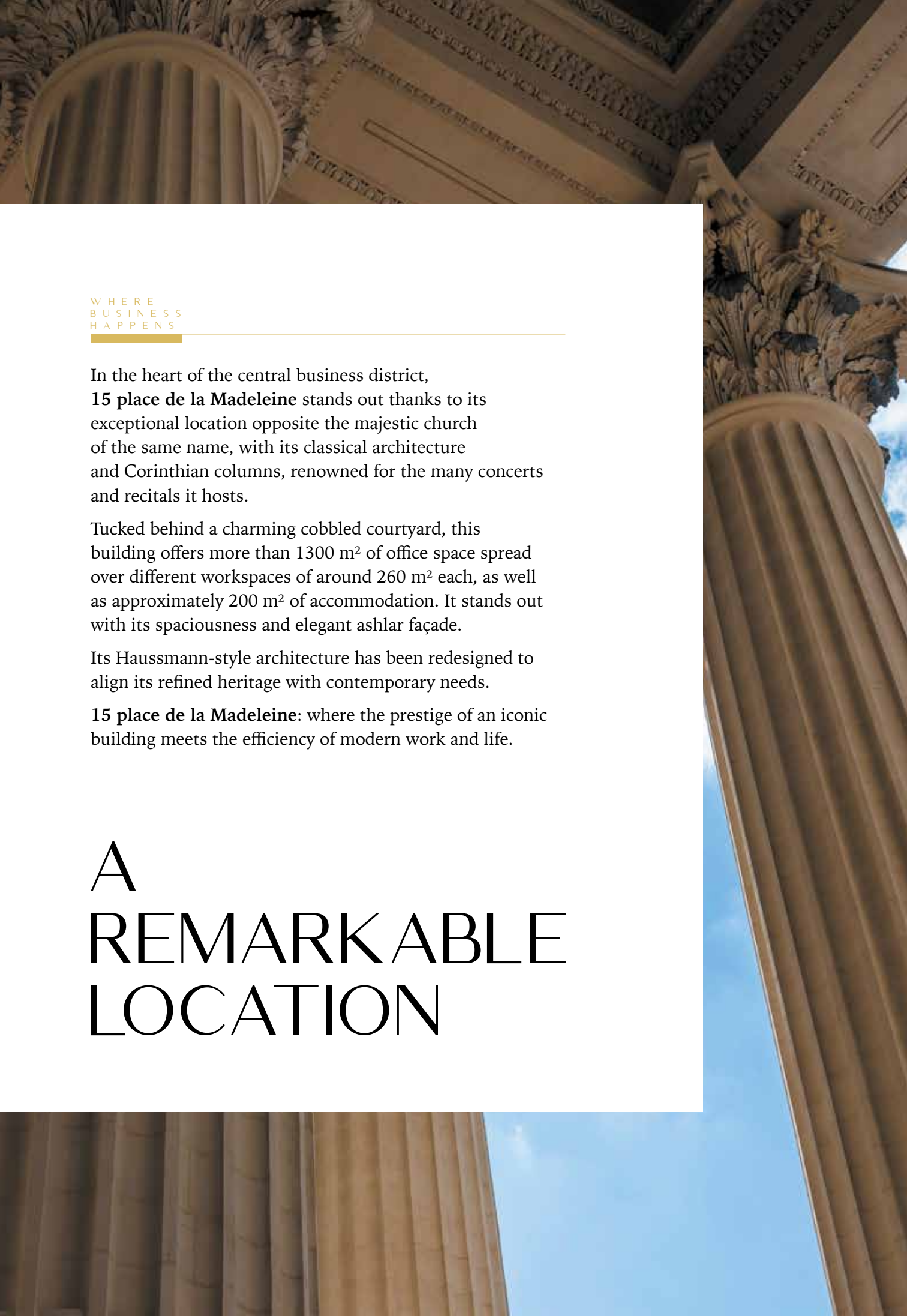


# 15

PLACE DE LA  
MADELEINE

02/





WHERE  
BUSINESS  
HAPPENS

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In the heart of the central business district, **15 place de la Madeleine** stands out thanks to its exceptional location opposite the majestic church of the same name, with its classical architecture and Corinthian columns, renowned for the many concerts and recitals it hosts.

Tucked behind a charming cobbled courtyard, this building offers more than 1300 m<sup>2</sup> of office space spread over different workspaces of around 260 m<sup>2</sup> each, as well as approximately 200 m<sup>2</sup> of accommodation. It stands out with its spaciousness and elegant ashlar façade.

Its Haussmann-style architecture has been redesigned to align its refined heritage with contemporary needs.

**15 place de la Madeleine:** where the prestige of an iconic building meets the efficiency of modern work and life.

# A REMARKABLE LOCATION



Strategically located in the heart of luxury and business, place de la Madeleine seamlessly connects Paris's Opéra, Concorde and Champs-Élysées districts.

The most emblematic addresses in Paris, such as rue Royale, rue du Faubourg-Saint-Honoré and rue Tronchet radiate out from the square.

With its ideal location,

**15 place de la Madeleine** is extremely accessible, guaranteeing fast, fluid transport throughout Paris.

O4/



Metro 8 - 12 - 14 - right outside the building - Metro 1 - 5-min walk



RER A - E - 9-min walk



Bus 42 - 45 - 52 - 84 - 94



- Ligne 1  
5<sup>MIN</sup> on foot
- Gare St-Lazare  
10<sup>MIN</sup> on foot
- Gare de Lyon  
15<sup>MIN</sup>
- La Défense  
19<sup>MIN</sup>
- Gare Montparnasse  
25<sup>MIN</sup>
- Paris-Orly airport  
38<sup>MIN</sup>
- Paris-CDG airport  
55<sup>MIN</sup>

# COVETED CENTRAL LOCATION

## CULTURE

### Musée des Arts Décoratifs

An unrivalled overview of furniture, tableware, jewellery, design, textiles and fashion, graphics and advertising.

107, rue de Rivoli

### Salle Gaveau

A temple of classical and chamber music.

45, rue La Boétie

### Galerie de la Madeleine Rue Boissy d'Anglas

A showcase for contemporary and decorative art ranging from paintings to sculptures and photography.

9, place de la Madeleine

### Théâtre des Mathurins

An Italian-inspired theatre with timeless charm, where classic pieces meet contemporary creations.

36, rue des Mathurins

### L'Olympia

Paris's oldest music hall has become a legendary venue where the best artists of our time still perform.

28, boulevard des Capucines

## GASTRONOMY

### Ladurée

An icon of French patisserie, famous for its macarons and elegant decor.

16-18, rue Royale

### Le Grand Café Fauchon

An exceptional meeting place to savour and share emblematic know-how.

Place de la Madeleine

### Caviar Prunier Paris

An exceptional location to savour the very best caviar and gourmet dishes.

Place de la Madeleine

### Patrick Roger

An artist in the world of chocolate, his shops are akin to galleries. With powerful flavours, sculptural visuals and very high-end products.

3, place de la Madeleine

### Hôtel de Crillon

Home to Michelin-star refinement in a chic yet welcoming environment. Every delicious moment becomes an unforgettable experience.

10, place de la Concorde

### Mandarin Oriental

A unique sensory experience where culinary art meets Asian-inspired elegance.

251, rue Saint-Honoré

### Maison Lucas Carton

An emblematic location providing a creative take on French haute cuisine since 1839.

9, place de la Madeleine

## SHOPPING

### Le Village Royal

Welcome to Paris's chicest and most glamorous passageway! For a shopping spree or some delicious relaxation.

25, rue Royale

### Rue du Faubourg-Saint-Honoré

A temple for luxury shopping, this sophisticated, chic street is packed with some of the most emblematic names in Parisian luxury: Chanel, Dior, Hermès, Givenchy, Balenciaga. It is also home to numerous embassies and private mansions.

06/

LUXE  
CULTURE  
FASHION

The epicentre of Parisian sophistication,  
Place de la Madeleine and the surrounding area are  
the epitome of style and cultural effervescence, where luxury  
and the French art of living meet.

With prestigious boutiques, exceptional restaurants  
and cultural institutions, **15 place de la Madeleine**  
benefits from a privileged location, ideal for bustling yet  
sophisticated daily life.



08/



Le Printemps, boulevard Haussmann

The Madeleine district embodies the sophisticated and exacting Parisian art of living. Leading luxury brands, Michelin-starred restaurants, emblematic cultural institutions and prestigious hotels make for an exceptional ecosystem that is coveted by both local and international clients.

More than just a *quartier*, La Madeleine is a true destination. This visible, accessible and influential location is at the heart of the capital.



Place de la Concorde

# AT THE HEART OF PRESTIGIOUS PARIS

Jardin des Tuileries, rue de Rivoli



Ladurée, rue Royale

Here, the working week becomes a chic and inspiring experience, punctuated by all that the surroundings have to offer. Flanked by iconic boutiques, galleries and renowned restaurants, your business will flourish in this fulfilling environment.



**15 place de la Madeleine** has adopted an ambitious approach for the environment, using innovative solutions to reduce its environmental footprint.

The target environmental certifications reflect this desire to combine high standards and user comfort, without impacting style and quality of use.

The benchmark for low-carbon construction, the **BBCA label** rewards a comprehensive approach that uses high-quality, responsible materials, ethical construction choices and energy-efficient everyday operation.

The cool air produced by the Fraîcheur de Paris urban cooling network ensures comfortable temperatures and reduces emissions.

The internationally recognised **BREEAM label** attests to the building's high environmental and social performance levels. It promotes a range of concrete actions: indoor air quality, reasoned water use, waste

treatment, acoustic and visual comfort, and the building's urban integration.

User experience is at the heart of this approach, with services such as a digital concierge service and a connected canteen, plus added-value communal areas with bike storage, changing rooms and showers. Everything has been designed to support new ways of working and encourage non-motorised transport.

The **WiredScore label** recognises outstanding digital infrastructure. The building is equipped for the most demanding connectivity use. Guaranteeing reliability and high performance each day, for companies that drive growth with digital technology.



Optimised  
management  
of water and  
energy



Encouraging  
non-motorised  
transport with  
access to bicycle  
parking from  
the building's  
courtyard

# A COMMITTED APPROACH



11/



BREEAM®

WiredScore  
CERTIFIED

# A PRESTIGIOUS, PEACEFUL ENVIRONMENT



Courtyard access to the building

**15 place de la Madeleine's** interior combines historic and contemporary aesthetics with functionality: fluid circulation, spacious rooms and chic decoration.

The paved courtyard offers a peaceful, exclusive outdoor area, a haven of calm and privacy - a rare privilege in the heart of the bustling urban capital.



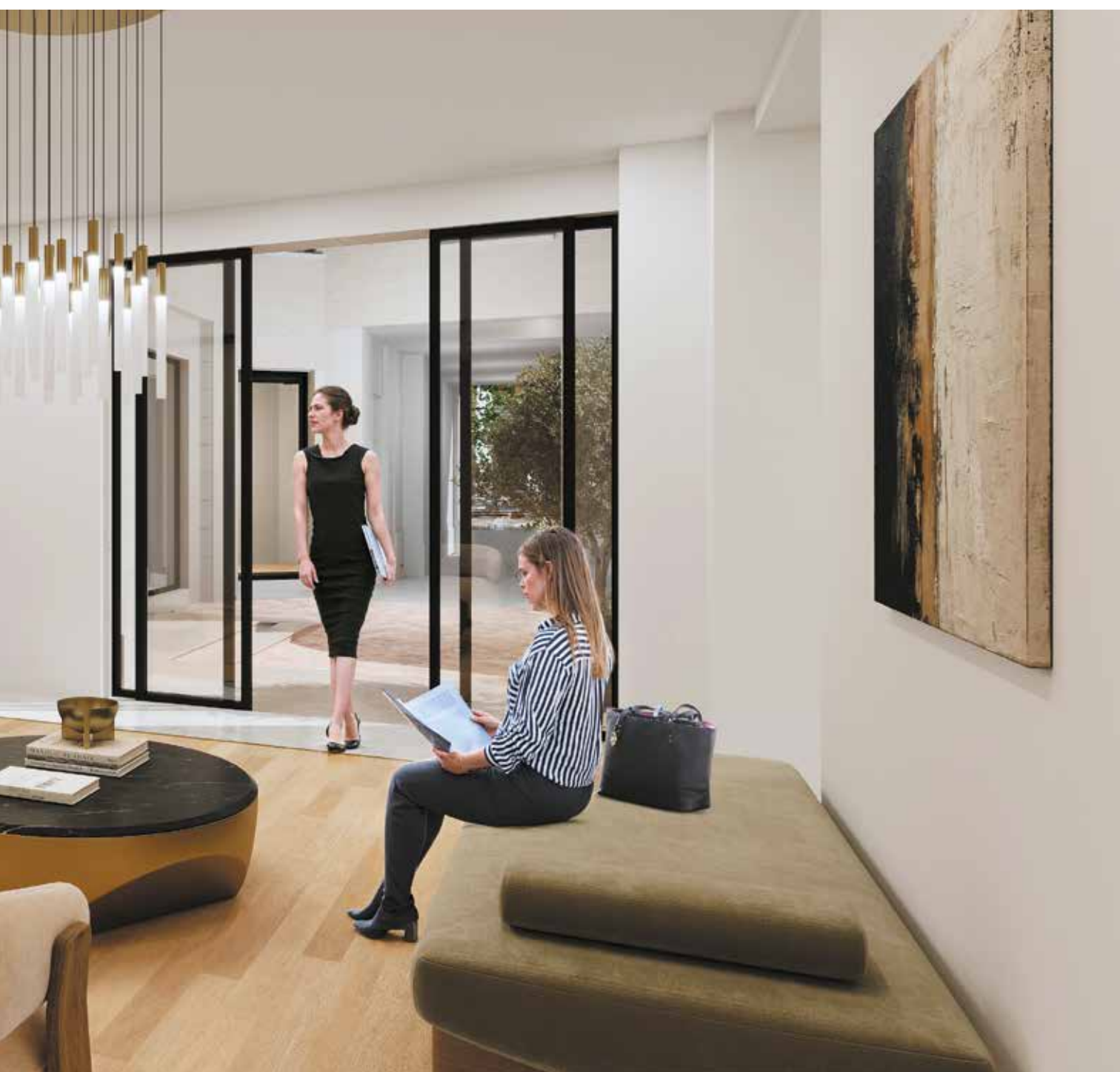
WHERE  
BUSINESS  
HAPPENS



14/

Collaborative workspace

MULTIPLE  
USES



A collaborative space has been designed to facilitate new business practices: meetings, networking and in-house events. This informal yet stylish space has been thought out as a natural extension of the offices, to inspire and encourage exchange and excellence.

The materials have been carefully chosen for an understated, chic palette. Large windows let in generous amounts of natural light, creating a calm and bright atmosphere.

**15 place de la Madeleine** embodies a new way of working in Paris: where image, energy and influence reign, at the crossroads of heritage and the future.

16/



# HIGH-QUALITY SERVICES

All the office spaces are flooded with natural light from the large windows that open onto the quiet courtyard or the prestigious Place de la Madeleine.

A rare and unrestricted view of the monumental Madeleine church can be seen from certain areas - a privileged sight worthy of the address.

Office spaces



# ENDLESS FLEXIBILITY

Office spaces

18/



The workspaces are set out around a central area, allowing fluid circulation and flexible layouts.

Designed to encourage creativity and well-being, the workspaces offer real flexibility, tailored to new ways of working together.

Open-plan offices, modular meeting rooms and social areas all contribute to a dynamic and inspiring atmosphere.

User-friendly and efficient, everything has been designed to meet the needs of modern businesses and their talents.

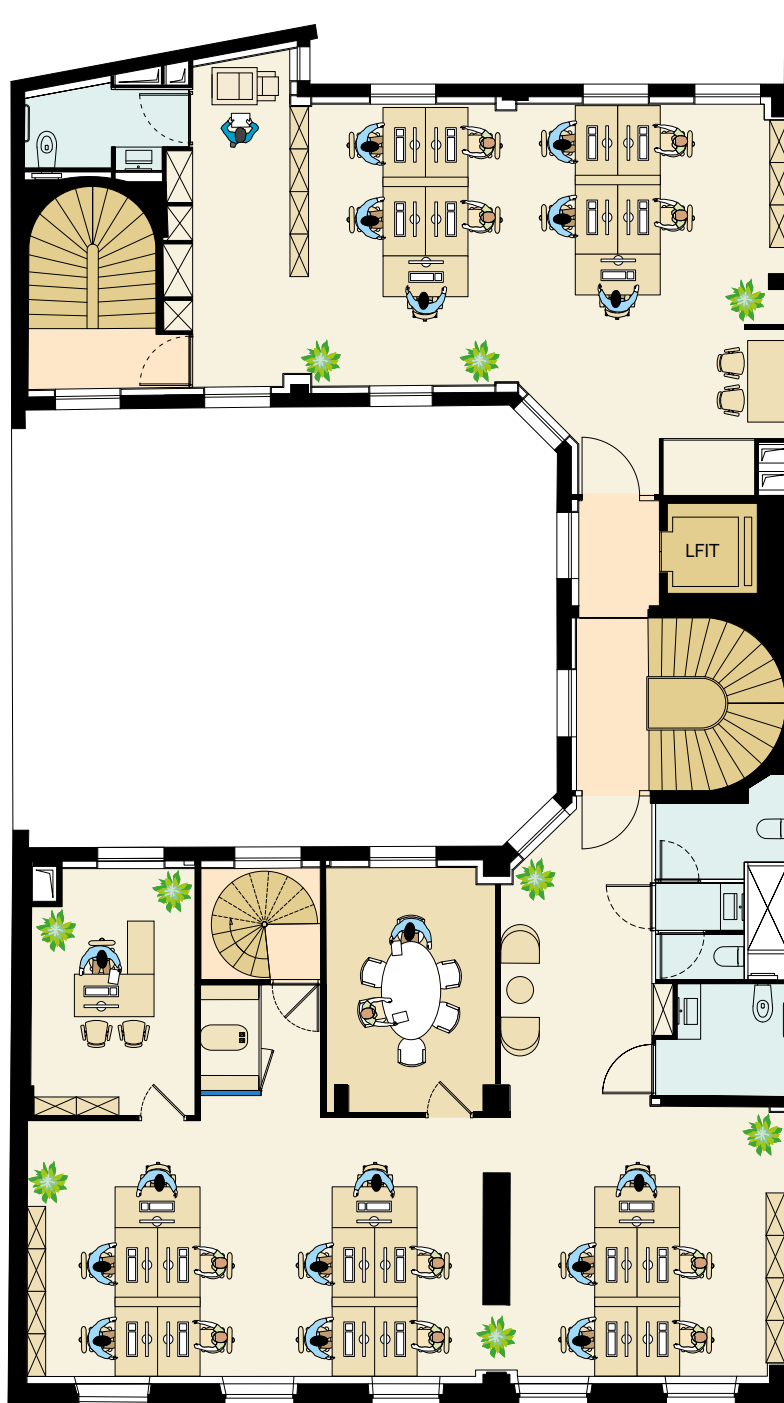
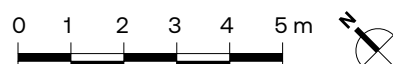
WHERE  
BUSINESS  
HAPPENS



# LAYOUT - 4TH FLOOR

## VERSION WITH LAYOUT

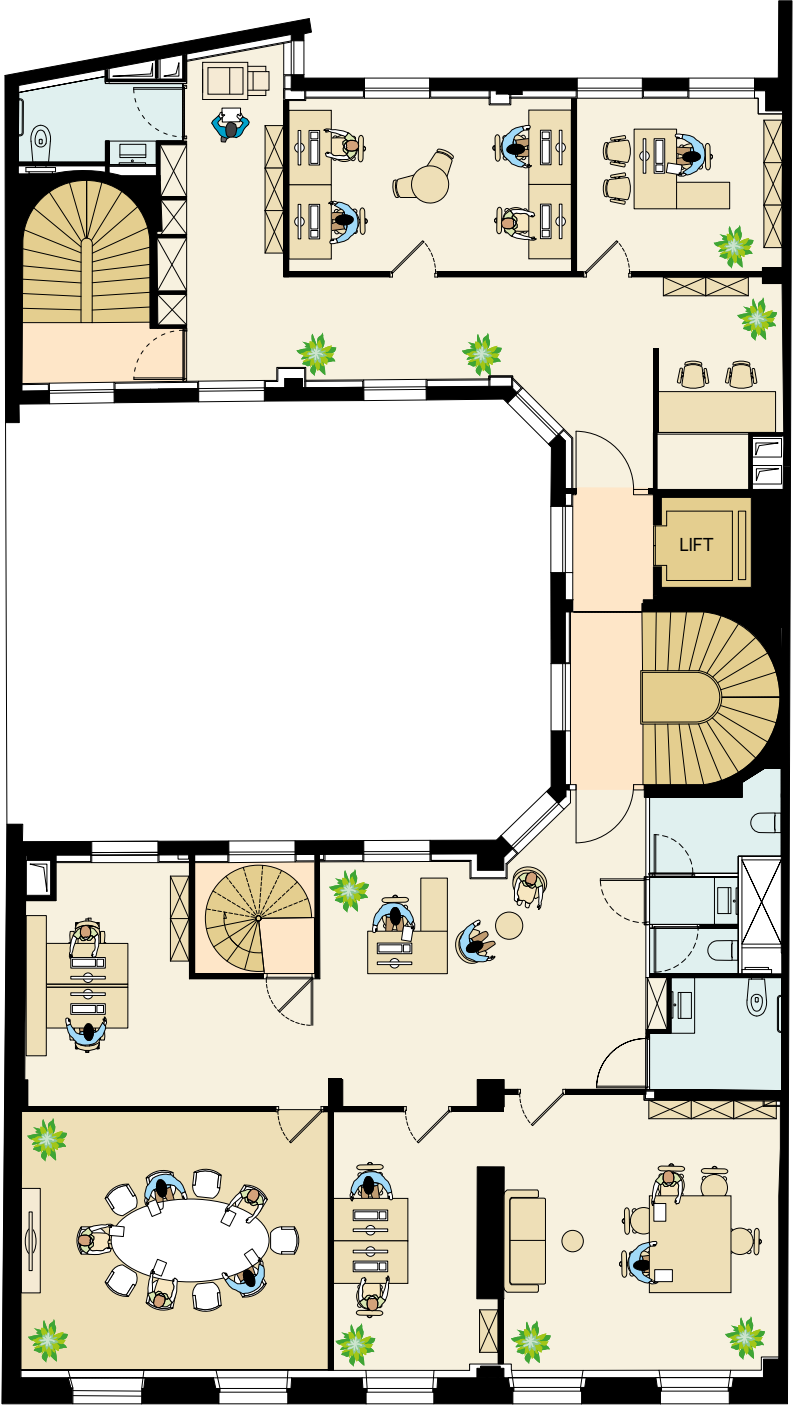
26 fixed workstations - 2 flexible workstations



LAYOUT - 4TH FLOOR

VERSION WITH PARTITIONS/MANAGEMENT

11 fixed workstations - 2 flexible workstations





INFRAVIA

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### **Disclaimer**

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

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

Contact: [infraviarealestate@infraviacapital.com](mailto:infraviarealestate@infraviacapital.com)

42 rue Washington, 75008 Paris

### **Notice and Credits**

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

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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](http://www.15-madeleine.fr)

Design, production, 3D images and space planning:  [agence-martingale.fr](http://agence-martingale.fr)

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