels)

### Smoke Extraction, Safety, and Security

- Fire Safety and Smoke Extraction
- Fire safety system (SSI) Category A and Alarm 1 equipment, with fire detection in areas of specific risk
- Above-ground levels: natural smoke extraction in stairwells only
- Below-ground levels (sports areas): fire detection and audible alarms

### Anti-Intrusion - Video Surveillance

- Provisions for PNG in halls
- Supervision from the Security Control Room
- Anti-intrusion control at the Security Control Room
- Dual-volume detectors (halls)
- Intrusion sensors on all external access points
- Intercom and video surveillance planned for all main building entrances

## 2/ COMFORT, WELL-BEING

### Existing Façade on Street Side (North-facing)

- Historic semi-load-bearing stone façades with painted concrete parapets: restoration and cleaning of all solid parts, and adaptation to the project's transformation of the former courtyards, restoring the historic indentations on the street side
- Replacement of existing windows with new assemblies featuring thin steel profiles with thermal breaks, matching the original designs and allowing access for emergency services
- Dark-colored metal railings will be restored or replaced identically
- Existing slate mansard roofs will be preserved and treated with zinc
- Solar protection via light gray fabric interior blinds (screen type)
- Acoustic insulation:  $Rw+Ctr \geq 32$  dB
- Excellent solar factor/light transmission ratio for glazing

### New Curtain Wall Façade on Street Side

- Fully glazed metallic curtain wall with opening elements on parapets, inspired by Art Deco glass canopy designs, emphasizing transparency and lightness, in contrast with the materiality and massiveness of the original stone building
- Standard module of 2.70 m, including comfort openings and emergency service access
- Profiles and treatment of floor edges and parapets to maximize transparency
- Very thin steel profiles that enhance the window area, maximize natural light and contribute to the lightness
- Steel profiles with thermal breaks
- Solar protection via light gray fabric interior blinds (screen type)
- Acoustic insulation:  $Rw+Ctr \geq 32$  dB
- Excellent solar factor/light transmission ratio for glazing.

### Rear Façade

- Creation of wider and additional openings on levels GF+8 and GF+9 with new steel-framed units, fire-rated for the windows overlooking the adjoining building, with thermal break profiles, enhancing the dual orientation and views from these levels
- Planned renovation of the top section
- Solar protection via interior "screen" type blinds made of light gray fabric
- Acoustic insulation:  $Rw+Ctr \geq 32$  dB
- High selectivity of glass for solar factor/light transmission

### West Gable

- Filling in of the inner courtyard from level GF+1 to GF+6
- Creation of full-width, translucent windows up to 1.90 m, with transparency above, in compliance with regulatory requirements (civil code)
- Solar protection via interior "screen" type blinds made of light gray fabric
- Steel profiles with thermal break, fire-rated towards the neighboring building
- Acoustic insulation:  $Rw+Ctr \geq 32$  dB

### Lighting

The lighting sources are selected for their low consumption and are high-efficiency LED type

### Thermal Comfort

Treatment of office areas:

- 4-pipe fan coil units installed in all grid lines
- 2-way control valve
- Double-flow hygienic ventilation through AHU with 30 m<sup>3</sup>/hour/person for offices, meeting rooms, and coworking spaces on the ground floor and GF+8/mezzanine
- Thermal treatment of the mezzanine with an independent double-flow AHU

### Vertical Circulation

**Triplex elevators (A/B/C) serving all levels from GF-1 to GF+8.**

- Capacity: 2 x 1,000 kg + 1,275 kg (freight elevator)
- Operation: Destination control
- Speed: 1.60 m/s
- Cab height under suspended ceiling: 2,300 mm
- Dimensions of landing doors: 900 mm wide and 2,200 mm high, with center-opening double doors
- Machinery inside the shaft

**Elevator for Reduced Mobility (PMR) Access to Fitness:**

- Capacity: 315 kg
- Speed: 0.15 m/s
- Platform dimensions: 1,100 x 1,400 mm

### Restrooms

- Flooring in terrazzo-effect ceramic tiles, which extends up the walls, combined with waterproof paint; basin tops in Corian®
- Sanitary exhausts through high-pressure loss vents and ductwork connected to isolated box-type centrifugal extractors

### Environmental Certifications

- HQE Sustainable Building, minimum EXCELLENT level
- BREEAM Refurbishment VERY GOOD level
- WIRESCORE, SILVER level
- OsmoZ Certification
- BBC Effinergie Renovation
- BBKA Renovation Certification, Standard level

## 3/ SERVICES

### Terraces - Green Spaces

- Over 250 sq. m. of accessible green terraces on levels GF+5, GF+6, GF+7, GF+8 + mezzanine, with planters and stone or wood paving
- Two "co-working café" spaces
- A welcome café available on GF
- A working café on GF+8 + mezzanine for around 70 people

### Wellness

A fitness area of about 250 sq. m. on GF-1, offering a gym (2.80 m free height), locker rooms with showers and restrooms (2 sets – 1F/1M), and numerous lockers

### Coworking and Business Center

- A 200 sq. m. coworking space classified PAB type X on GF+8 + mezzanine.
- A business center classified PAB type L on GF, approximately 160 sq. m., consisting of a welcome area and 3 meeting rooms.
- 3 suspended meeting rooms in the atrium, reserved for the Tenant, with a 3m-free ceiling height

### Building Operations

Shared locker rooms in the fitness area for staff: 4 showers (2F/2M) and 2 restrooms (1F/1M)

### Bike Parking

A bike parking area with 70 spaces, a repair area, lockers, and access to locker rooms via the fitness









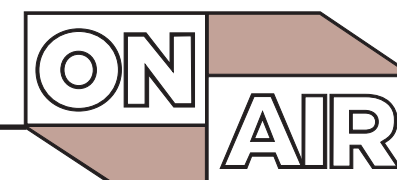
Design and realization:

**NINETEEN**  
group

Renderings: Nineteen Groupe

Photos: Nineteen Groupe, Unsplash, Pexels

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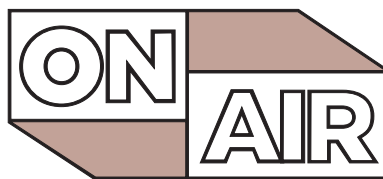
*A Project*

**J.P.Morgan**  
Asset Management









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