



Gare de Chelles © Atelier Schall - Société du Grand Paris

Benefit from State-of-the-Art Infrastructures

A real estate offer tailored to your needs

Paris Region presents unparalleled opportunities for companies and investors, offering a diverse range of real estate solutions such as offices, third spaces, and logistics facilities. The ongoing Grand Paris Express Project is set to enhance connectivity to urban and business centers, international airports, and high-speed train stations, further elevating the appeal of this world-class real estate destination.

A Gateway to Global Opportunities

With an extensive network comprising 25,000 kilometers of roads, three international airports, seven TGV stations, and Haropa Port, Paris Region stands as a key transportation hub, ensuring seamless connections to the global market. This strategic location facilitates businesses in reaching customers and expanding their presence not only within France and Europe but also across international markets, including Africa, Asia, and the Americas.

Evolving Towards Sustainable Mobility

As the concept of sustainable development gains prominence, Paris Region is at the forefront of environmentally friendly mobility solutions. The region boasts significant public transport infrastructures, and with preparations underway for hosting the 2024 Olympic & Paralympic Games, the mobility network is expanding, especially through the development of the Grand Paris Express.

Competitive Telecom and Energy Rates

France boasts cutting-edge telecommunications and energy networks, translating into cost advantages for individuals and businesses alike. The state-of-the-art infrastructure in these sectors positions Paris Region as a compelling choice for those seeking competitive telecom and energy costs.

Europe's Largest Scope of Real Estate Solutions

Spanning 55 million m², Paris Region boasts an expansive real estate market comprised of diverse, specialized districts, rendering it an exceptionally appealing destination for various industries, research endeavors, and lifestyles. The real estate landscape has undergone a recent evolution, with companies reevaluating the conventional office paradigm in favor of adaptable alternatives and external venues. Paris Region, home to numerous coworking spaces and the world's largest startup campus, provides a real estate ecosystem that fosters collaboration and authentic business synergy.



Village des Athlètes © Paris 2024

Office Space

Surface area
56 million m²

ORIE, 2023 – Data 2023

Over **1,500** areas for business activity

L'Institut Paris Region, 2023

34 business districts
Paris La Défense, the **4th** largest business district in the world

L'Institut Paris Region, 2023, EY-ULI 2020

- Immediate supply: **4.7 million m²**
- Vacancy rate: **8.5%**
- Take up: **1.9 million m²**
- Space under construction: **1.9 million m²**

Immostat, Deloitte 2023, Q4 2023

Office rents in Paris Region

Prime rent in central Paris

- **€960/m²/year**

Prime rent in La Défense

- **€550/m²/year**

Average rent in Paris Region

- **€432/m²/year**

JLL 2023, data Q4 2023

Paris Region: Twice Cheaper Than London in Office Rent

Office Rent (USD / per SQ FT/PA)			
Rank	Country / Territory	Market	Total Occupancy Cost (USD/SQ FT/PA)
1	United Kingdom	London (West End)	255
2	Hong Kong SAR	Hong Kong SAR	165
3	United Kingdom	London (City)	151
4	Singapore	Singapore	112
5	France	Paris	108
6	USA	Boston	103
7	USA	San Francisco	95
8	USA	New York	92
9	USA	Washington DC	88
10	Republic of Ireland	Dublin	82
11	Japan	Tokyo	82
12	South Korea	Seoul	81
13	Italy	Milan	81
14	India	New Delhi	78
15	Chinese Mainland	Beijing	72
16	USA	Los Angeles	71
17	Vietnam	Ho Chi Minh City	71
18	India	Mumbai	71
19	USA	Miami	67

Knight Frank, 2023

Everything You Need to Scale Up

Coworking spaces, business centers, shared offices: over the past few years, there has been a consistent expansion of remote work options in Paris Region. This growth is a response to various emerging trends, including the increasing nomadic nature of self-employed individuals, the desire to minimize commuting, the demand for welcoming environments conducive to collaboration and creativity, the economic efficiency in real estate costs for large corporations, and the socialization needs of the expanding population of micro-entrepreneurs.

1,031
 "third places", providing flexibility to the workforce, comprising:

- 409 coworking spaces
- 256 shared offices
- 126 fablabs
- 240 business creation or development support sites

L'Institut Paris Region, 2023

The World's Biggest Start-up Campus

A unique campus and community in the heart of Paris.

- 51,000 m² campus
- 1,000+ start-ups
- 30+ international startup programs
- 4,500+ total residents since its creation
- Coliving space: 100 apartments, home to 600 entrepreneurs

Station F, 2024

The Grand Paris Express: A Great Opportunity for Urban Projects (2023)

To enhance its attractiveness and competitiveness in our globalized world, Paris Region is undertaking major infrastructure and urban planning projects. This includes the Grand Paris project, the largest urban project in Europe, which will provide a new transport network, new residential projects, office districts, and R&D hubs open to international competitions to reinvent Paris Region.

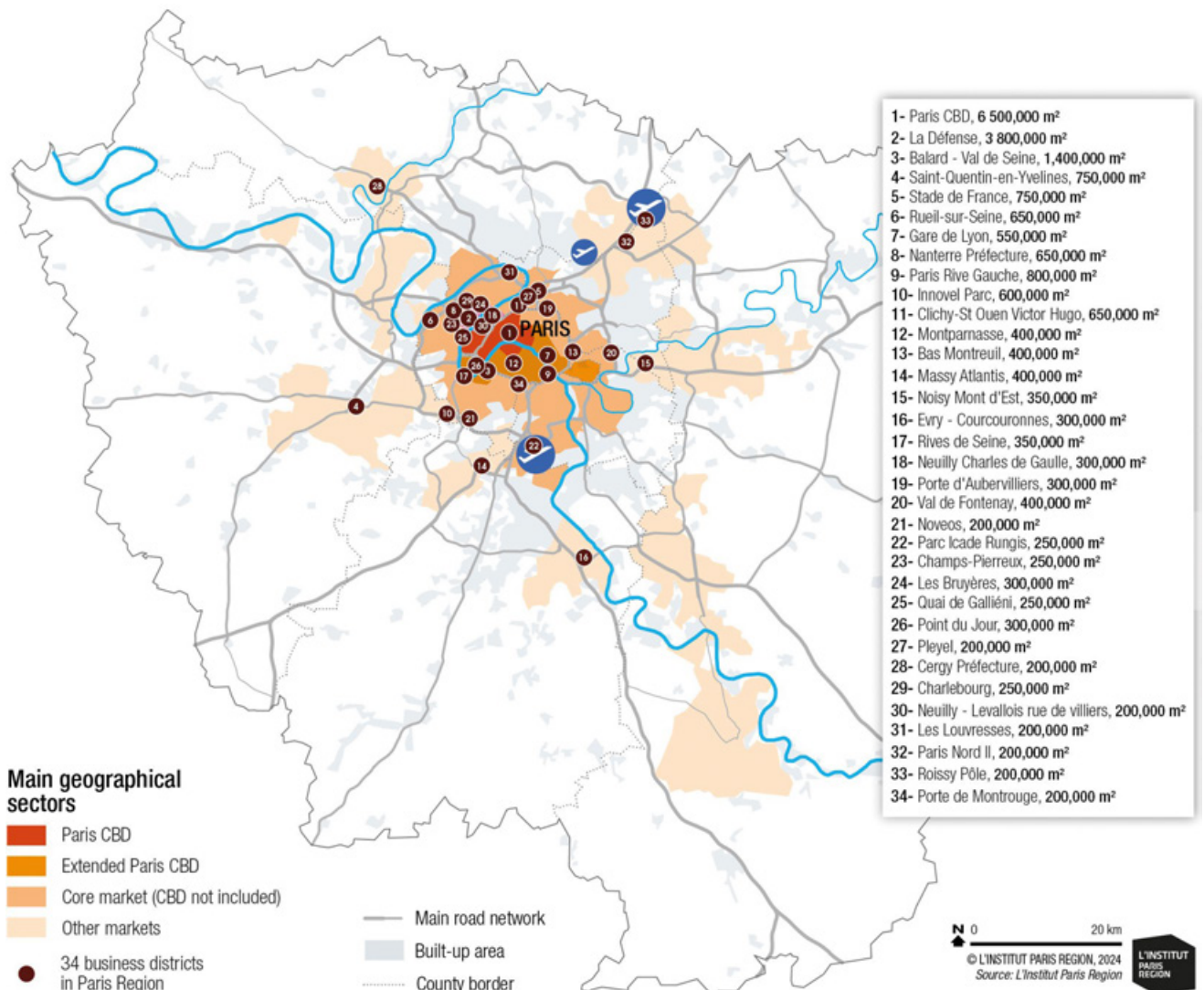
The Grand Paris Express is paving the way for a substantial increase in additional housing in Paris Region, with the creation of **250,000** to **400,000** housing units.

The Grand Paris Express is accelerating the urban renewal process in **140 km²** of neighborhoods within an 800-meter radius of each station on the rail line and represents a total development potential of **32 million m²**.

More than **100** projects will be developed by 2030 by Société du Grand Paris on land acquired for the construction of the Grand Paris Express, for a total floor area of **1 million m²**:

- 8,000 diversified housing units (almost 60% of the development is housing)
- 43,000 m² of retail and services in addition to the 20,000 m² inside the stations
- 380,000 m² of offices, logistics, and industrial real estate
- 70% of the projects will be made of bio-sourced materials of which 50% wood

The Paris Region Office Market



A Major Growing Mobility Hub

Situated at the nexus of Europe, businesses located in Paris Region enjoy convenient access to a vast market comprising over 500 million customers and key European urban centers.

The region boasts an advanced, contemporary, and secure transportation infrastructure, featuring a rapid metro system, suburban trains, 7 high-speed train stations, and 3 international airports. This well-connected network facilitates seamless travel within the region and provides easy access to various destinations in France, Europe, and beyond.

In anticipation of hosting the 2024 Olympic Games, the Paris Region is actively engaged in multiple significant public infrastructure initiatives. Several major projects are currently underway and are scheduled for completion by 2030, with the Grand Paris Express being a prominent example.



© ALSTOM - Société du Grand Paris

A Gateway to Europe and the World

By plane

Paris Aéroport, UAF, 2023

- 3 international airports
- 654,000 aircraft movements
- 119 countries and 328 destinations reachable from Paris

By train

SNCF, Ile-de-France Mobilités, Transilien, 2023

10 main stations including

7 TGV high-speed train stations

99.7M passengers

Paris-Charles de Gaulle (CDG)

- #3 European airport for passengers carried
- 5th European hub for global connectivity
- 67.4 million passengers
- 448,305 aircraft movements
- 300 destinations

Paris-Orly

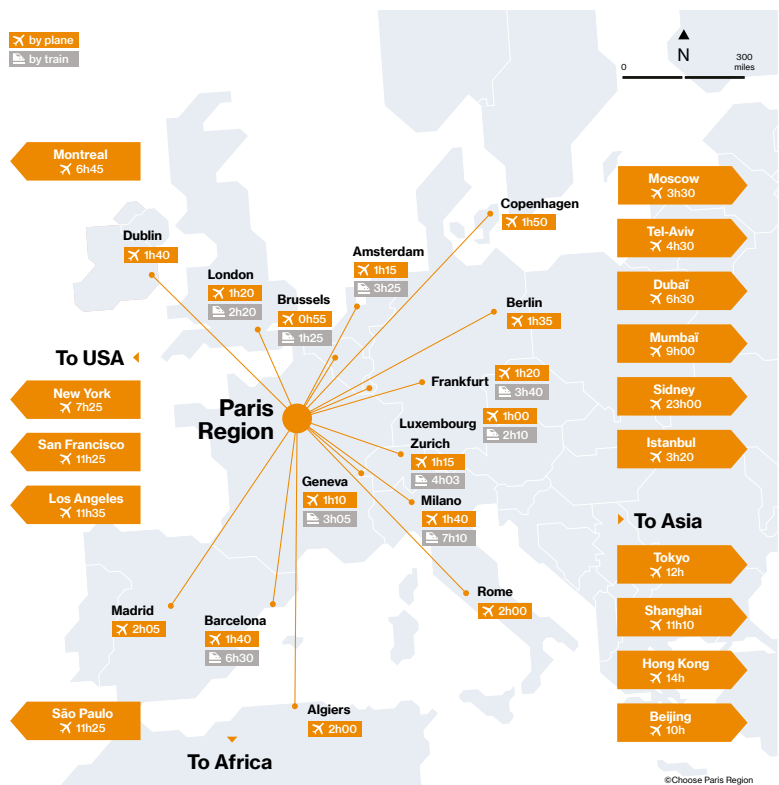
- 32.3 million passengers
- 205,600 aircraft movements
- 187 destinations

Paris-Le Bourget

- Europe's leading business airport and leading airport for medical and sanitary flights
- 63,780 aircraft movements
 - 800 destinations
 - 10 civil general aviation airfields and 1 heliport

- 1.8 billion passengers in Paris Region (70% of French Traffic)
- 6,000 trains per day
- 400 stations
- Over 200 stations will be made accessible by 2024
- 2nd busiest railway network in the world after Tokyo
- 5 railway stations have traffic that exceeds 100,000 travelers daily
- Paris Gare du Nord, Europe's largest train station: 211.7 million passengers in 2022
- Paris Saint-Lazare: 102.9 million passengers
- Paris Gare de Lyon: 102 million passengers
- Juvisy-sur-Orge (Ouigo trains): 32.3 million passengers
- Paris Montparnasse: 56.9 million passengers

Paris Region, Connected to Europe and the World



The Paris Region air hub is the largest in continental Europe: most major European cities are reachable in less than two hours' flight.

Thanks to the high-speed train (TGV), rail connections are efficient and direct, especially with Belgium, the Netherlands, Germany, and Luxembourg. The geographical location of Paris Region combined with high-quality transport infrastructure, makes it a central hub for easy access to other markets, particularly Africa and the Middle East.

2hrs16 between Paris Nord and London with Eurostar. Up to 11 trains a day. 7 days a week.

Eurostar, 2023

Paris Region through Choose Paris Region, Groupe ADP and RATP Group inaugurated the test centre dedicated to new sustainable urban air mobility (eVTOLs (electric Vertical Take-Off and Landing aircraft) at the Pontoise - Cormeilles-en-Vexin airfield. ADP, 2022

A Dense and Unique Regional Transport Network

Public transport, bicycles, electric and traditional scooters, self-service vehicles, autonomous cars, buses and automated metros: the local transportation system offers a diverse array of constantly expanding options.

Means of transport used to get to work in 2020	
Type of trips	Number of trips / weekday (in million)
Walking	16.2
Car	12.0
Public transport	6.8
Bike	1.0
Motorized two-wheeled vehicles	0.6
Others	0.2
Total	37

Ile-de-France Mobilités (09-10/2020)

3.3 billion trips by public transport in Paris Region		
Mode of traffic	Lines	Trips (in millions)
Subway	16	1,339
Train – RER*	13	1,197
Streetcars	14	341
Bus/night buses	1,536	1,148
Total	1,579	4,025

Ile-de-France Mobilités d'après RATP, SNCF, 2023, data 2022
*High-speed metro

A Wide Public Transportation Network, Extended Further by the Grand Paris Express

This largest urban development project in Europe is providing a new transport network. The project involves heavy investments in modernizing and expanding the public transport network.

- **200 km** of additional automated metro lines
- **68** new stations
- **2 to 3 million** passengers everyday
- **€36.1 Bn** invested through 2030
The project is set to link Paris Region's **3** airports as well as business districts and scientific clusters.
- In total, approximately **1 million m²** of floor space will be developed by Société du Grand Paris on the land acquired for the construction of the Grand Paris Express.

Mass Transit in Paris Region

A competitive monthly public transport subscription, at **€86.40** in 2024

Ile-de-France Mobilités, 2024

The rail system in Paris Region carries **1.8 billion** passengers annually.

Paris Region's mass transit network:

- **9.4 million** trips per day,
- **4th world's longest** network
- **2,122 km** of rail network,
- **220 km** of metro lines + **200 km** under construction: **309** subway stations
- **1,700 km** of RER and train lines
- **390** Transilien Train Stations
- RER network: **5** lines serving **249** stations and stops, including **33** in Paris.
- **127 km** of tramways and tram-trains: **235** Tram stations
- **1 metro every 85 seconds** on line 14
- **1 train every 2 minutes** on the RER A during rush hour
- More than **1,100** new electric trains and RER will be running on the network by 2030
- **100%** clean buses in densely populated areas of Paris Region by 2025 and throughout the entire territory

Ile-de-France Mobilités, RATP, SNCF, DREAT, 2023, data 2022

Active Mobility, Bicycles and Electromobility

Walking remains the primary mode of travel for Paris Region's inhabitants followed by car and public transport.

Other innovative and environmentally-friendly modes of transport, such as bicycles and other two-wheeled vehicles, are also increasingly used.

Velib Metropole, Self-Service Bicycle System

- **17,000** bikes: **60%** traditional bicycles **40%** electric power-assisted bicycles
- **1,460** stations in Paris and **62** municipalities
- **200,000** daily uses
- **400,000** subscribers

Véligo Location, a Long-Term Rental Service (6 to 9 months) of Electrically Assisted Bikes

- **20,000** Véligo Location bikes
- **1,000** Electrically Assisted Cargo Bikes

DRIEAT, Velib Metropole, Veligo, 2023

Free-Floating Bike Scooter and Moped Operators

- E-bikes: **15,000** in Paris and around **550** in the suburbs
- E-Mopeds: around **5,000** in Paris and near suburbs
- E-Scooters: around **3,000** outside Paris
- Around **1,000** electric cars

Carsharing Services in a Loop

- Around **1,200** cars

L'institut Paris Region, Ile-de-France Mobilités, Velib Metropole, Veligo 2023

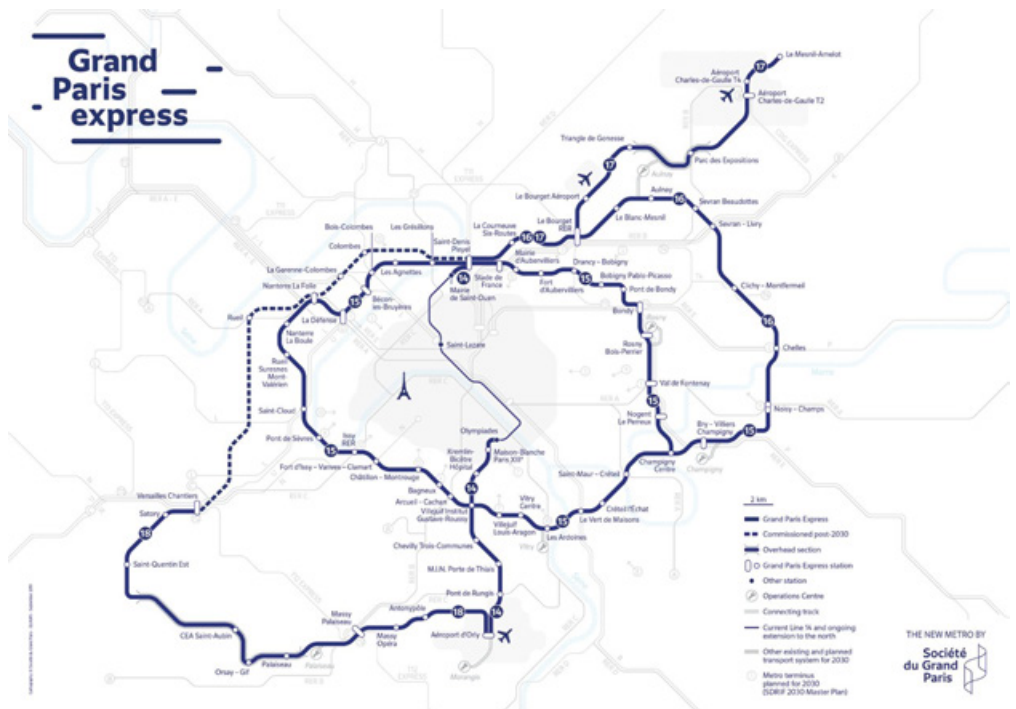
Carpooling

- **900,000** people carpool to work every day
- **272,746** tons of CO2 avoided thanks to carpooling

Ile-de-France Mobilités, 2023

The Grand Paris Express, New metro lines for Paris Region residents and visitors

With the Grand Paris Express and the 200 kilometers of new lines being built, new areas will emerge with good transport connectivity and with more affordable land and real estate prices.



Cost-Effective Logistics

At the crossroads of two vital European freight corridors, Paris Region excels as a prime hub for logistics and shipping. With a population exceeding 12 million and an estimated catchment area of 25 million within a 200-kilometer radius, it leads France in both imports (27%) and exports (21%). Online purchasing is prevalent, with over 7 million Paris residents involved, and 84% of transactions featuring doorstep deliveries. Noteworthy is the 20% share of urban flows attributed to e-commerce, experiencing an impressive 15% annual growth. Addressing evolving logistics demands, solutions are actively sought, appealing notably to major industry players. This positions the Paris Region as a dynamic hub ready to harness and benefit from logistics sector advancements.



Logistics on the Seine River in Limay (Yvelines) © Adobestock

Significant Capacity in Logistics and Real Estate

- Warehouses > 5,000 m²
- Surface area: **19 million m²**
 - Available: **814,000 m²**
 - Take-up: **335,000 m²**

Région Île-de-France, 2023, BNP Paribas Real Estate, 2023, data Q3/2023

Paris Region at Very Competitive Logistics Costs

Prime Rents in Q2 2023, €/m ² /year Warehouses over 5,000 m ²	
London & South East (United Kingdom)	309
Birmingham (United Kingdom)	136
Dublin (United Kingdom)	130
Manchester (United Kingdom)	118
Leeds (United Kingdom)	105
Barcelona (Spain)	96
Hamburg (Germany)	95
Berlin (Germany)	94
Frankfurt (Germany)	90
Rotterdam (The Netherlands)	80
Madrid (Spain)	75
Venlo (The Netherlands)	70
West Brabant (The Netherlands)	68
Leipzig (Germany)	67
Greater Paris (France)	65
Lille (France)	52
Warsaw II (Poland)	50
Wroclaw (Poland)	50
Lodz (Poland)	50
Poznan (Poland)	49
Katowice (Poland)	49

European Logistics Market, Q2 2022, BNP Paribas Real Estate, 08/2023

Air, Road, Waterway and Railway Logistics

Paris Region annually produces **230 million** tons of goods, primarily transported by road (90%), followed by river (6%), and rail (4%). This versatile region manages national and international flows, receiving imported consumer goods through two major corridors—one exclusively road-based via the port of Antwerp and the other multimodal through the port of Le Havre.

Paris CDG Airport
Europe's #1
for Cargo

Eurostat, 2022, data 2020-2021

Air

- Cargo City at Paris-CDG, Europe's largest, with **220 hectares** dedicated to cargo, home to **12** of the world's 14 leading cargo operators
- Paris-CDG: Around **90%** of air cargo transported in France
- **1.9 million** tons of freight and mail handled
- **80** aircraft parking stands devoted to cargo alone.
- **6** freight stations
- **300** cities served worldwide from Paris CDG

Aéroports de Paris, data 2023

Road network

- 620 km of highways,
- 490 km of national roads,
- 38,194 km of local roads
- Freight: 220 million tons of goods leaving, arriving or transiting the region every year
- Road freight within the region represents 4.67 billion tonne-kilometres

Insee, DRIEAT, data 2021 and 2022

#1

French river port for the transport of goods

#2

Europe's river port

Waterway

- **70** urban ports, including
- **6** multimodal platforms
- **500 km** of navigable waterways
- **1,300 ha** of port areas
- **6** container terminals
- Waterway: **20.6 million** metric tons of goods
- **186,054 TEUs** were handled
- **1 million m²** of warehouse space

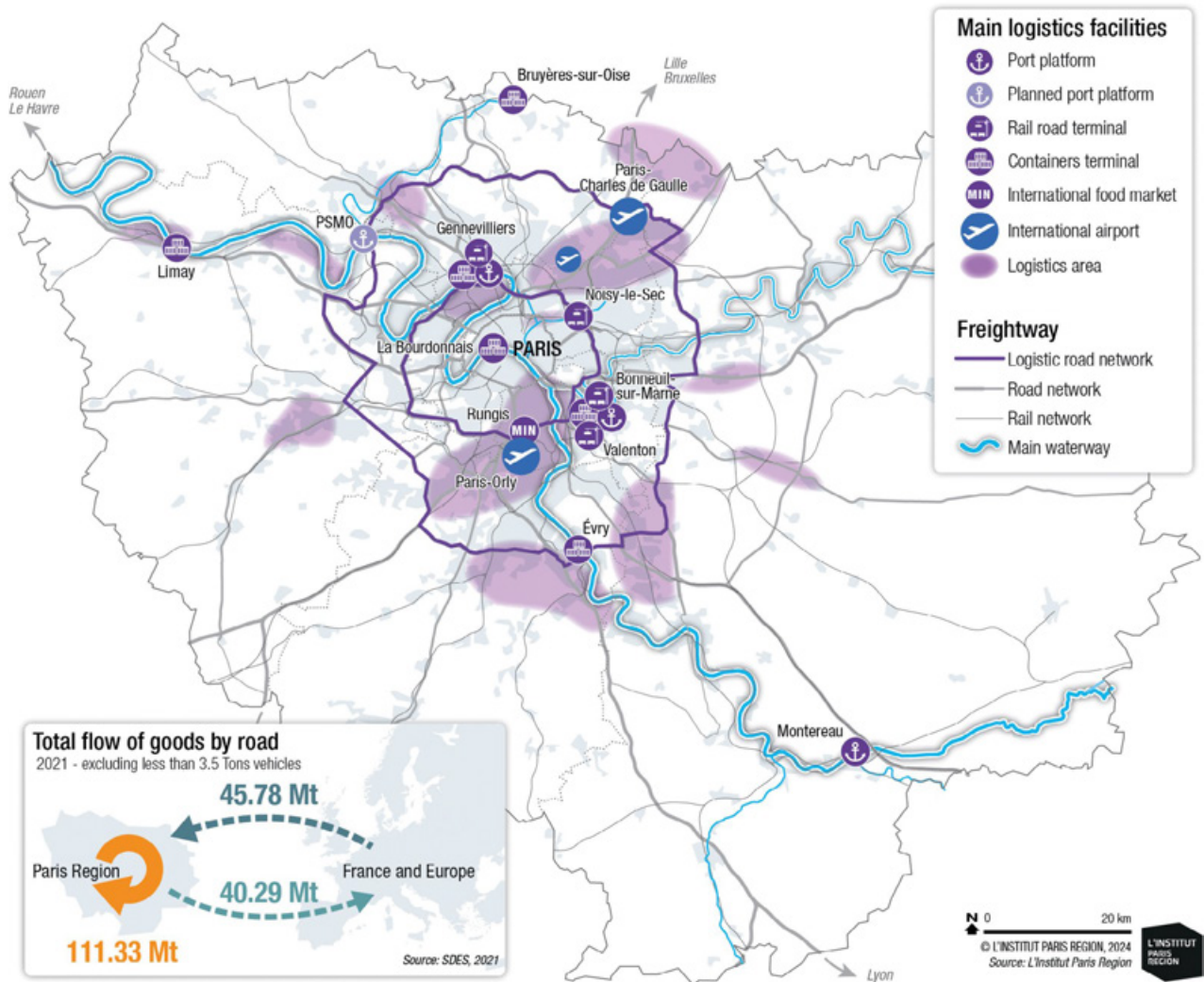
Haropa 2024, data 2022

Rail freight

- **10 million** metric tons of goods by rail, including **2 million** through Paris Region ports
- **4** rail/road terminals
- Valenton **#1** Rail/Road terminal in France
- Railway activity Materials: **4.9 million** metric tons

Setra, Haropa 2021, Unicem, 2019

Logistics in Paris Region (2024)



Facilitating freight transport

The primary multimodal supply chain system has been established to streamline the transportation of goods. Among these, the HAROPA port serves as a maritime gateway to the Paris Region. Thanks to its multimodal approach, the port fosters innovation in sustainable logistics. Handling over 20 million tonnes of goods a year, it keeps over a million trucks off the roads.

Flow of Goods Through Main Ports in Paris Region			
	Waterway (thousand tons of goods)	Containers (TEUs*)	Railway (thousand tons of goods)
Gennevilliers	3,456	134,152	833
Limay	1,078	4,314	524
Bonneuil-sur-Marne	1,211	22,784	495
Bruyères-sur-Oise	460	-	not connected to rail
Evry	325	-	not connected to rail
Précy-sur-Marne	84	5,024	not connected to rail
Paris -La Bourdonnais	105	19,780	not connected to rail

* Twenty-Foot Equivalent Units - Haropa-Port de Paris, 2024, data 2022

One of the Most Fiber-Connected Regions in Europe

The economic strength of the Paris Region is intricately tied to its robust digital ecosystem, serving diverse industries. Serving as the nexus for all Internet networks in France, the Region boasts Fiber-to-Home Infrastructure that extends to nearly 100% coverage, ensuring accessibility for residents across urban and rural landscapes.

Additionally, the Region features a concentrated network of data centers and telecommunications infrastructure, complemented by highly competitive energy costs.



Datacenter © Pexels

A Smart and Connected Region

The Very High-Speed Broadband France plan calls for the rollout of fiber optics throughout France by 2025.

Paris Region aims to be the first Region in Europe to be entirely equipped with fiber-optic cables by 2025. In 2023, already 94% of premises can be connected.

Source: ARCEP, 12/2023

Reliable Telecommunications and Networks

4G Mobile Telephony

- 4 operators (Orange, Bouygues Telecom, SFR, and Free)
- 99.8% of the population is covered
- 100% coverage in the Paris metro (tunnels and stations)

5G Mobile Telephony

- The 4 operators have deployed their networks in the metropolitan area.
- Nearly 100% of the metropolitan area is equipped with 5G offering very high speed mobile broadband (theoretical speed 240 Mbit/s).

ARCEP, 12/2023

Most affordable mobile and fixed Internet packages in Europe

In France, strong competition in telecoms allows consumers to benefit from some of the lowest prices in Europe, according to the Belgian telecoms regulator IBPT. French and British operators have the cheapest cell phone offers. (<20 €)

France offers by far the most attractive prices on fixed internet.

The range of prices of the offers (which go from the Internet connection only, to those including television, fixed telephony, and mobile) goes from 20 euros to a little more than 45 euros.

For an offer including very high-speed Internet (at 100Mbps), television, and unlimited fixed telephony:

- France: 35 €
- UK: >40 €
- Luxembourg: <50€
- The Netherlands : <50€
- Germany: >50€
- Belgium: >70 €

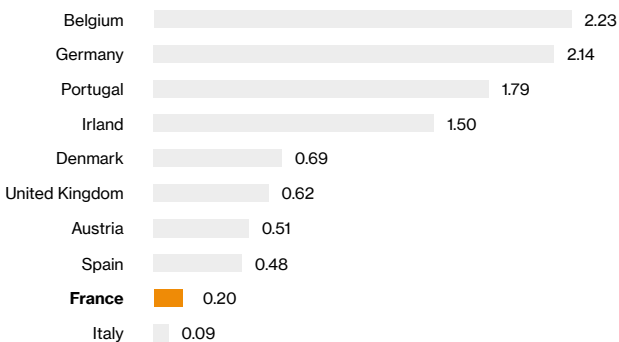
IBPT, 2023 data 2023

Cutting-edge infrastructure

Paris Region is home to a high density of technology companies and internationally renowned competitiveness clusters, which benefit from cutting-edge digital infrastructures (very high speed, cybersecurity, cloud, etc.) and from competitive energy costs.

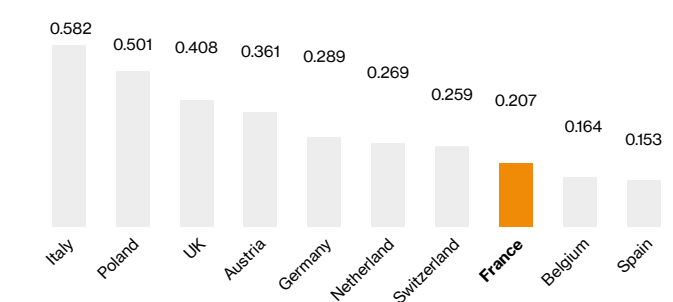
France offers very competitive Telecom and Energy Costs

Average Cost of a Gigabyte of Mobile Data on a Package Basis in 2022 (in US dollars)



Cable.co.uk 2023 , data 2022, Measured June to September 2023 / Selection of Countries

Electricity Prices for Business, kWh, Euro



Global Petrol Prices, 01/2024, Prices 06/2023, Selection of Countries