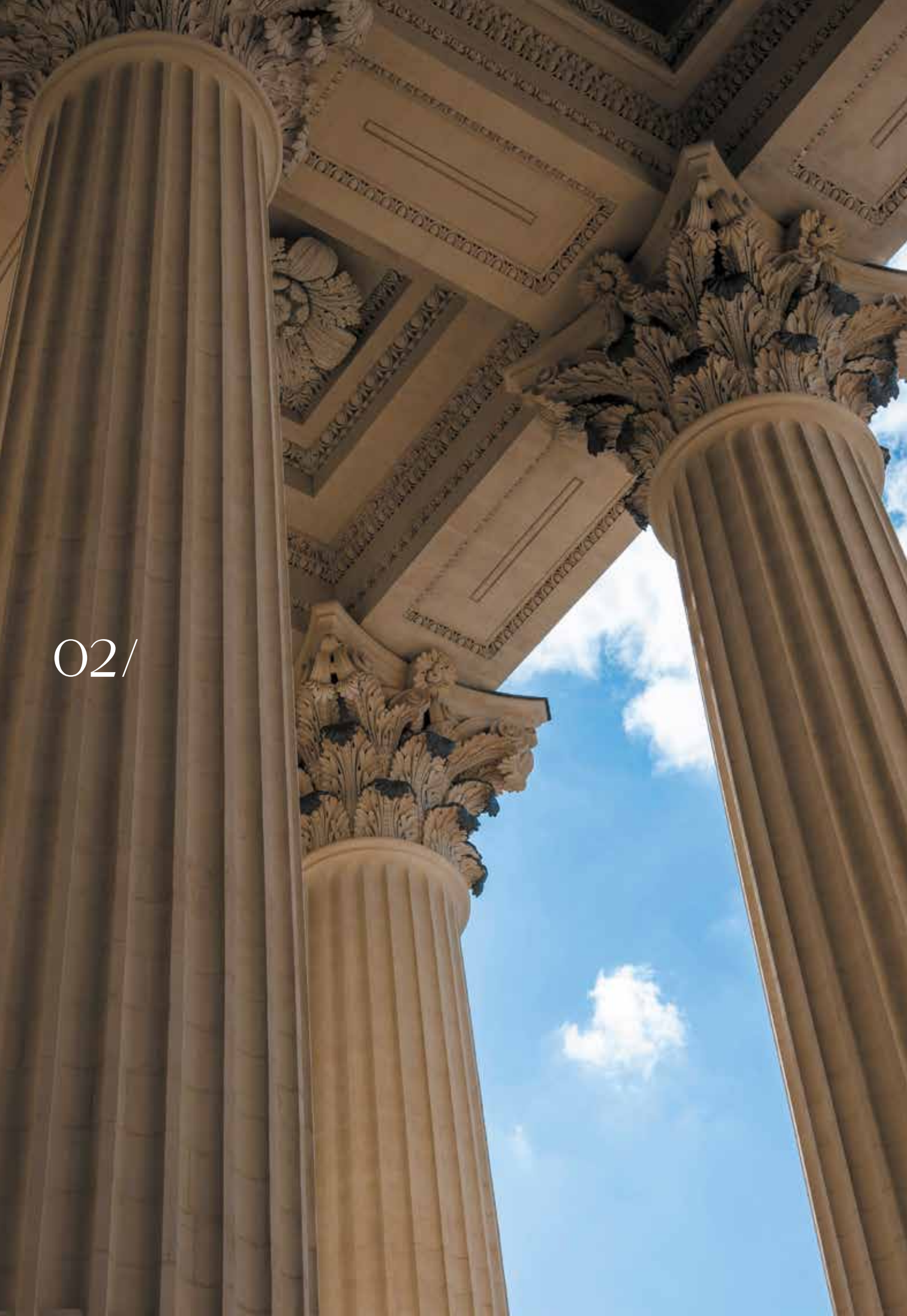


15

PLACE DE LA
MADELEINE

02/



SQUARE FOOTAGE AND WORKFORCE

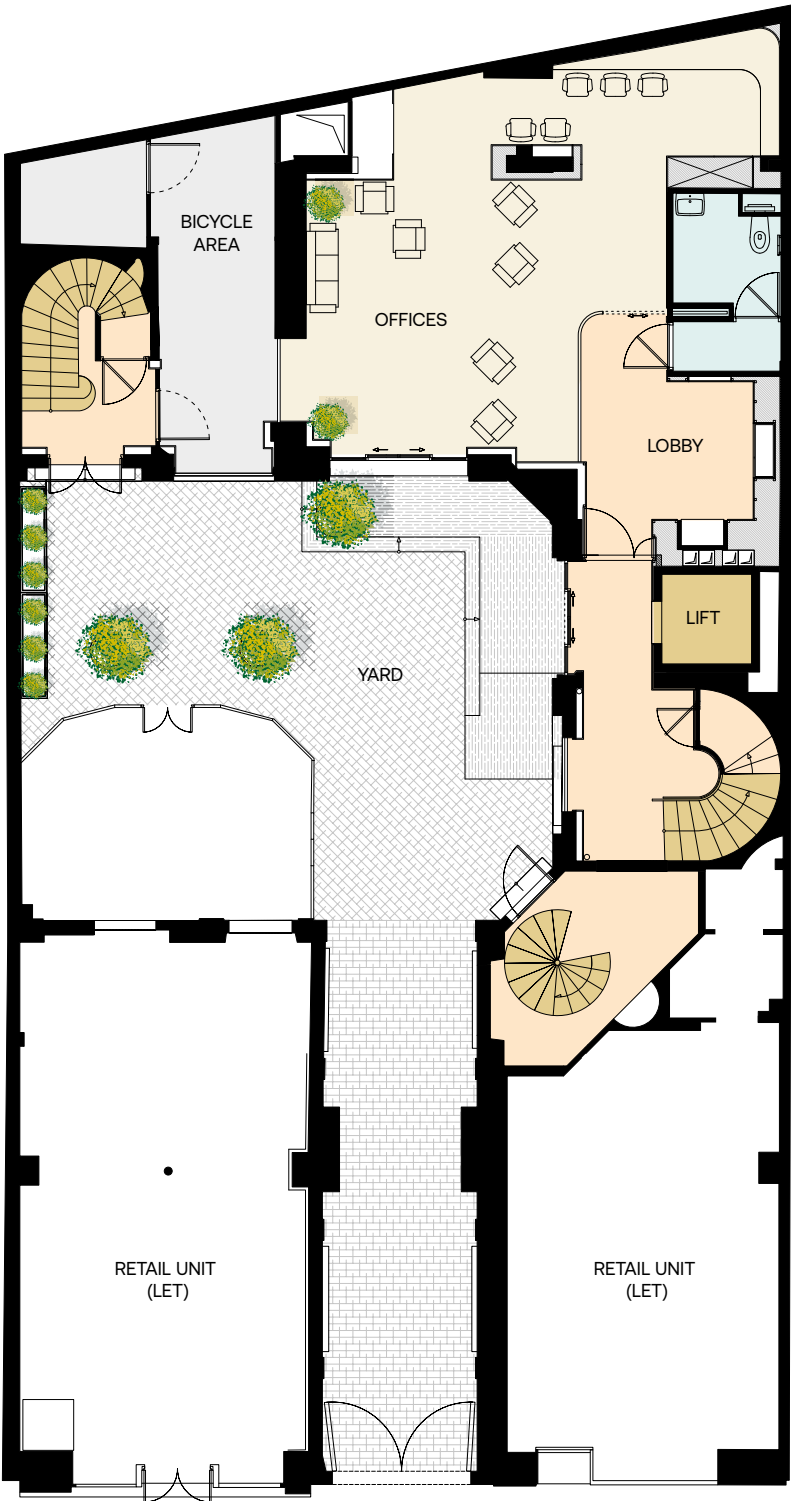
Legal occupancy

The plan is to accommodate a minimum workforce of 125 people in the offices, with at least 20 to 25 people per floor from the ground floor upwards.

Floor area	Offices including share of communal areas	Residential units including areas with ceiling height below 1.80 m	Total
6th	-	206	206
5th	263	-	263
4th	271	-	271
3th	271	-	271
2nd	271	-	271
1st	256	-	256
Ground floor	-	-	-
Basement	-	-	-
TOTAL	1,332	206	1,538

Useful floor area

GROUND FLOOR

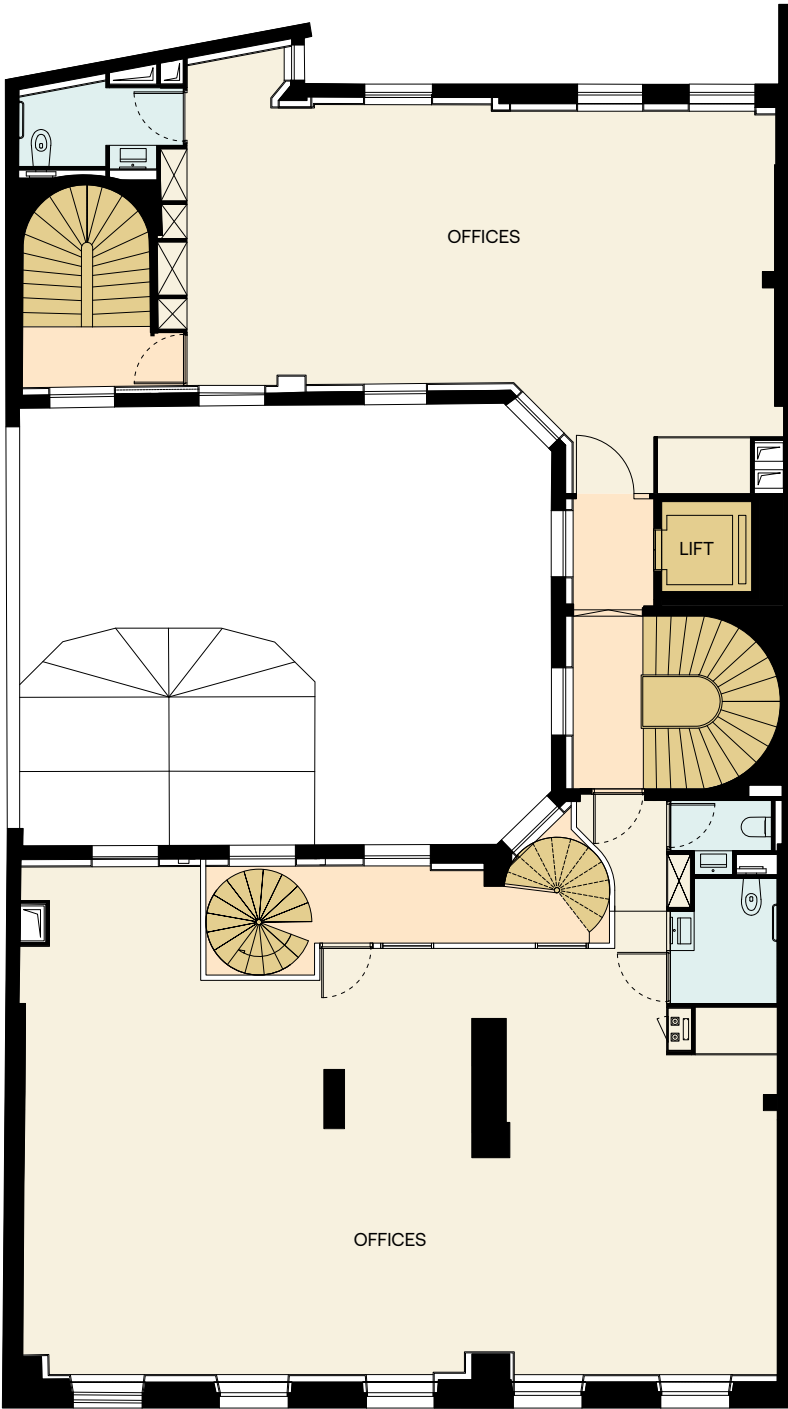


ENTRANCE

PLACE DE LA MADELEINE

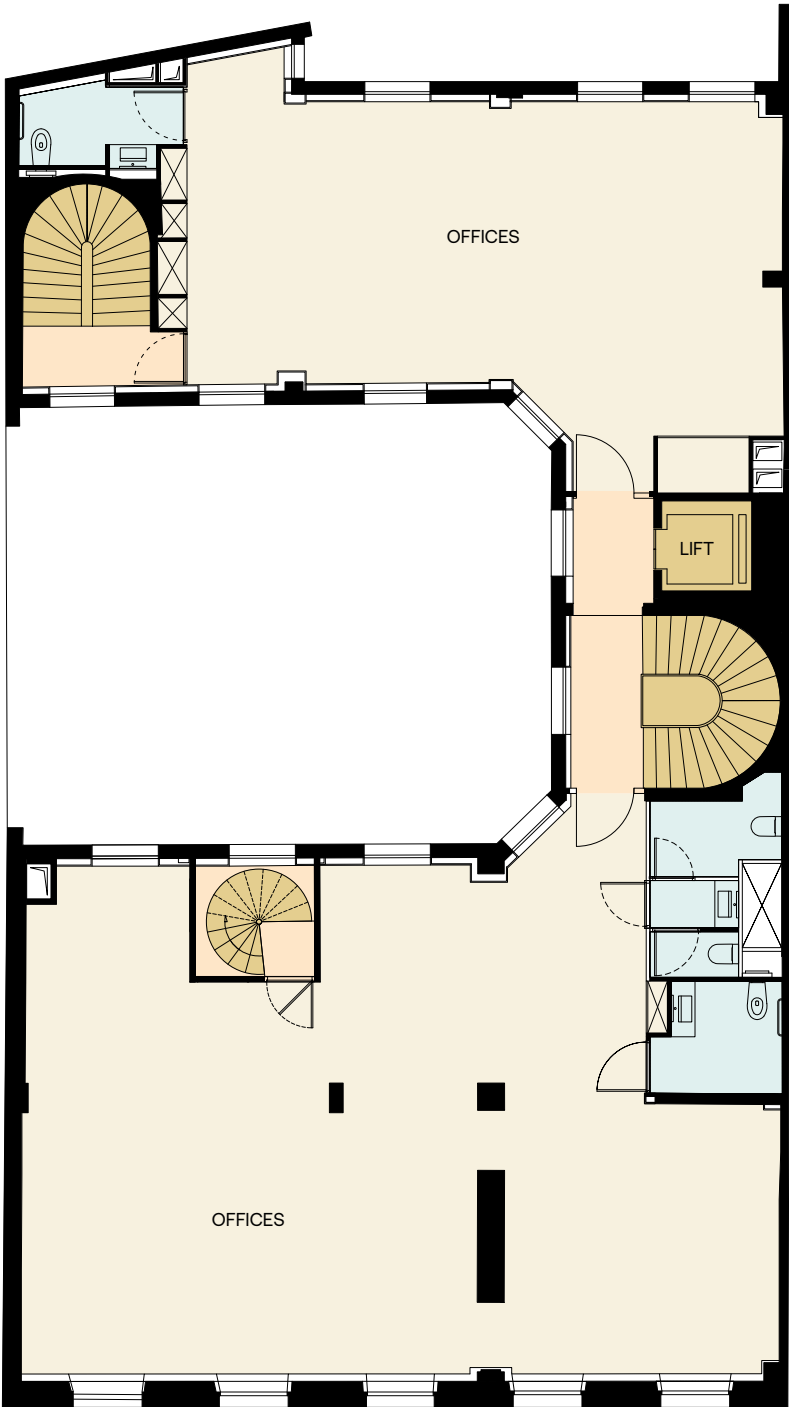


1ST FLOOR

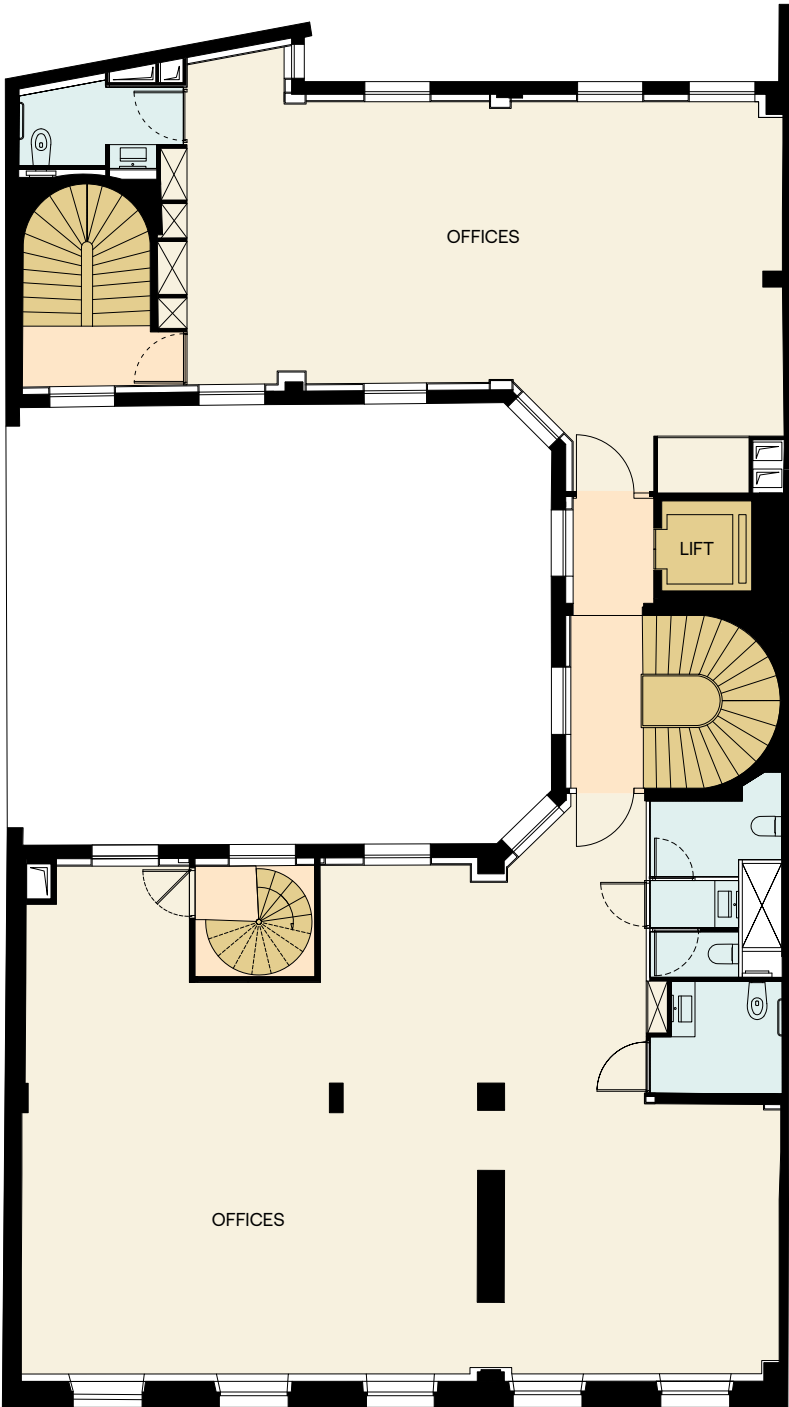


05/

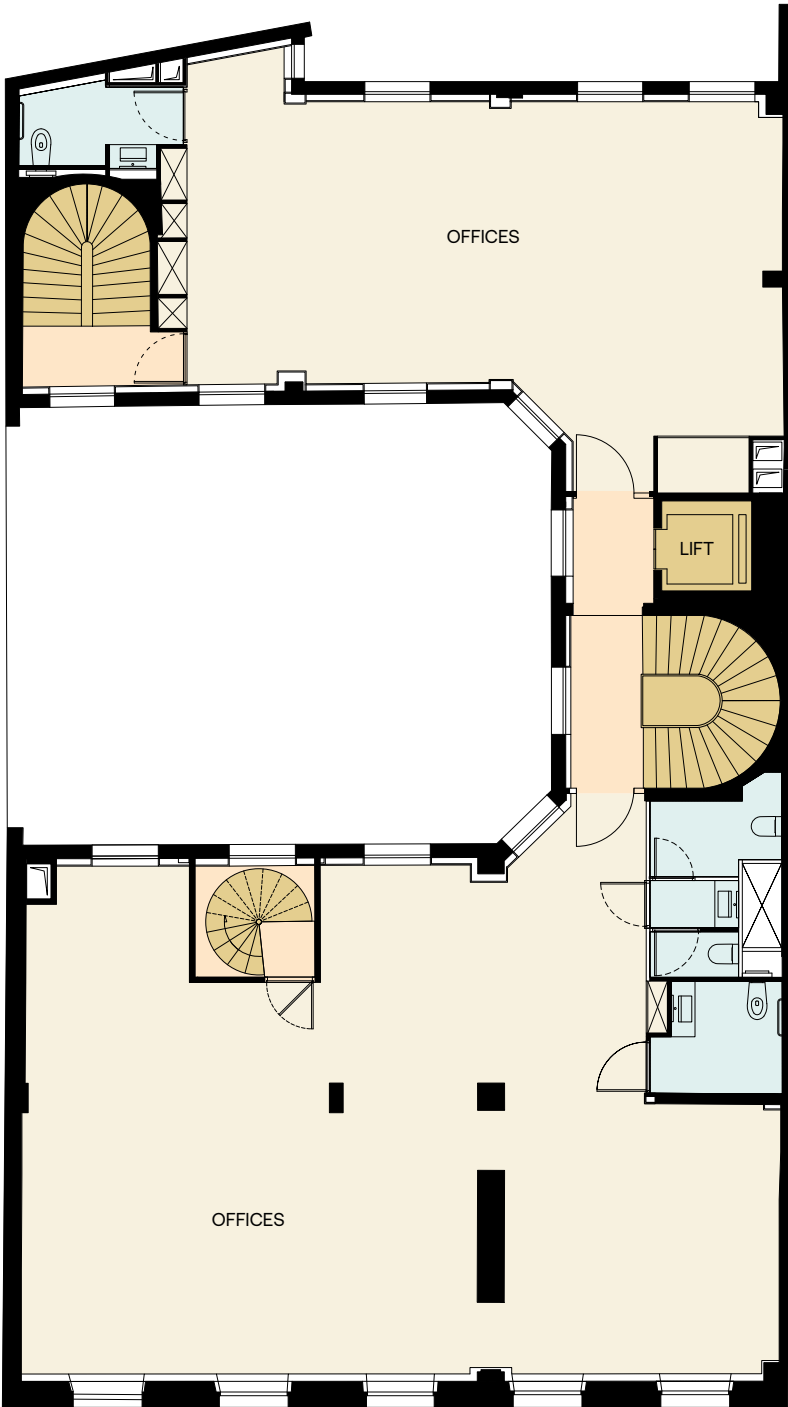
2ND FLOOR



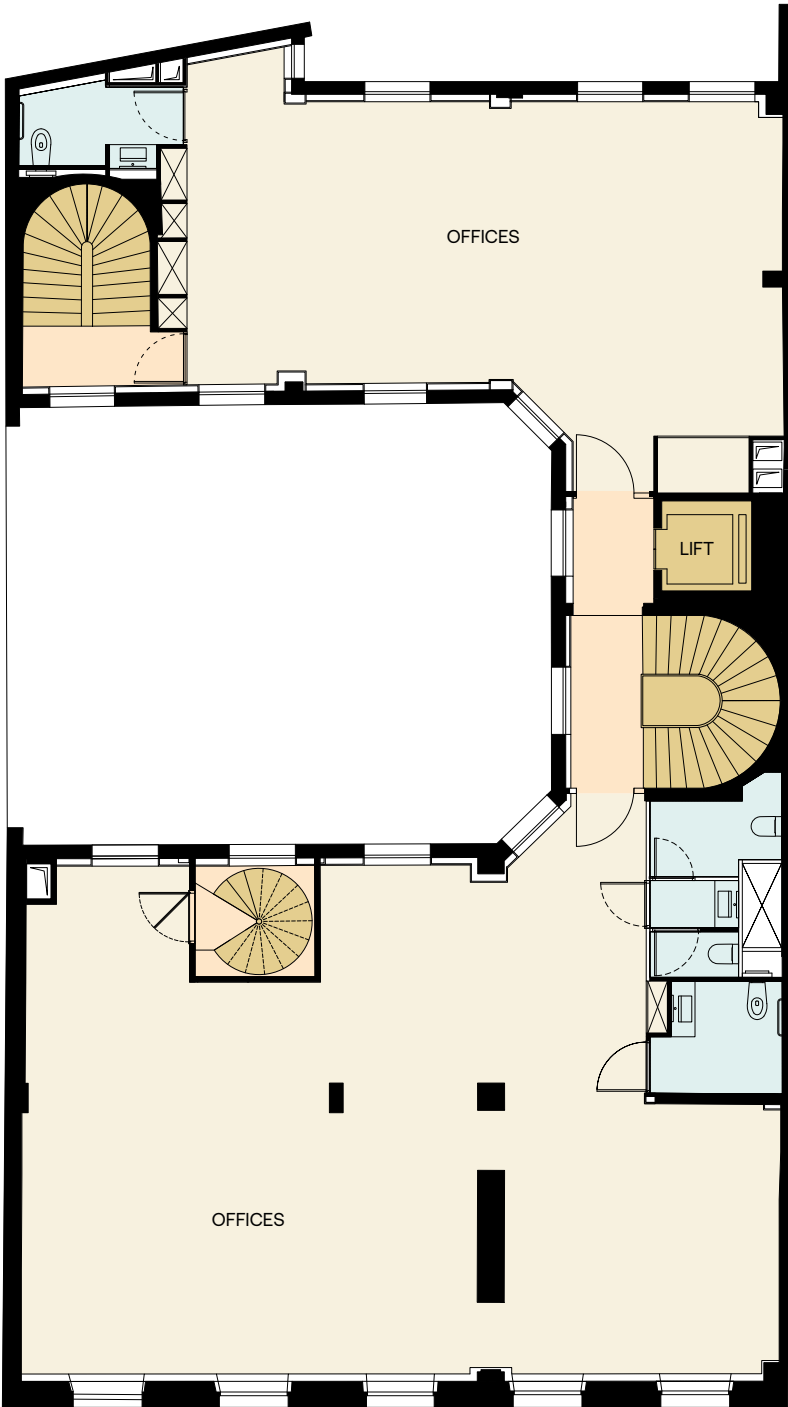
3RD FLOOR



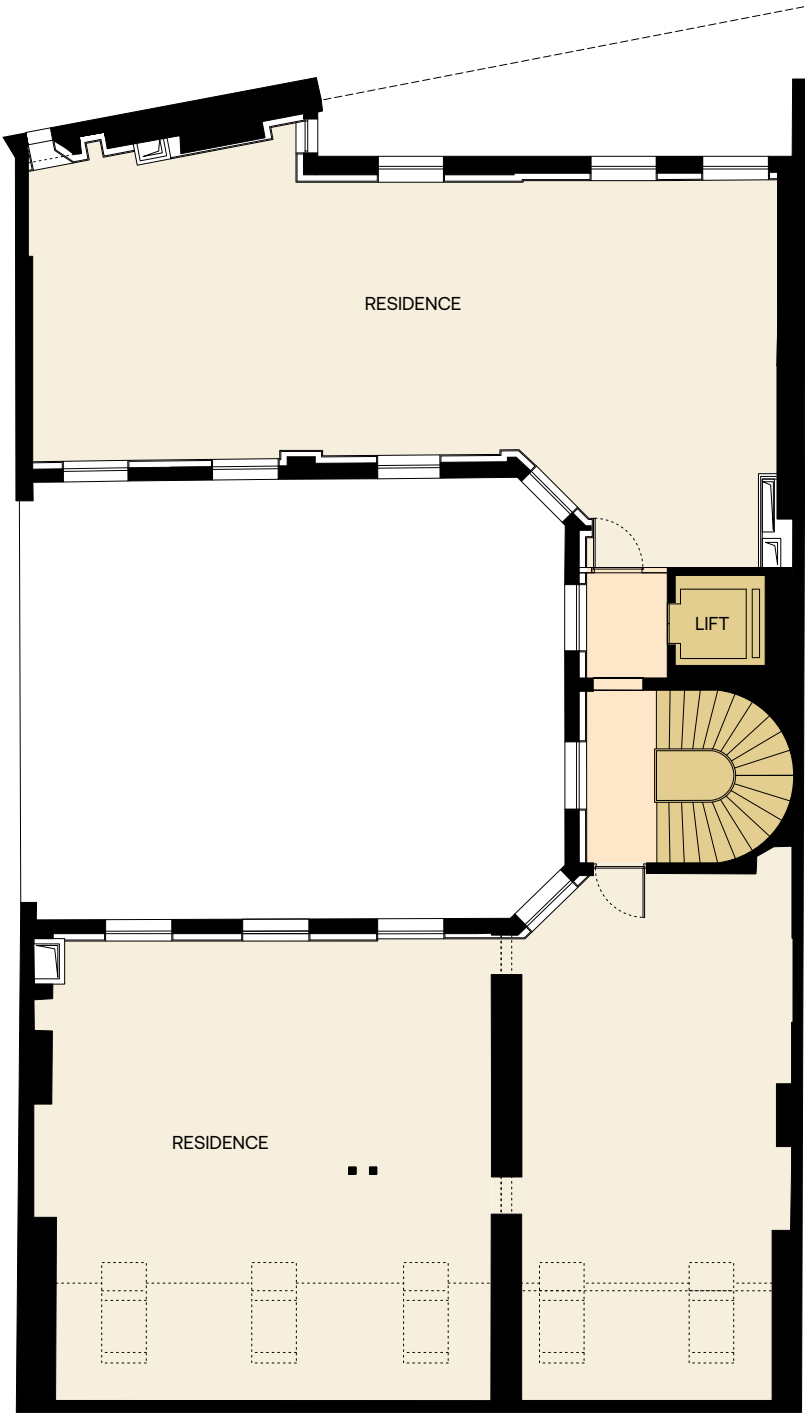
4TH FLOOR



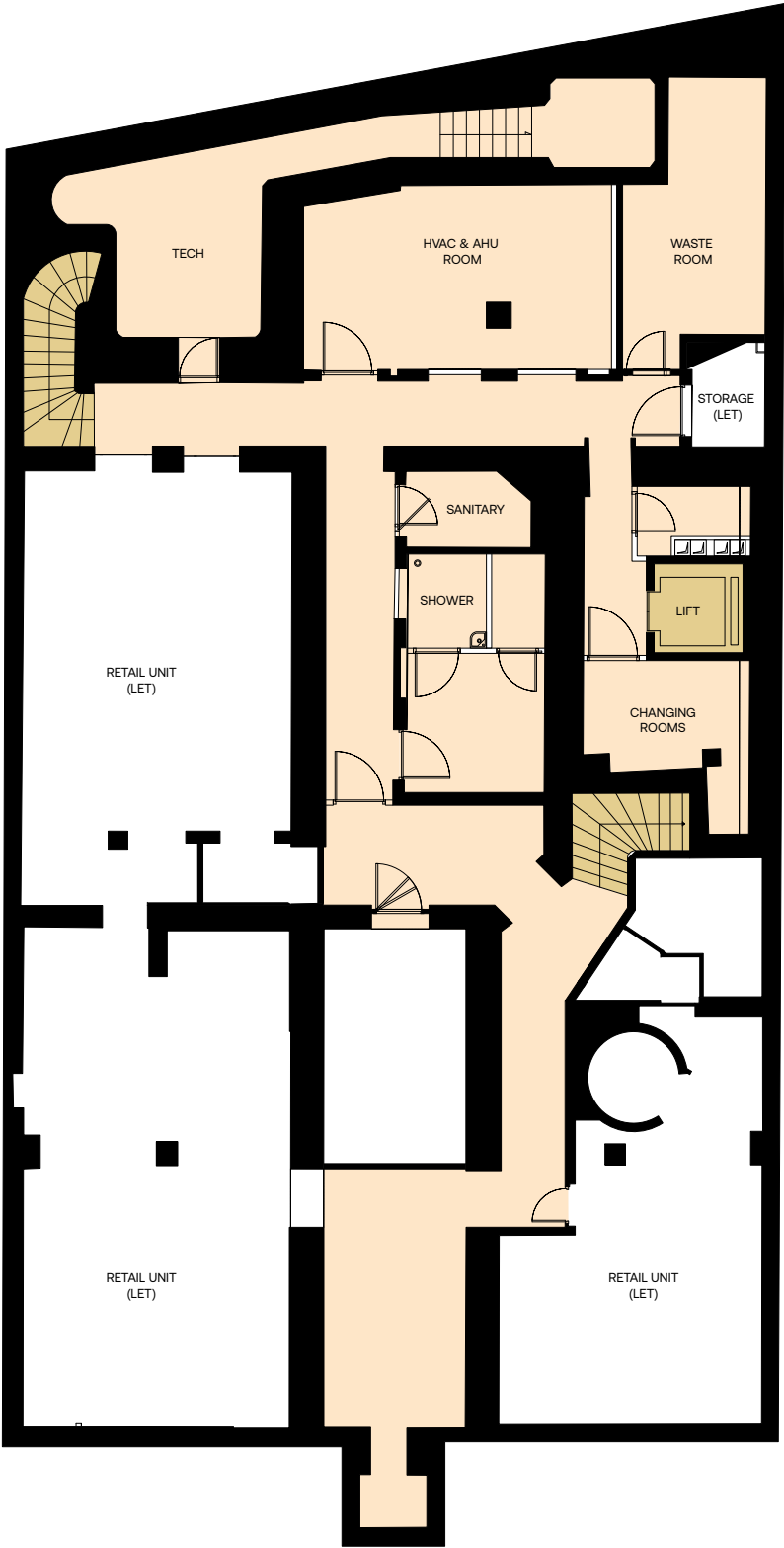
5TH FLOOR



6TH FLOOR



BASEMENT



Office spaces

12/

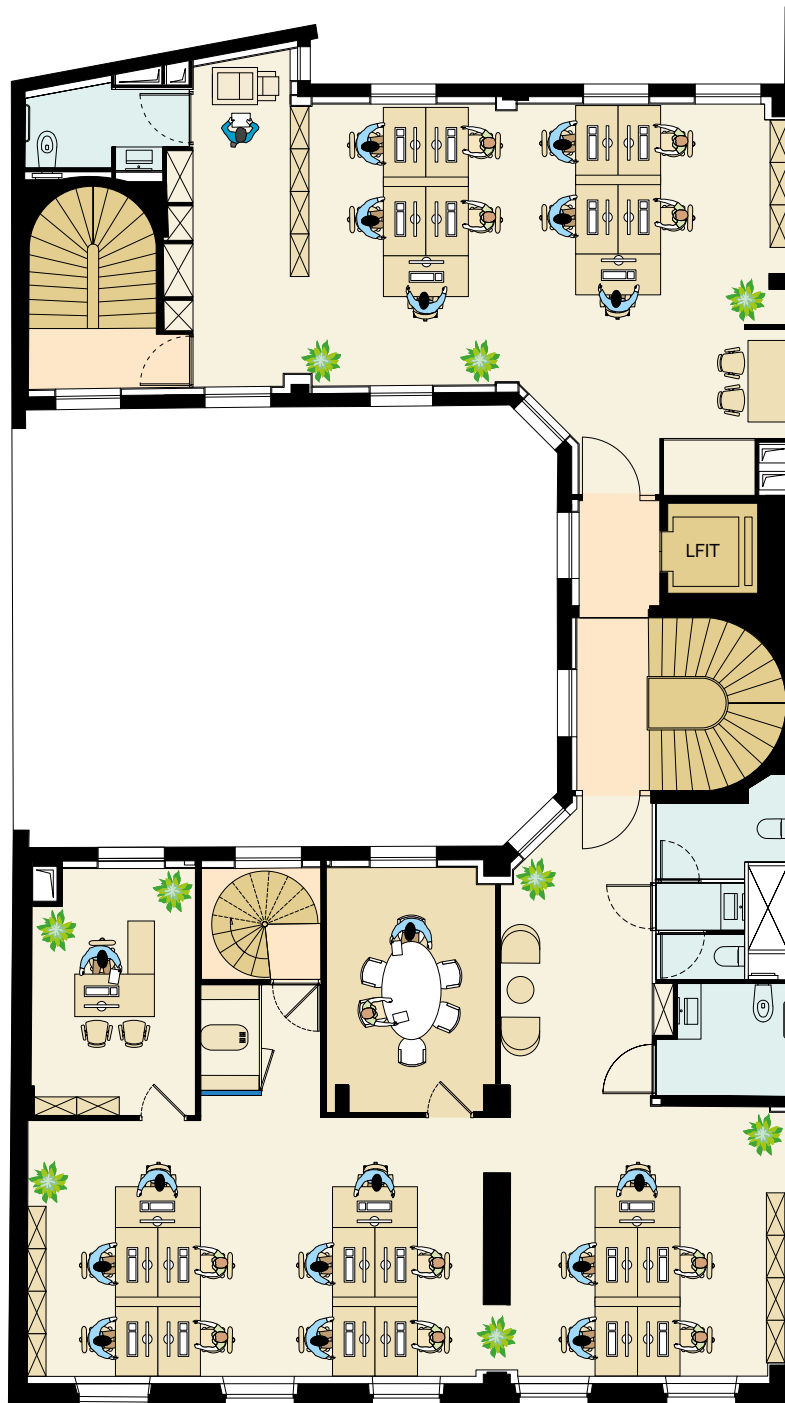
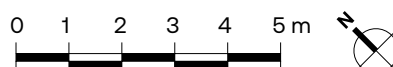




LAYOUT - 4TH FLOOR

VERSION WITH LAYOUT

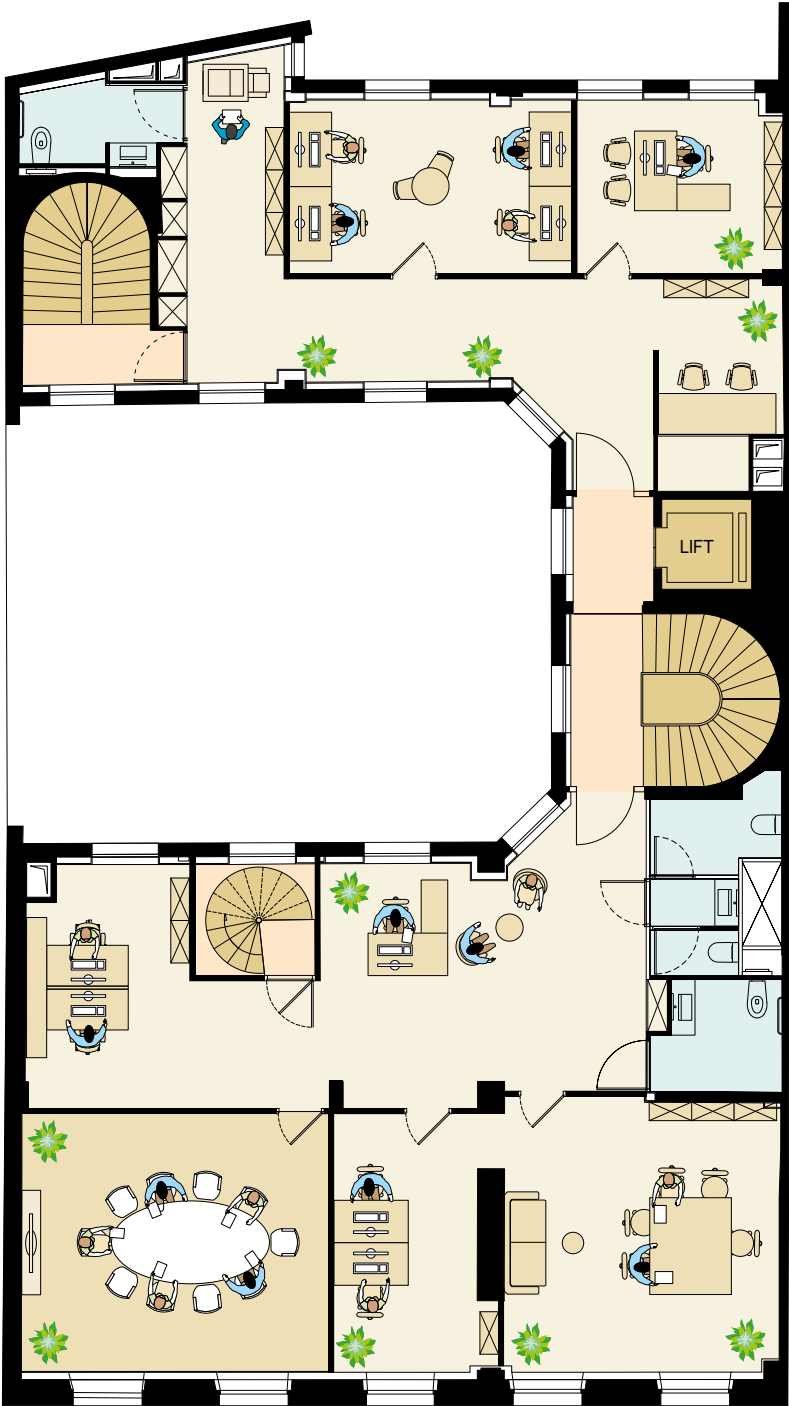
26 fixed workstations - 2 flexible workstations



LAYOUT - 4TH FLOOR

VERSION WITH PARTITIONS/MANAGEMENT

11 fixed workstations - 2 flexible workstations



TECHNICAL SPECIFICATIONS

15 place de la Madeleine is a fully refurbished building complex with a focus on environmental excellence, ensuring security and access for people with disabilities, and offering air conditioning and comfortable workspaces.

Target environmental certificates

3 environmental certificates to support your ESG policy:

- BREEAM certification
- BBCA low-carbon renovation label
- WiredScore certification

FACILITIES & EQUIPMENT

Façade and roof

The façades overlooking Place de la Madeleine are made of ashlar cut stone and feature mouldings and cornices, while the first 3.55 m of the ground floor courtyard façades are also adorned with ashlar.

They have recently been fully refurbished and restored to let the building's historic character shine.

The courtyard façades are timber-framed with rubble stone and plaster infill and exterior mineral render.

All of the external joinery is being replaced to improve energy efficiency and sound levels, with ratings of 38 decibels on Place de la Madeleine and 35 decibels on the courtyard side.

The curved windows on the 6th floor have been retained and restored and

the existing double-glazed windows will be replaced, preserving the original appearance of the existing windows over Place de la Madeleine as very few design changes were necessary.

Over the courtyard, the windows will also be replaced with double-glazed French casement units.

The existing balustrades will be renovated - they will be prepared and repainted in the same black colour.

There will be a new zinc roof on both sides and the building will feature internal insulation.

Lobby

The main lobby comprises a multi-purpose reception area opening onto the courtyard at 15 place de la Madeleine, a lobby with letterboxes and digital services, and an entry area leading to the lift and main staircase.

It has a visitors' toilet with disabled access and direct access to the lift.

Office spaces

The office spaces are handed over open-plan, creating flexible workspaces with a shared landing and lift.

Each floor has two toilet blocks, including two toilets with disabled access.

Each floor's connected screed can bear a load of 350 kg/m².

Vertical circulation

Landings

The landings are separated from the offices by soundproofed glass doors with metal trim, equipped with an access control system.

The main staircase opens onto the landings.

Bike storage

A bicycle storage area with at least 8 spaces is accessible from the building's courtyard.

Waste room

A waste room is located next to the bike storage and is accessed via the courtyard.

Stairs

A staircase between the workspaces leads from the basement up to the 6th floor.

A secondary staircase on the courtyard side goes from the basement to the 6th floor.

A secondary staircase on the opposite side covers the levels from the ground floor to the 5th floor.

Lift

The lift serves all levels from the basement to the 6th floor. The lift cabin itself is top of the range. It offers disabled access and has a capacity of 630 kg (8 people).

Basement

The building has a basement housing an area reserved for businesses, storage rooms, changing rooms equipped with a shower and individual lockers, and a shared technical area.

Access control - Security system

Intruder detection system

The central security system covers the video intercom and intruder detection systems.

There is a key card access control system.

Intercom/video intercom

Video intercom with a name scroll linked to the security control room and reception at each street-side entrance (pedestrian access) and outside the entrance to the lobby.

Security intercoms linked to the security control room in the disabled refuge areas.

Fire safety - Smoke extraction

Single fire safety system

An operating report table is provided in each area and manages:

- Manual releases installed at every emergency exit
- Strobe sirens to make the alarm audible throughout the relevant floor area
- Strobes in the toilet blocks
- Emergency exit door releases

Upper floor office spaces feature natural smoke extraction

Smoke extraction vents in enclosed staircases.

Heating - Ventilation - Air Conditioning

Air conditioning provided by the Fraicheur de Paris network

2-pipe chilled water distribution network

Reversible electric fan convector system for heat production

Mechanical ventilation of the AHU for fresh air in the offices using an energy-recovery dual-flow system

Mechanical ventilation unit to extract stale air from the toilet blocks

The shower and changing rooms in the basement will be heated with electric radiators

Power Supply - High

Power Supply

The office units on each level are designed to be independent.

Enedis Linky meters will be installed in each private office and residential lot as follows:

- 1x 240 kVA yellow-rate meter for general services
- 11x 36 kVA blue-rate meters

Equipment

Each workstation will feature:

- 1 PVC box
- 3x 10/16A socket with earth
- 1 flexible cable connection

Power Supply - low

Telephony

Main distribution frame supplied and installed

Direct telephone line wiring available for security control room, reception, fire alarm, lifts, intruder detection system, BMS system and Enedis remote metering

Building management system

The building is equipped with a class-A building management system which controls:

- Energy consumption monitoring for each zone (floor and half-floor)
- Zoned heating and air conditioning
- Lighting and blinds

Courtyard and outdoor areas

The building's courtyard has been landscaped and planted with greenery.

6th floor accommodation

The premises will be handed over as an "empty shell" including structural work, pending infrastructure, insulation of the roof structure, lining and replacement of the relevant external joinery.



INFRAVIA

Since 2026, OREIMA, the real estate investment specialist operates under the brand name InfraVia

Disclaimer

This building and the related project are investments made by InfraVia Capital Partners through its real estate funds.

<https://infraviacapital.com/real-estate/>

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Notice and Credits

The plans, floor areas and specifications are subject to adjustments or modifications. The targeted environmental certifications mentioned are based on preliminary studies and are currently under application or at feasibility stage.

Neither the achievement of these certifications nor the timeline for obtaining them is guaranteed.

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No warranty is given as to the completeness of the information, and the author accepts no liability for any omissions or inaccuracies, which may be subject to further verification.

InfraVia Capital Partners would like to thank MC Consult (design and delivery), Dumez Île-de-France, Vinci Group, acting as the main contractor under a ten-year structural warranty (decennial liability), as well as the entire technical team.



www.15-madeleine.fr

Design, production, 3D images and space planning:  agence-martingale.fr

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Non-binding document - February 2026



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