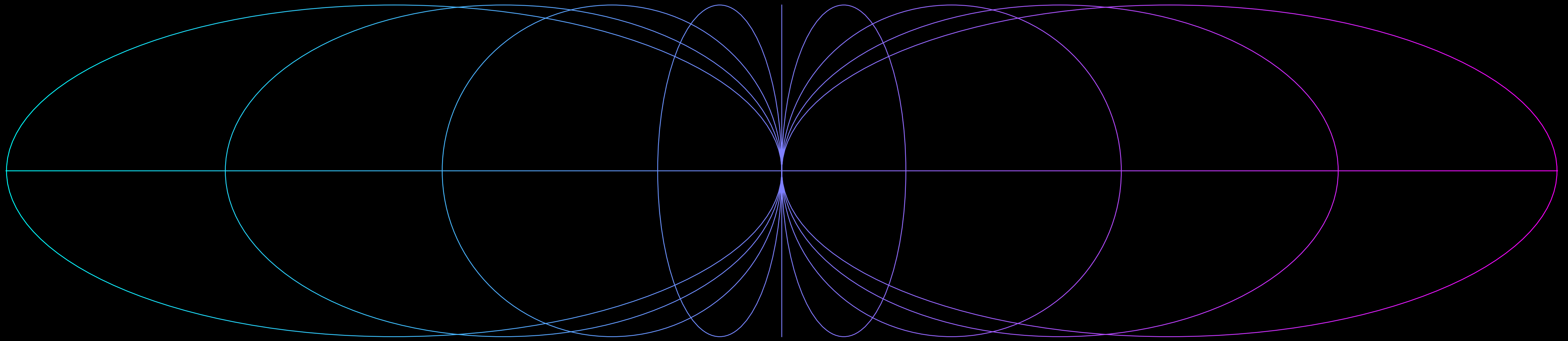


# OVALLIE

A CHANGE MAKER

1 RUE FRUCTIDOR 93400 ST-OUEN-SUR-SEINE, FRANCE



# IN- SIDE

<b>CONCEPT</b>	<b>3</b>
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<b>TECHNICAL SPECS</b>	<b>30</b>

# OVALIE

## A CHANGE MAKER

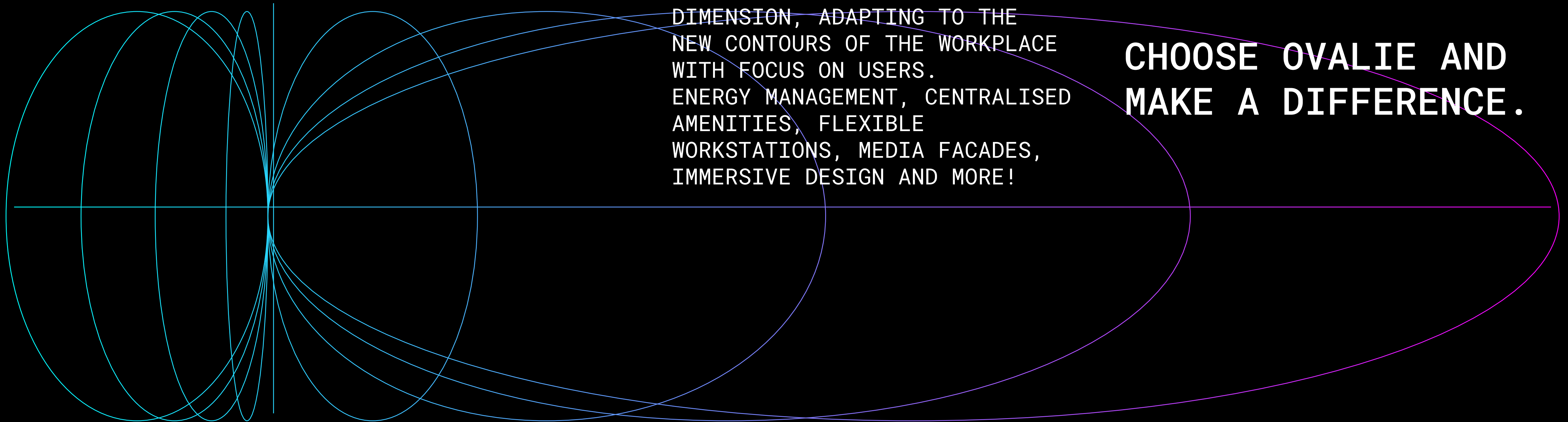
THE CHARACTERFUL OVALIE BUILDING IS DESIGNED FOR DYNAMIC ESTABLISHED BUSINESSES. THE STRUCTURE EMBRACES INNOVATION, JOINING THE VIRTUOUS CIRCLE OF PROGRESS.

THE OVALIE BUILDING COMBINES TECHNOLOGY WITH A HUMAN DIMENSION, ADAPTING TO THE NEW CONTOURS OF THE WORKPLACE WITH FOCUS ON USERS. ENERGY MANAGEMENT, CENTRALISED AMENITIES, FLEXIBLE WORKSTATIONS, MEDIA FACADES, IMMERSIVE DESIGN AND MORE!

A DYNAMIC ENVIRONMENT THAT BENEFITS BOTH INDIVIDUALS AND THE OVERALL ORGANISATION

THE OVALIE BUILDING IS DESIGNED FOR A MORE SUSTAINABLE WORLD, EXPLORING, ANTICIPATING AND RISING TO THE CHALLENGE OF ATTRACTIVENESS.

**CHOOSE OVALIE AND  
MAKE A DIFFERENCE.**





01

LOCATION

**ALWAYS  
CONNECTED**

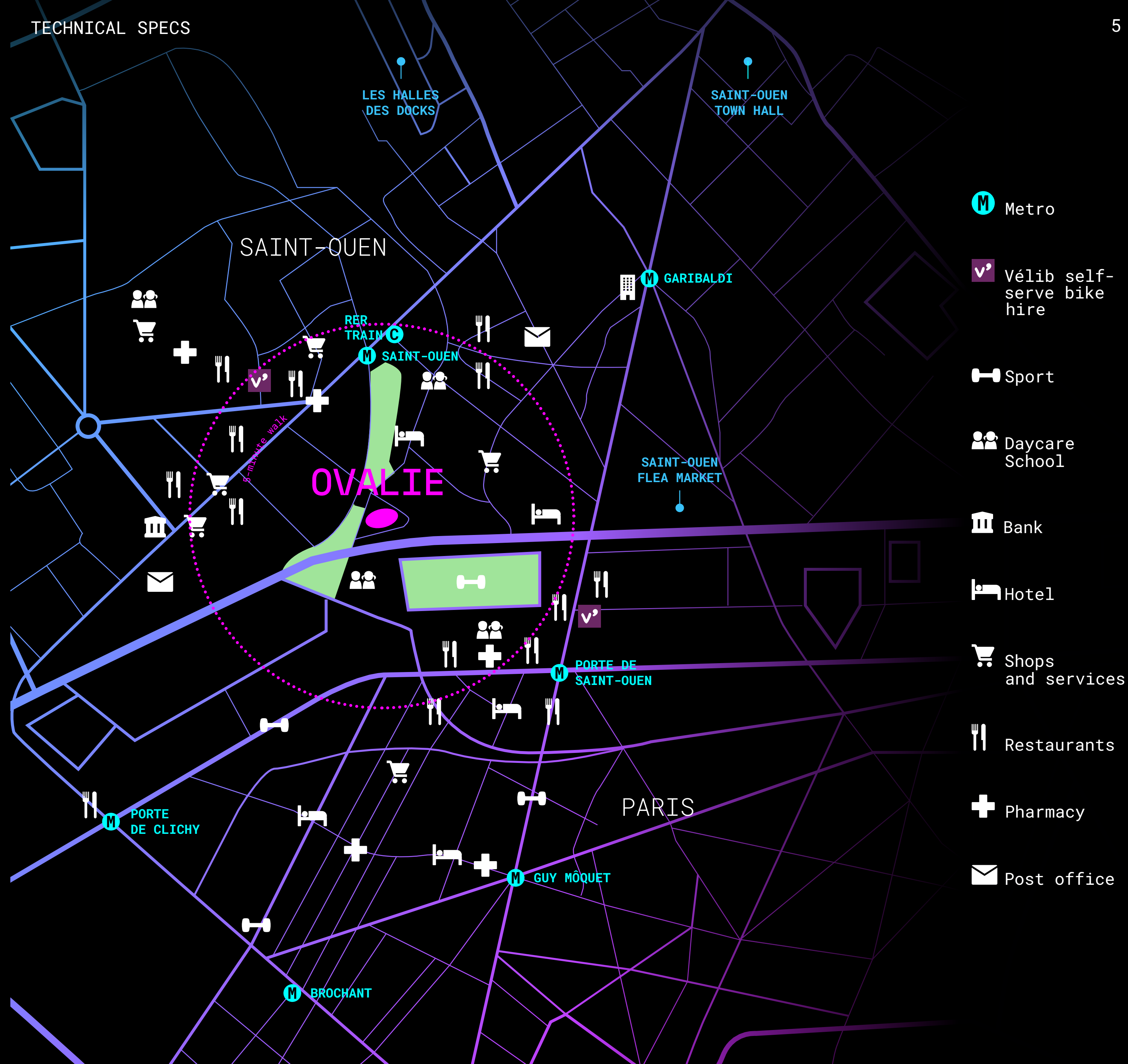


# BETWEEN PARIS AND SAINT-OUEN

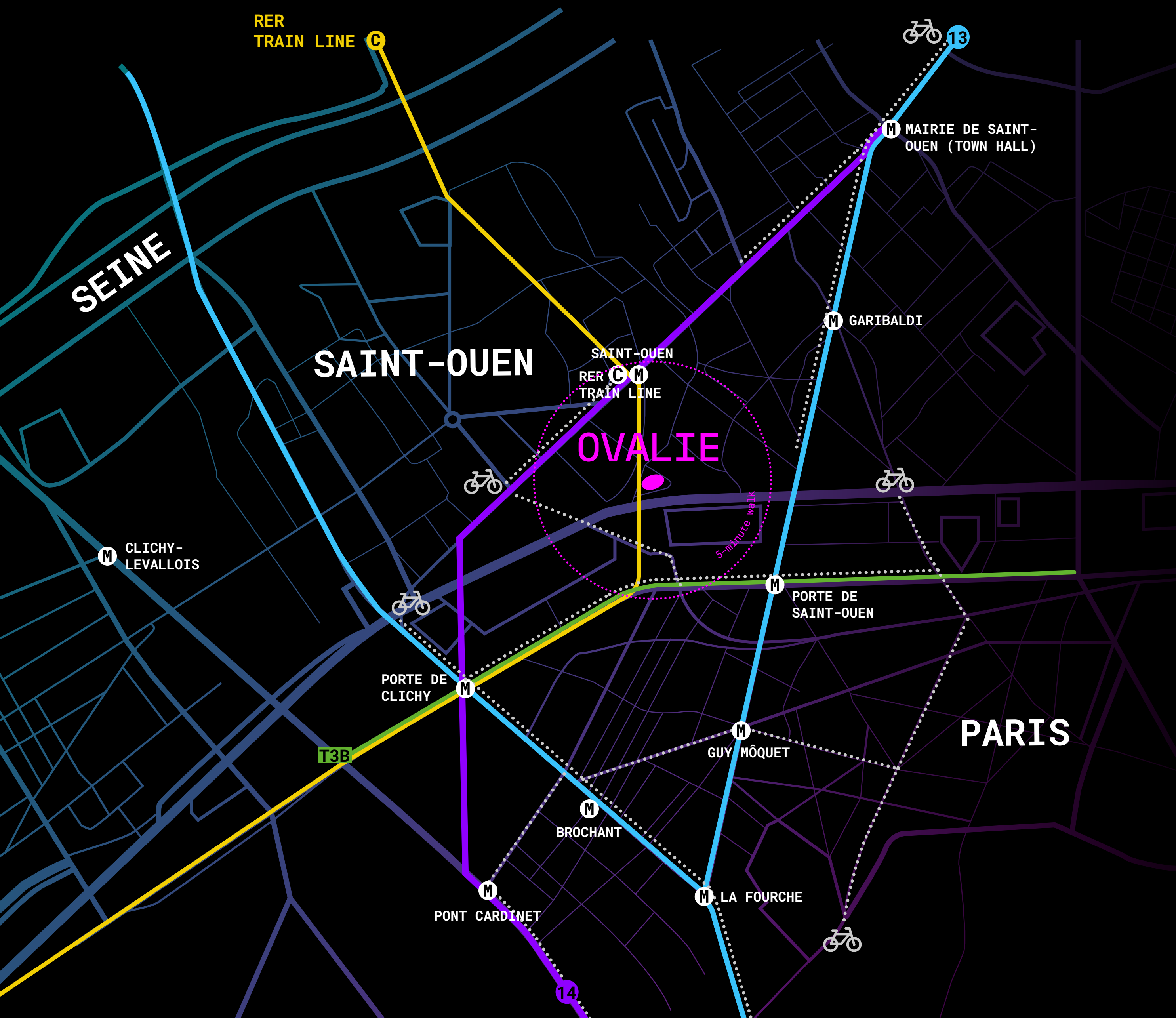
Saint-Ouen, north of Ovalie, is a young, open town constantly modernising to play a key role in the Greater Paris. Businesses are attracted to this town with many facets that is constantly transforming, including with projects such as the *Halle Gourmande et Culturelle*, the *Ile-des-Vannes* redevelopment and the *Manufacture du Design*.

Just a few metres from the building, the 17th arrondissement of Paris is home to the central business district with direct access to the capital's centre.

A unique, prime location for enjoying the best of both worlds.



- Metro
- Vélib self-serve bike hire
- Sport
- Daycare School
- Bank
- Hotel
- Shops and services
- Restaurants
- Pharmacy
- Post office



# CONNECT, SHARE, MEET

On the outskirts of the ring road, Ovalie is also strategically located for sustainable mobility and public transport.

Just a few minutes from the centre of Paris and close to many major companies, it is part of a dense ecosystem with easy, quick access. Accessibility is one of the building's strengths, enabling companies to stay close to their partners, wherever they may be.

- **10 minutes** from the centre of Paris by public transport
- Less than **8 minutes** from the A1, A15 and A86 motorways and the Paris ring road
- **5-minute** walk from Metro lines 13 and 14
- **5-minute** walk from RER C station
- Secure bicycle parking
- **217** underground parking spaces including some with electric charging stations

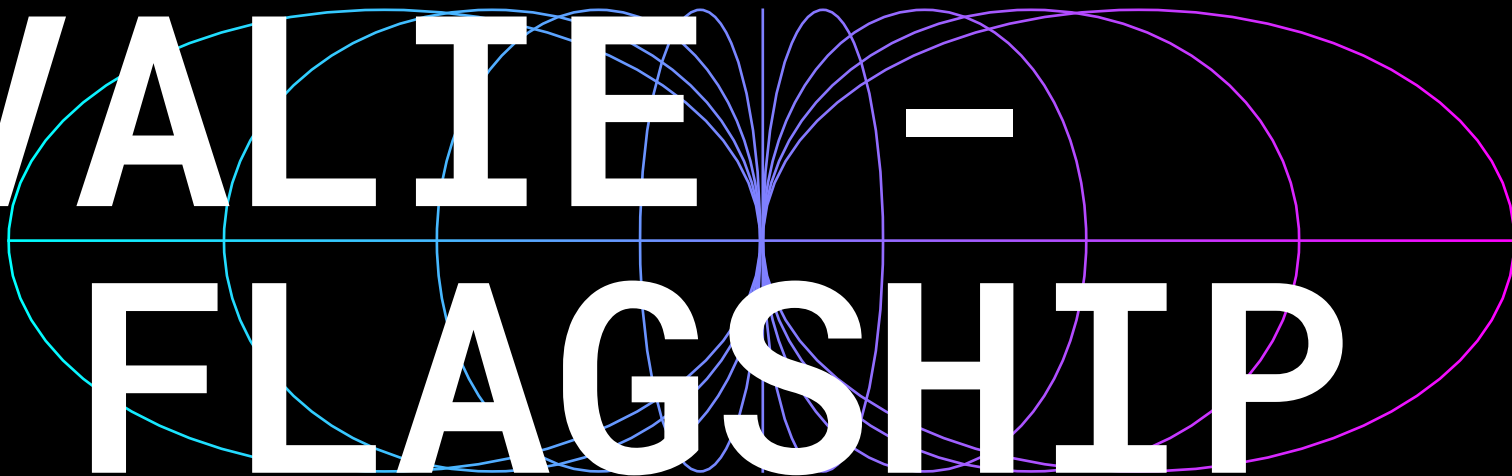
02

BUILDING

# OUTSTANDING ARCHITECTURE



# OVALIE - A FLAGSHIP OF MODERNITY



In the centre of a dynamic district, Ovalie meets the needs of businesses seeking transformation, with a taste for challenge, the desire to evolve, and who are convinced working together is a win-win situation.

14,500 sqm

OF OFFICES AND PREMIUM  
AMENITIES

7 FLOORS, EACH OF APPROXIMATELY

1,800 sqm

NEARLY

1,000 sqm OF  
OUTDOOR SPACE

INCLUDING A LANDSCAPED ROOFTOP  
OF AROUND 780 SQM WITH UNINTERRUPTED  
VIEWS OVER THE CAPITAL

ARCHITECTURE

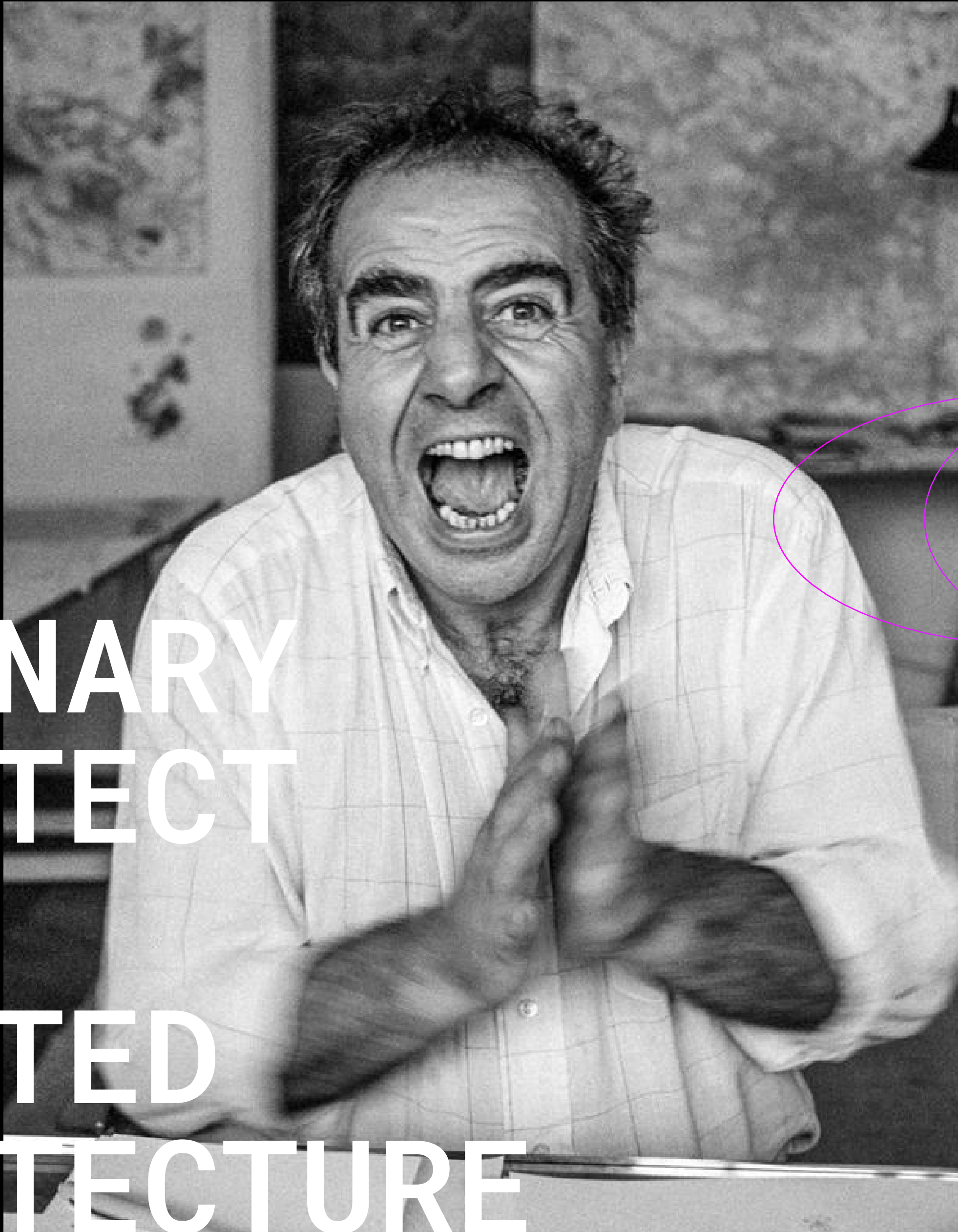
DESIGNED TO ATTRACT NEW TALENT

LESS THAN  
10 MINUTES  
FROM THE CENTRE  
OF PARIS

DIRECTLY LINKED TO THE RING ROAD  
AND METRO LINE 14

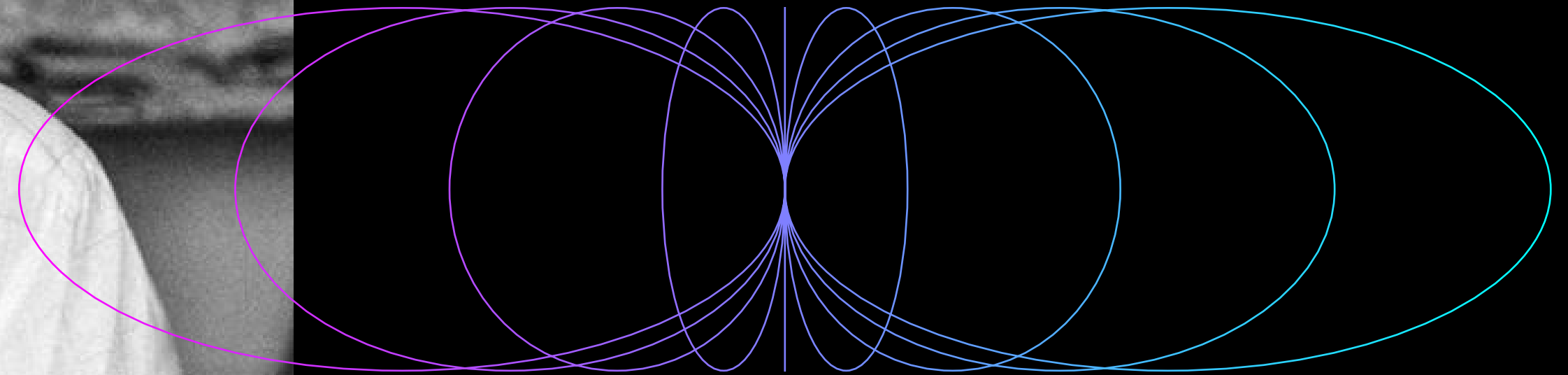
CAPACITY OF  
1,500 PEOPLE

1,200 FROM THE FIRST FLOOR TO  
THE ROOFTOP AND 300 ON THE GROUND  
FLOOR



# A VISIONARY ARCHITECT AND SPIRITED ARCHITECTURE

PROGRESS, BOLDNESS AND COMMUNITY-BASED UNDERPIN OVALIE'S DESIGN BY THE REVOLUTIONARY ROLAND CASTRO.



Always ready to meet a challenge, he promotes a new vision of the city, refusing "object architecture" in favour of more space for residents and functions. Castro is recognised as one of the brains behind the Greater Paris and a master who worked tirelessly to restore the suburbs to their former glory.

His vision of inclusion and openness, deeply focused on people, is reflected in the building's elliptical form with changing colours reflecting the light. The unique 360° visual identity symbolises its occupants' boundless curiosity and unlimited perspective.



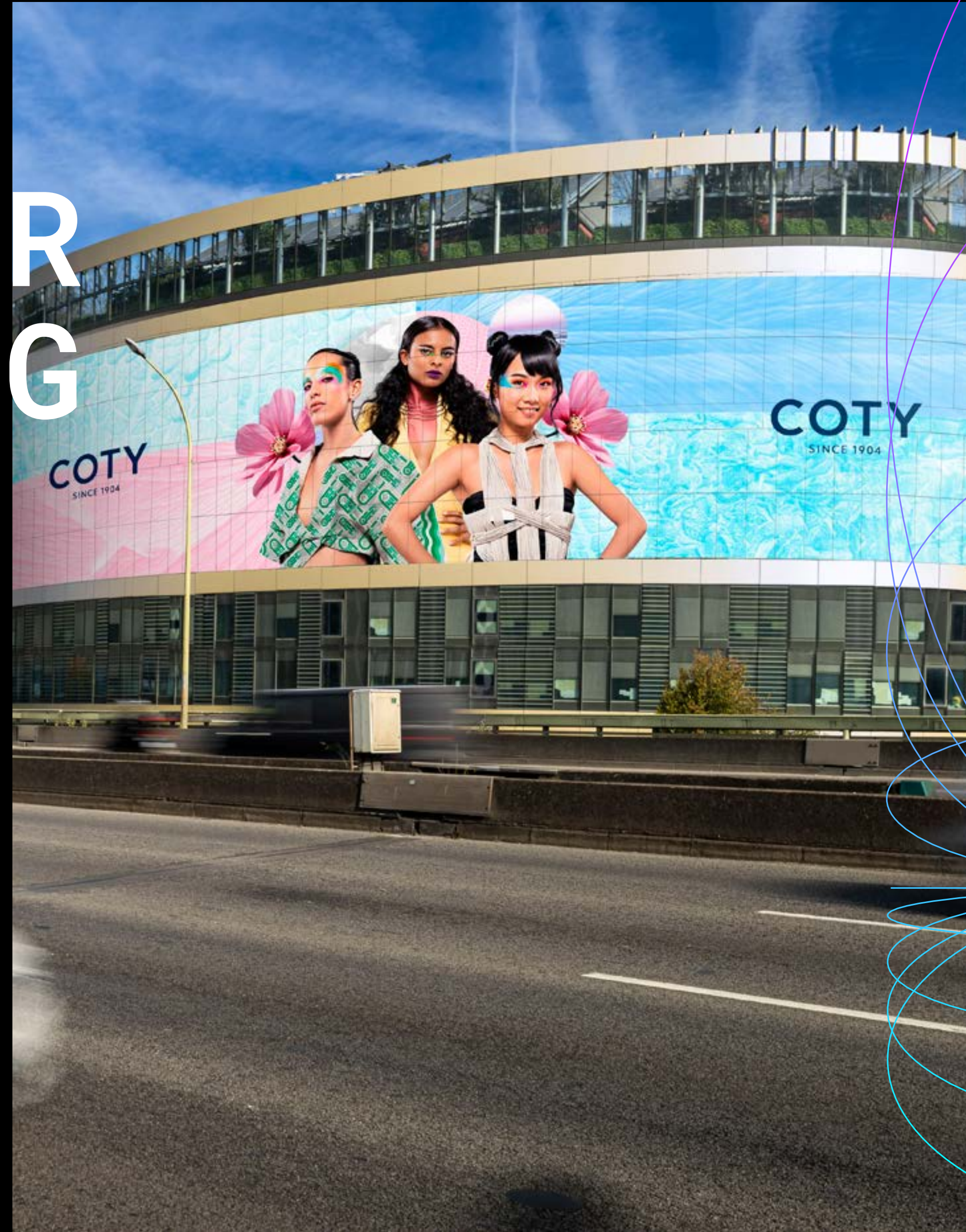
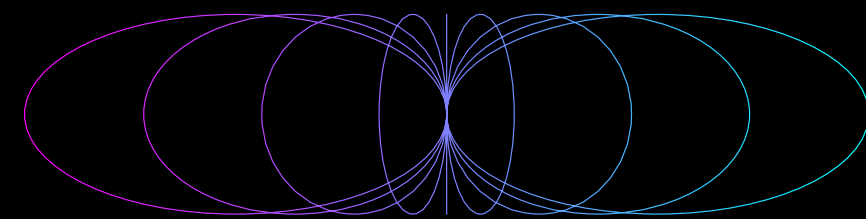
# BIG POTENTIAL FOR COMMUNICATING

Ovalie has a major advantage with 1,400sqm of media facade, making it the biggest on the ring road and the second biggest in Europe. The oval shape provides outstanding visibility for traffic in both directions.

The cladding, mounted from the roof, is a cost-effective solution and also avoids permits

required for scaffolding. What's more, the materials used allows light to pass through for tenants' comfort and well-being.

**IT'S IDEAL FOR BUSINESSES WANTING TO MAKE A STATEMENT IN PARIS AND REACH MILLIONS.**



COMMUNICATIONS SURFACE OF

**1,400 sqm**

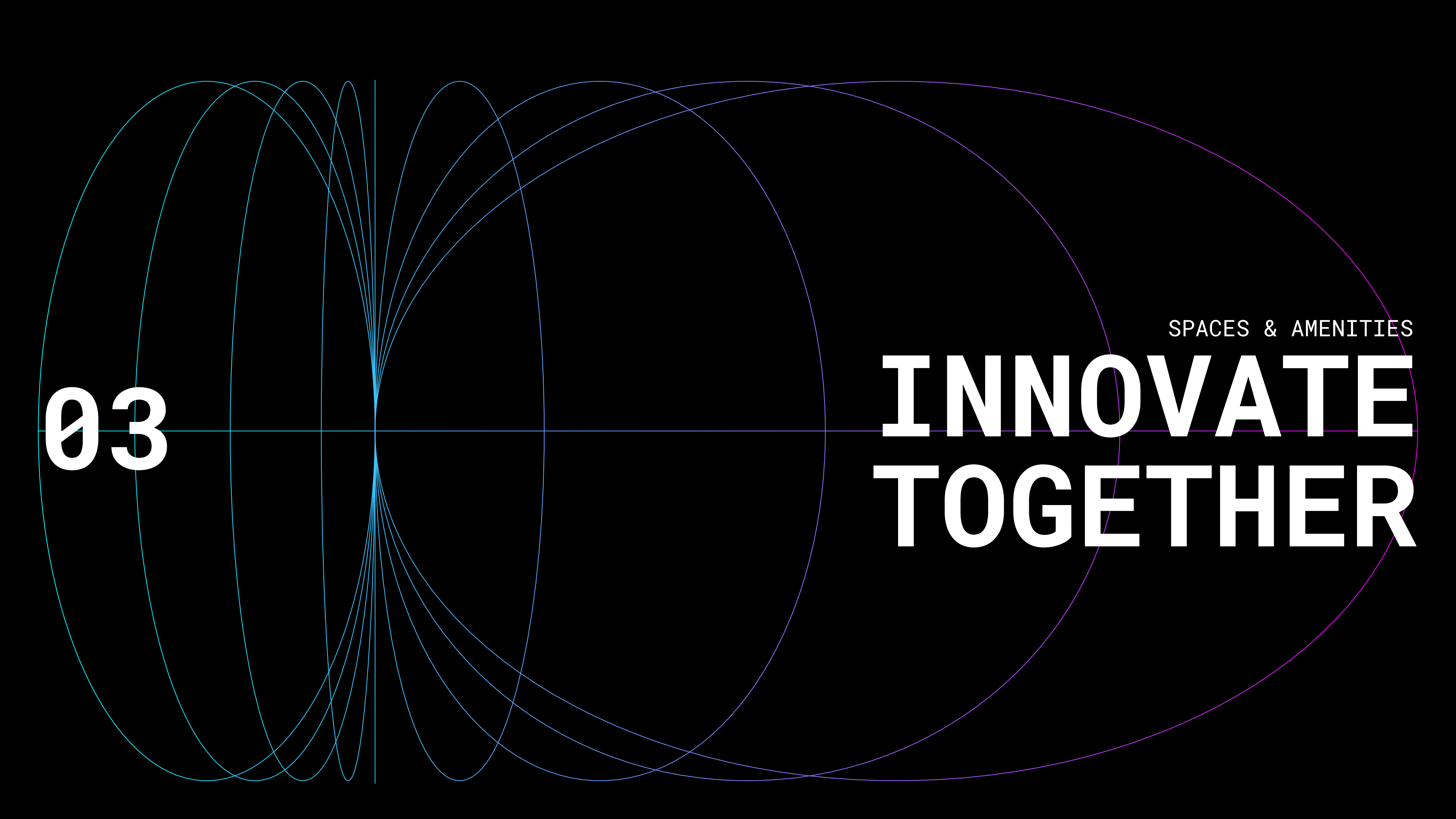
VISIBILITY TO

**250,000 VEHICLES EVERY DAY**

MEDIA INVESTMENT ESTIMATED AT

**1 MILLION EUROS PER YEAR**



An abstract graphic consisting of multiple overlapping circles of varying sizes and colors (cyan, blue, and purple) on a black background. The circles are arranged in a way that they appear to flow from left to right, with some overlapping significantly. A horizontal line passes through the center of the composition.

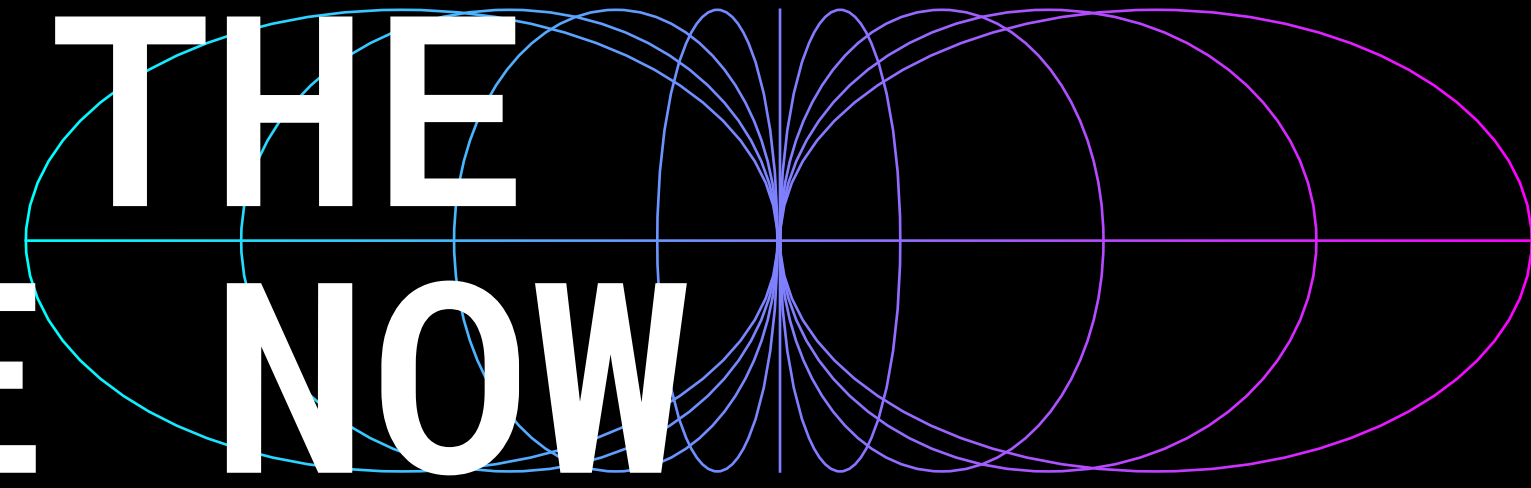
03

SPACES & AMENITIES

**INNOVATE  
TOGETHER**



# WRITE THE FUTURE NOW



With eight floors, the building is a striking background for businesses with a purpose. Originality, practicality and creativity transcend form design, space fittings, services and catering. A building where ideas become reality and new challenges are met.







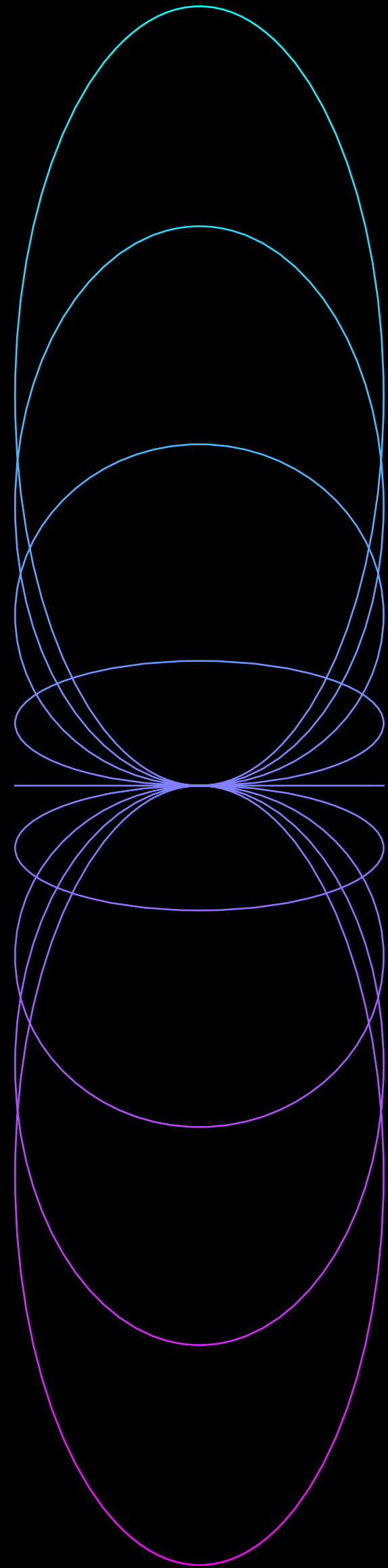
WELCOME

- 8 ROOFTOP - GREEN
- 7 NEO BRASSERIE - CYAN
- 6 MAGENTA
- 5 ORANGE
- 4 INDIGO
- 3 YELLOW
- 2 AMBRE
- 1 BLUE
- 0 SERVICE AREA

BUSINESS CENTER

Reception hall





# OVALIE ABOUNDS WITH POTENTIAL

A RANGE OF  
PREMIUM AMENITIES

- Offices
- Vertical circulation
- Accessible outdoor areas
- Parking
- Amenities areas





# MORE THAN A FOOD COURT, AN EXPERIENCE

TANTALISE YOUR TASTE BUDS WITH A WORLD OF VARIETY.

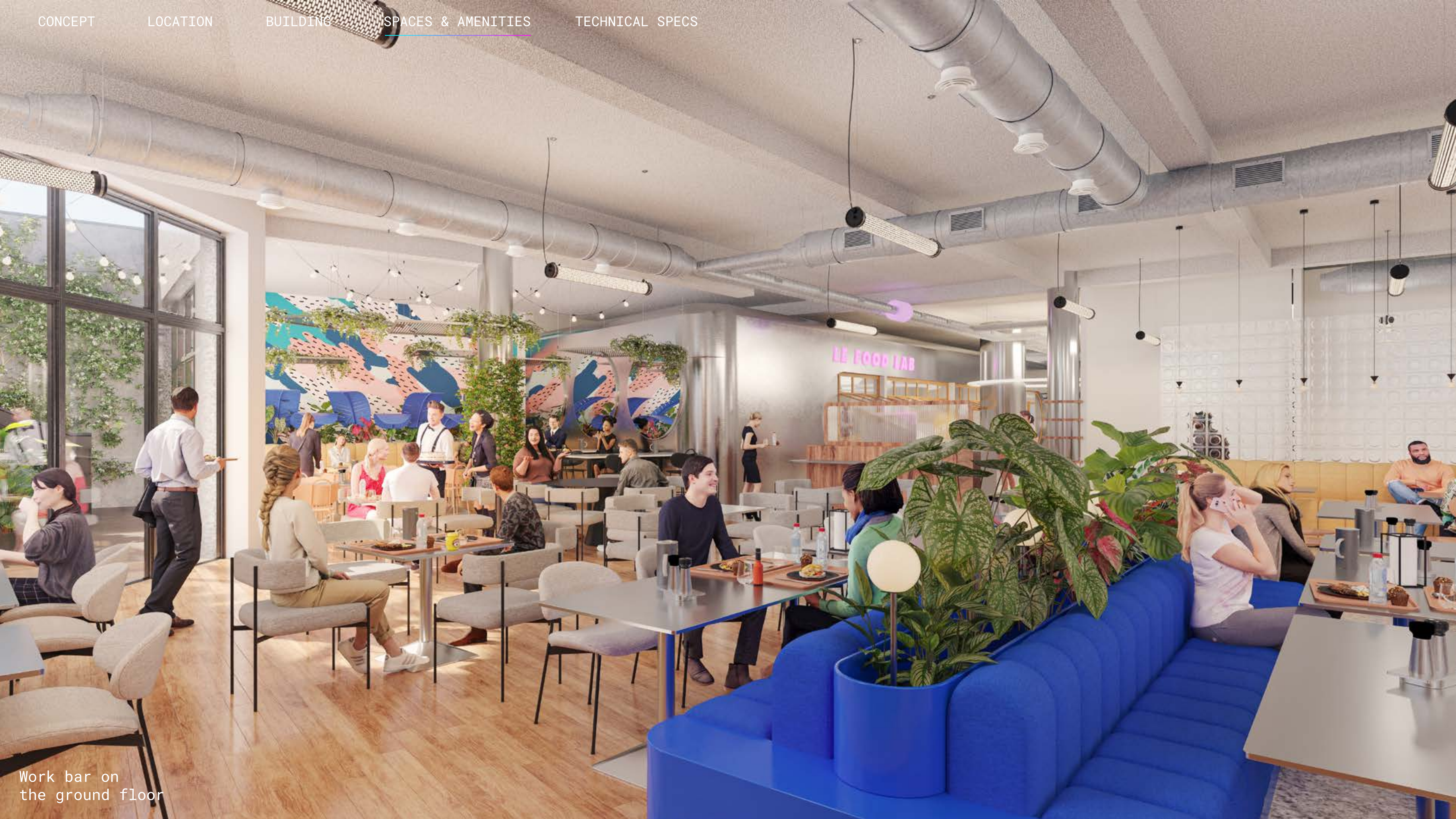
The ground-floor food court is a window to the world with multicultural experiences. Surrounded by warmly lit tangy colours, our caterers Lecointre offer sense sensations with carefully selected high-quality dishes.

There's a self-service takeaway area on the ground floor with two floors of food court concept above. Stocked regularly, the self-service option is perfect for grabbing a quick bite to eat.

On the top floor, an elegant dining room has breathtaking views over Paris and Sacré-Cœur. One floor above the rooftop is ideal for a refreshing break if you feel like some sun. Regular events reflect the seasons. In summer, the rooftop hosts cocktails and after-work events. In winter, the "neo-brasserie" with a warm atmosphere opens its doors.







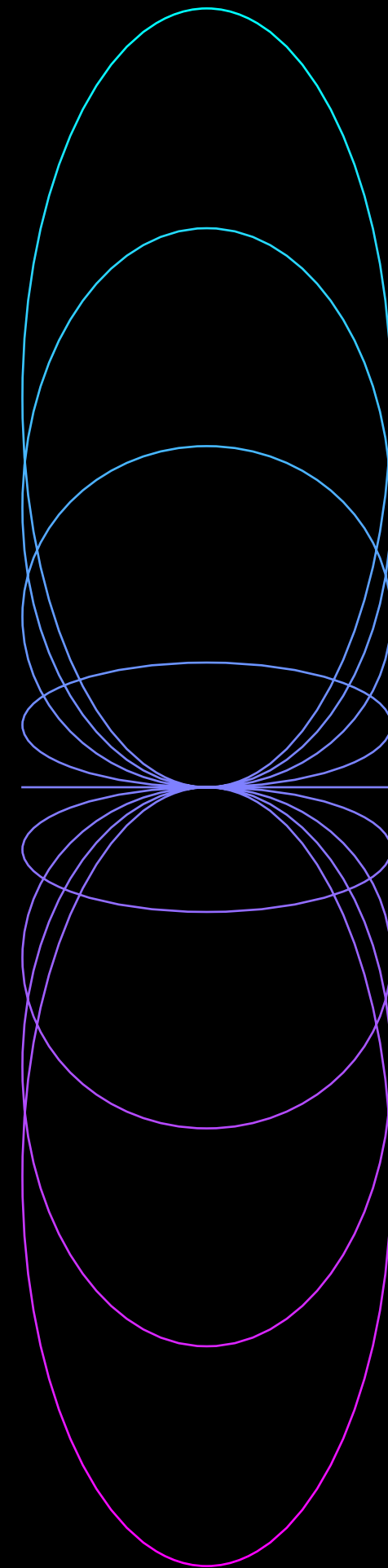
Work bar on the ground floor



# TAILORED DINING OPTIONS BY LECOINTRE



**LECOINTRE**  
PARIS



As producers, caterers and restaurant managers, Lecointre provides a sustainable concept using fresh, seasonal produce they grow themselves locally.

For each occasion, chefs from gourmet establishments showcase Lecointre's produce in streamlined dishes presented with flair. An eye for detail ensures both the venue and the dishes boast strong character.

## FOOD CORNERS

110 SQM ON  
EACH FLOOR

A HYBRID SPACE  
SERVING

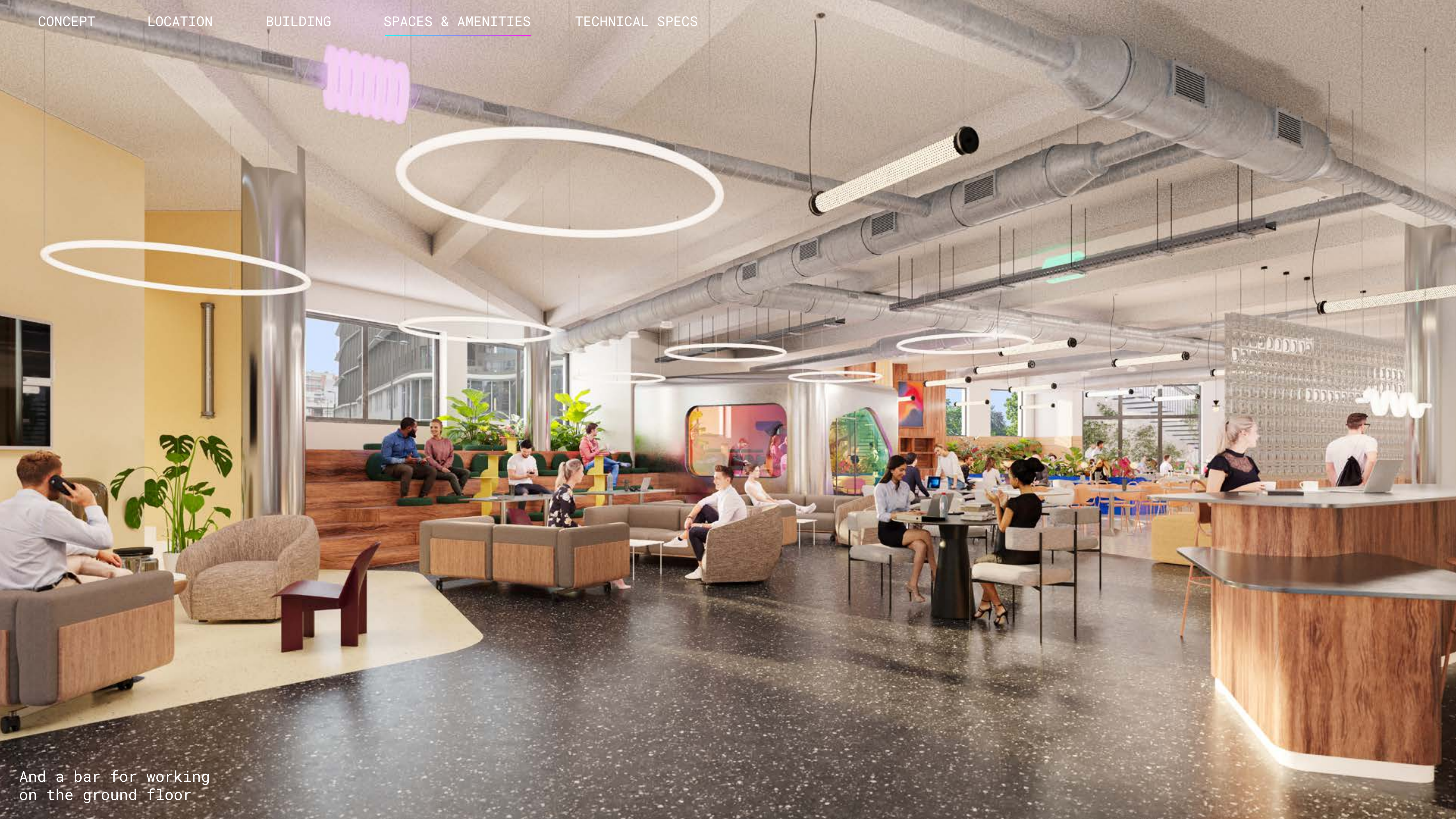
## 400 MEALS

ON THE GROUND FLOOR,  
WITH THE OPTION OF  
MOVING TO THE LOUNGE  
WORKSPACE FOR A MORE  
RELAXED ATMOSPHERE

A NEO-BRASSERIE  
**SEATING**  
**50**

ON THE 7TH FLOOR





And a bar for working  
on the ground floor



BUSINESS CENTRE:

**200 sqm**

WITH FULL AMENITIES

## CONCIERGE SERVICE

RUN BY  
A HOSPITALITY MANAGER

SPACES FOR RECEIVING GUESTS  
WITH CAPACITY OF UP TO

**1,500**

PEOPLE (ERP 2: AUTHORISATION  
FOR RECEIVING THE PUBLIC)

**530 sqm**

OF COMMUNAL SPACES  
FOR GROUP WORK



# WORK DIFFERENTLY

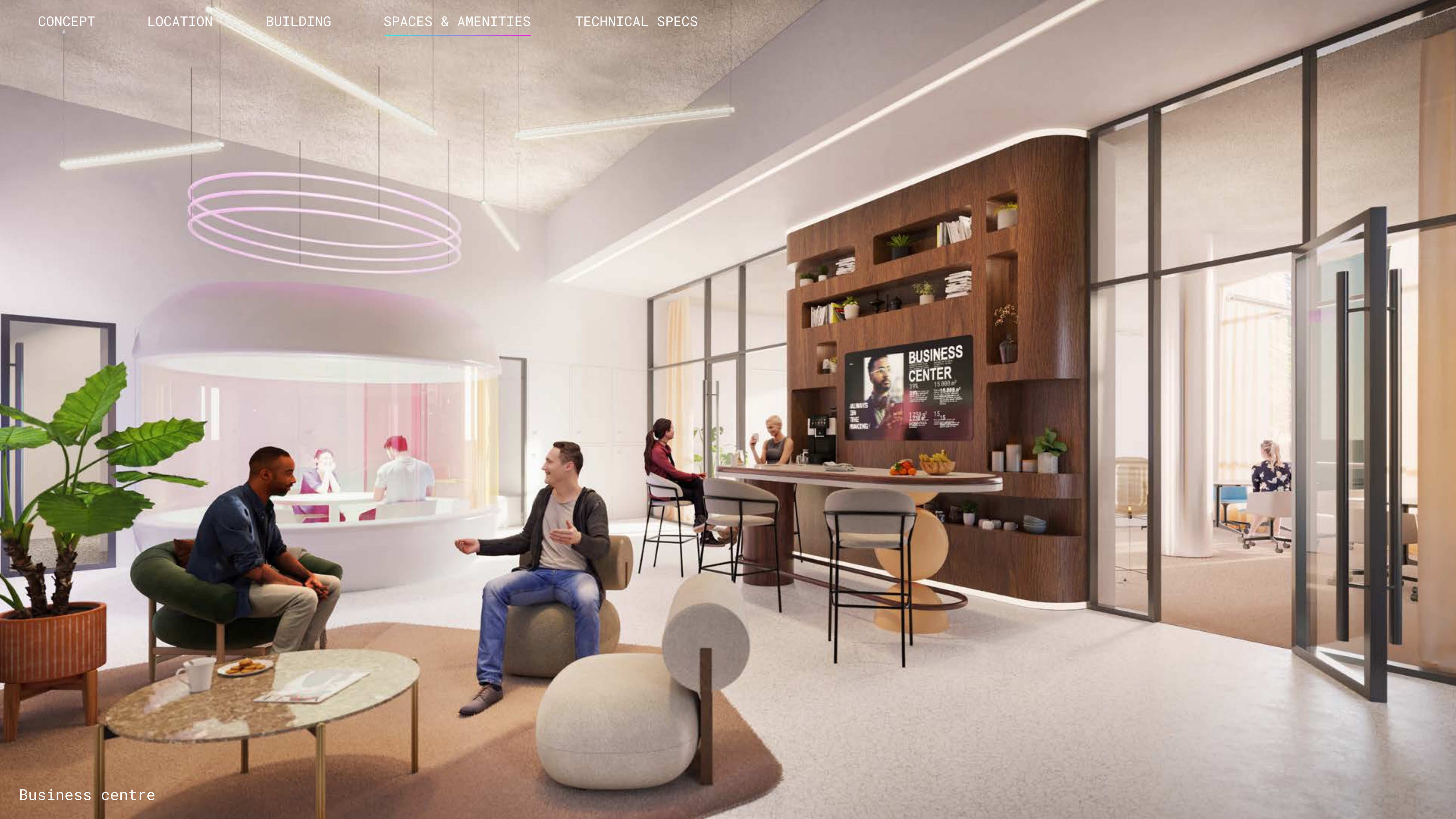
When it's not full for lunch, the food court can be transformed into a lounge or coworking space with a studios atmosphere. The informal open-plan also has a meeting room with original access.

The first floor offers more fun, collaborative and creative work spaces. And a space for hosting an Academy including a media centre, events space, meeting rooms, showroom, lab space, and shared kitchen. An area combining pleasure with productivity.

Ovalie also features a business centre to support occupants' plans to transform, transfer or enhance their attractiveness.

Not to mention the unforgettable setting of the 780 sqm rooftop, open all day and into the evening. Fully connected and available for private reservations, it is perfect for inspiring teams or corporate events.





Business centre



# A HEALTHY BODY AND MIND

A fitness centre reserved for occupants is opening on the ground floor. With both self-service equipment and group classes, it's the ideal place to recharge your batteries and boost your determination. If you prefer, the local *Max Rousié* stadium and a indoor football pitch are less than two minutes' walk from the building.

Sustainable mobility is a priority. At Ovalie, cycling to work is a choice for everyone. The bikes are stored in two spaces, on the lower ground floor and on the ground floor. Cyclist drop their bikes directly on the ramps before heading to the change rooms and starting their day.

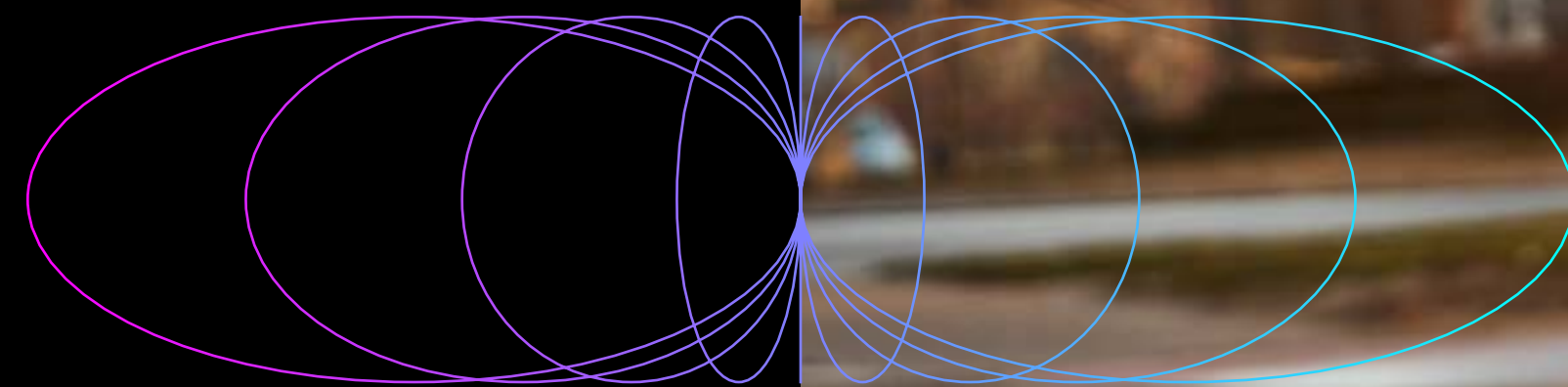


## A FULLY- EQUIPPED FITNESS CENTRE

TO RESET AND RECHARGE  
YOUR BATTERIES

## TWO AREAS RESERVED FOR SUSTAINABLE MOBILITY

WITH A REPAIR WORKSHOP





# GROUND-FLOOR AMENITIES

- Main reception hall
- Second reception hall
- Business centre
- Dining
- Work bar
- Kitchen
- Delivery area
- Fitness centre
- Toilets/Showers/Change rooms
- Vertical circulation
- Horizontal circulation
- Plant rooms
- Bike parking
- Patio
- Security service
- Media library
- Car park entrance





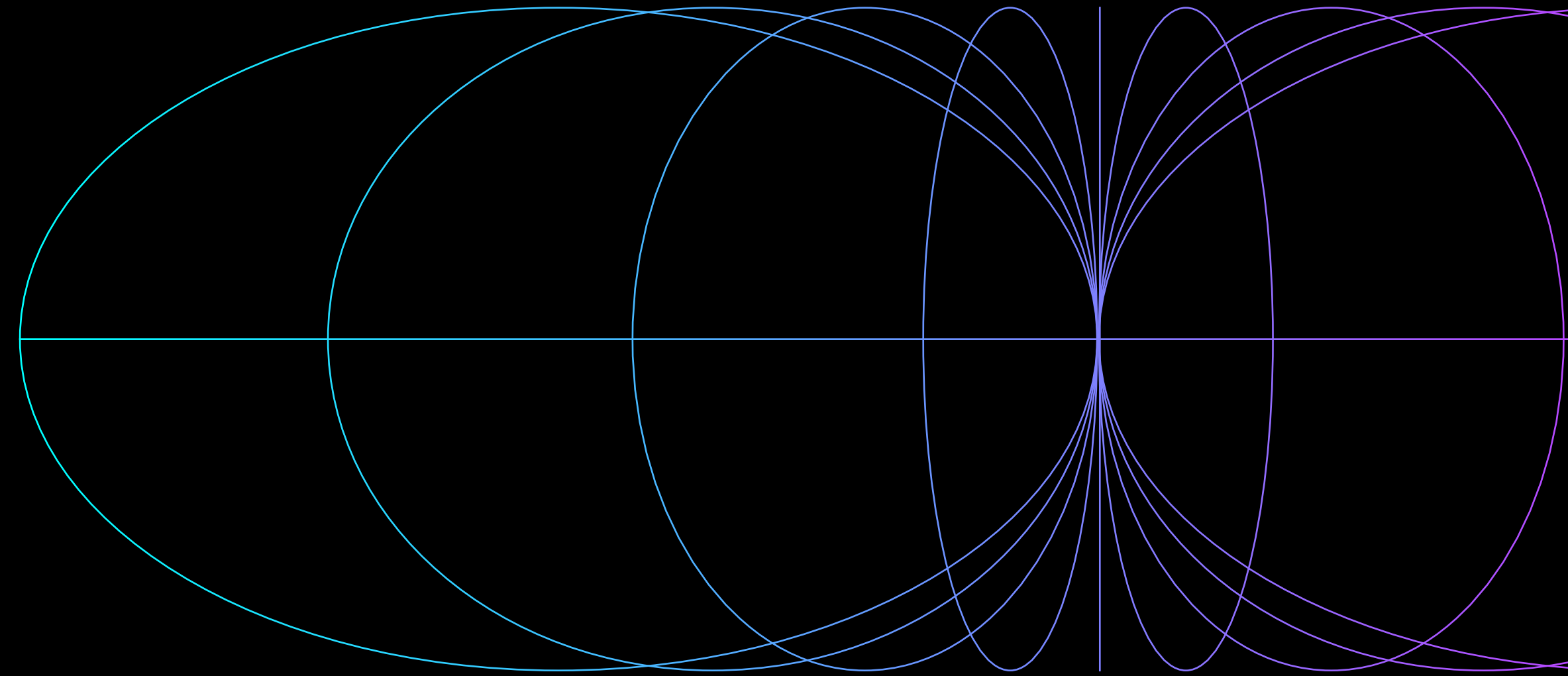
# AMBITIOUS OFFICES FOR DYNAMIC COMPANIES

Ovalie's characterful offices have a human dimension and benefit from meeting rooms, relaxation and coworking areas. Fluid spaces conducive to teamwork and where individuals shine.

The building is bathed in natural light, creating a gentle atmosphere that fosters concentration.

Collaborative spaces fill the centre of the building. In this constantly growing environment, everyone has the opportunity to learn, test and shape the world of tomorrow.

Bright, nuanced colours create an inspiring and innovative atmosphere. Ovalie provides an ambitious and progressive backdrop for meeting challenges.



FIRST TO SEVENTH  
FLOORS OF  
AROUND

1,800 SQM

CLEAR  
HEIGHT OF

2.82 M



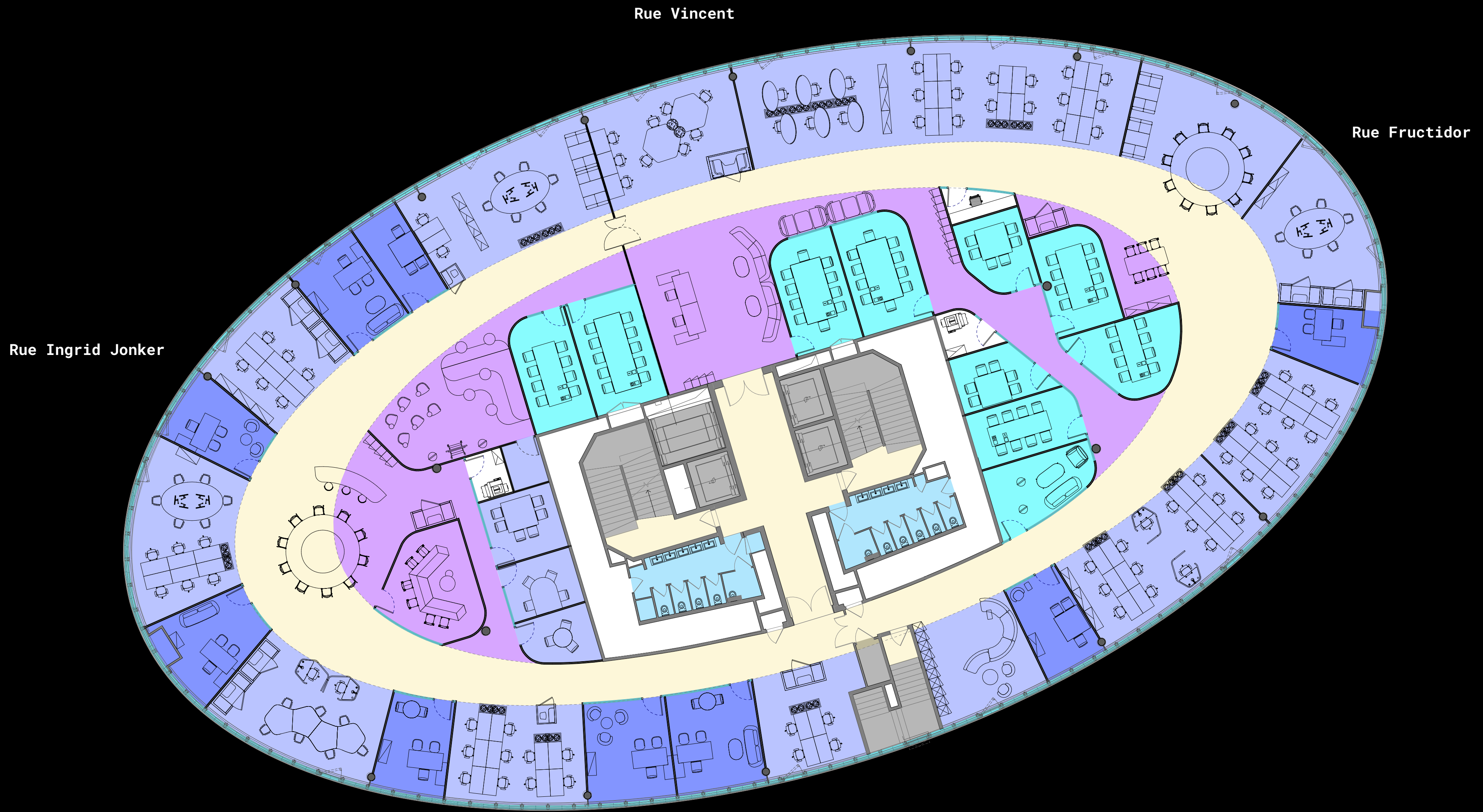








# 4TH FLOOR LAYOUT STANDARD

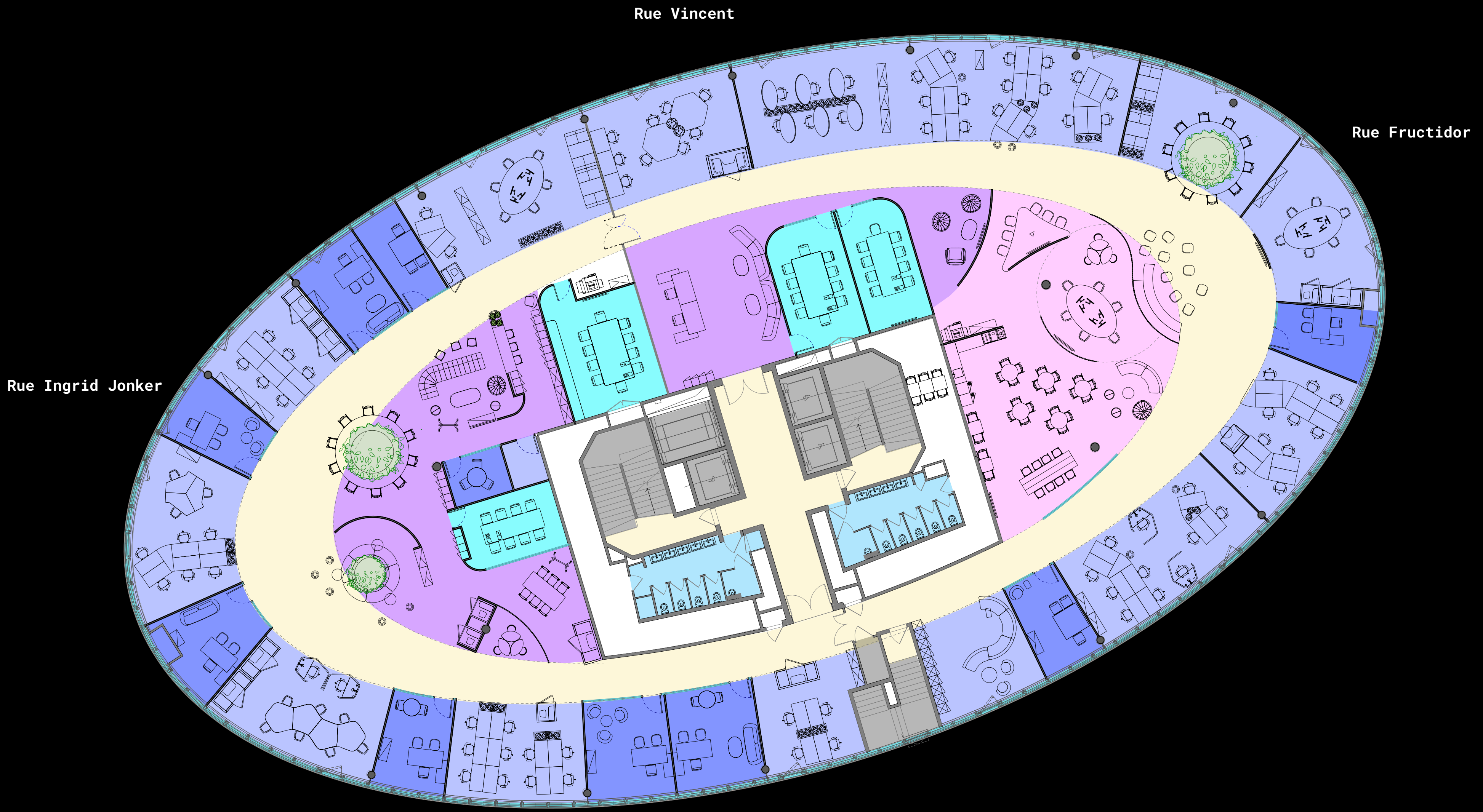


- Shared offices
- Partitioned offices
- Meeting rooms
- Hybrid spaces
- Bathroom facilities
- Vertical circulation
- Horizontal circulation
- Plant rooms

Classic bench: **65 seats**  
 Individual offices: **9 seats**  
 Alternatives: **88 seats**  
 Meeting rooms: **104 seats**



# 4TH FLOOR LAYOUT ALTERNATIVE



- Shared offices
- Partitioned offices
- Meeting rooms
- Hybrid spaces
- Food court
- Bathroom facilities
- Vertical circulation
- Horizontal circulation
- Plant rooms

Classic bench: **80 seats**  
 Individual offices: **9 seats**  
 Alternatives: **186 seats**  
 Meeting rooms: **40 seats**





# ALWAYS AIM HIGHER

At the top of the building, visit Ovalie's sensational rooftop for visionaries.

To the south-east, a modular entertainment area combines urban agriculture and festivities. There's the *Cube Bleu* bar and a raised stage that frames the *Sacré-Cœur*, offering a host of possibilities for corporate or informal events.

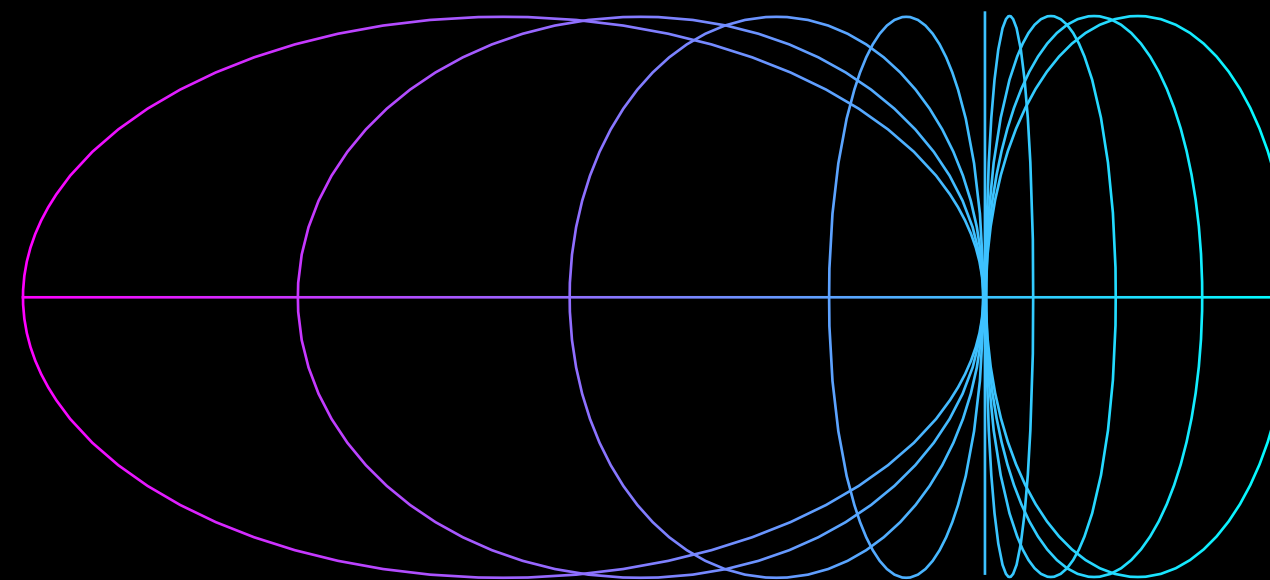
The rest of the immense terrace is arranged to create small, original environments linked via a fusion of light and texture. These collaborative or relaxing spaces are ideal for working informally in an amazing island of greenery.

## 780 SQM

ACCESSIBLE  
ON THE 8TH FLOOR

## A UNIQUE VIEW

OF THE PARIS SKYLINE











04

TECHNICAL SPECS

# A SUSTAINABLE BUILDING



# TECHNICAL SPECIFICATIONS

## GENERAL INFORMATION

**CLEARANCE HEIGHT OFFICES:** 2.85 M

### CEILING

DIRECT LIGHT AREAS: ACOUSTIC SUSPENDED CEILING TILES  
CORRIDORS: METAL STRIP CEILING  
INDIRECT LIGHT AREAS: CEILING TILES

### FLOORING/ACCESS FLOOR

ACCESS FLOORS IN OFFICE AREAS

### WEIGHT LIMITS

OFFICES: 350KG/SQM  
STAIRS: 400KG/SQM  
ENTRANCE HALL: 400KG/SQM  
PLANT ROOMS: 150KG/SQM

### SAFETY LIMIT

1,500 PEOPLE

Targeted  
certifications:



## AIR CONDITIONING- VENTILATION-HEATING

### COOLING

2 CHILLING SYSTEMS WITH BUILT-IN HYDRAULIC MODULES,  
WITH COOLING CAPACITY OF 700 AND 550 KW

### HEATING

CPCU EXCHANGER 830 KW

### VENTILATION

HALL AND SERVICE AREAS: AIR CONDITIONING; BUSINESS/FITNESS CENTRE:  
REVERSIBLE VRF DIRECT EXPANSION SYSTEM; OFFICES WITH DIRECT LIGHT:  
LOW-CONSUMPTION FAN COIL UNITS, 4 TUBES EVERY 2 TO 3 FACADE  
PANELS. OFFICES WITH INDIRECT LIGHT: LOW-CONSUMPTION 2-TUBE 2-WIRE  
FAN COIL UNITS FOR 20 SQM

### CALCULATIONS

WINTER OFFICE TEMPERATURES: 19°C +2/-1°C SUMMER OFFICE  
TEMPERATURES: 26°C +/-1°C BASED ON -7°C IN WINTER AND  
32°C IN SUMMER

OFFICE VENTILATION: 25 M3/H

MEETING ROOM VENTILATION: 30 M3/H

### PERCENTAGE AND LOCATION OF MEETING ROOMS PER FLOOR

30% OF THE FLOOR AREA FOR MEETING ROOMS, BROKEN DOWN AS FOLLOWS:  
- 10% OF OFFICE FLOOR AREA IN COMMON AREAS  
- 20% OF OFFICE FLOOR AREA ON THE UPPER OFFICES FLOORS,  
PER HALF-FLOOR, WITH INDIRECT LIGHT AND 65% OCCUPANCY RATE

## TECHNICAL BUILDING MANAGEMENT (TBM)

### SYSTEM TYPE

CENTRAL SYSTEM FOR CONTROLLING AIR CONDITIONING, LIGHTING, BLINDS,  
AIR CONDITIONERS/VENTILATION, ALARMS, ELECTRICITY METERS, WATER  
AND HEAT METERS, ETC.

### AIR CONDITIONING AND LIGHTING CONTROLS

REMOTE CONTROLS FOR AIR CONDITIONERS, SWITCHING LIGHTING  
ON AND OFF, AND BLINDS. ONE DETECTOR EVERY 3 PANELS

### BLINDS

MOTORISED VENETIAN BLINDS BUILT INTO THE DOUBLE SKIN FROM  
FIRST TO SEVENTH LEVEL



## FIRE PROTECTION

### ALARM SYSTEM

CHUBB CATEGORY A FIRE PROTECTION SYSTEM

### SMOKE EXTRACTION

DAS AIR SUPPLY AND MECHANICAL EXTRACTION  
OPENINGS COMPARTMENT: 2 < 800SQM PER FLOOR

## SAFETY

### GROUND FLOOR ACCESS

FREE ACCESS TO THE RECEPTION HALL FROM OUTSIDE  
BADGE ACCESS TO GROUND FLOOR LIFTS (PNG)

### UPPER FLOOR ACCESS

PROVISION: ON LIFT COMMAND PLATE (BADGE BY FLOOR)

### PNG

PLANNED FOR THE RECEPTION HALL

### LIFT/GOODS LIFT ACCESS

PROVISION: BADGES IN LIFTS

### VIDEO SURVEILLANCE

CAMERAS FOR MONITORING KEY ACCESS POINTS OUTSIDE  
THE BUILDING FROM THE SECURITY CONTROL ROOM

### ANTI-INTRUSION

INTRUSION DETECTION

## LIFTS

3 LIFTS: GROUND FLOOR TO SEVENTH FLOOR  
WITH MAXIMUM LOAD OF 1,275 KG

1 GOODS LIFT: THIRD LG FLOOR TO EIGHTH FLOOR  
WITH MAXIMUM LOAD OF 2,000 KG

## PLUMBING

### SANITARY EQUIPMENT

HOT WATER: ELECTRIC HOT WATER TANKS WITH A CAPACITY  
OF 50 LITRES PER COMPARTMENT  
PROVISION: HERBAL TEA SERVICE PER COMPARTMENT

### SHOWERS/CHANGE ROOMS

LG1

### EVACUATION SYSTEM

WASTE WATER AND SEWAGE PUMPS CONNECTED TO SEPARATE COLLECTORS

### RAINWATER RECOVERY TANK

### EXISTING GREASE TRAP

WASTE WATER NETWORK GREASE C41 CONNECTED TO A GREASE AND STARCH  
SEPARATOR, WITH EXISTING SLUDGE TRAP

## HIGH AND LOW VOLTAGE CIRCUITS

### HIGH VOLTAGE

POWER SUPPLY VIA PRIVATE TRANSFORMER STATION AT GREEN TARIFF  
WITH 2 PARALLEL 1000KVA TRANSFORMERS

### DISTRIBUTION IN THE ACCESS FLOOR IN OFFICE AREAS

MAIN DISTRIBUTION BOARD

GENERATOR

PHOTOVOLTAIC PANELS ON FLAT ROOFS

### LOW VOLTAGE

BADGE ACCESS CONTROLS

### DISTRIBUTION BOARDS AND FLOOR DISTRIBUTION

1 SUB-METRE DISTRIBUTION PER OFFICE COMPARTMENT  
SEPARATE DISTRIBUTION BOARDS FOR FITNESS, BUSINESS CENTRE,  
KITCHEN AND CHARGING STATIONS

### LIGHTING

DIMMABLE WITH PRESENCE AND LIGHT DETECTION

### TYPE OF LIGHTING: LED SUSPENDED LIGHTING IN OFFICES

WITH DIRECT LIGHT

SPOTLIGHTS IN THE CORRIDORS

LED PANELS IN AREAS WITH INDIRECT LIGHT

### LIGHTING CONTROLS: BLUETOOTH LOW-ENERGY REMOTE CONTROL

(SHARED WITH AIR CONDITIONING)

LIGHTING CONTROLS FOR ADJUSTING LIGHTING OUTPUT

TO NATURAL LIGHT AND PRESENCE DETECTION

ONE SENSOR EVERY 3 PANELS

### LUX/WORKSTATION: 500 LUX

LUX FLOOR LEVEL HORIZONTAL CIRCULATION: 200 LUX

LUX FLOOR SANITARY FACILITIES: 150 LUX

### VDI NETWORK

PROVISION

FIBRE: OPERATOR INPUTS FOR IT IN SECURITY CONTROL CENTRE

VDI ROOM: 2 OPERATOR ROOMS IN THE BASEMENT

DISTRIBUTION: VIA CABLE TRAYS AND CABLE DUCTS

FROM THE 2 OPERATOR ROOMS, ON STANDBY

### CHARGING STATIONS

PROVISION FOR 40 PARKING SPACES ON LG1, INCLUDING 12 SPACES  
WITH CHARGING STATIONS

POWER SUPPLY VIA THE EXISTING TRANSFORMER



# SURFACE AREAS

Floor	Surface area	Outdoor spaces
Ground	2,026 sqm	51 sqm
First	1,628 sqm	151 sqm
Second	1,775 sqm	
Third	1,790 sqm	
Fourth	1,810 sqm	
Fifth	1,807 sqm	
Sixth	1,814 sqm	
Seventh	1,809 sqm	
Eighth	1,875 sqm	776 sqm
TOTAL	14,459 sqm	978 sqm



# 1ST FLOOR

- Offices
- Bathroom facilities
- Vertical circulation
- Horizontal circulation
- Plant rooms
- Patios
- Provisions





# 7TH FLOOR

- Offices
- Neo brasserie
- Kitchen and back office
- Bathroom facilities
- Vertical circulation
- Horizontal circulation
- Plant rooms
- ▨ Provisions

Rue Ingrid Jonker

Rue Vincent

Rue Fructidor

520 sqm

772 sqm





# 8TH FLOOR ROOFTOP

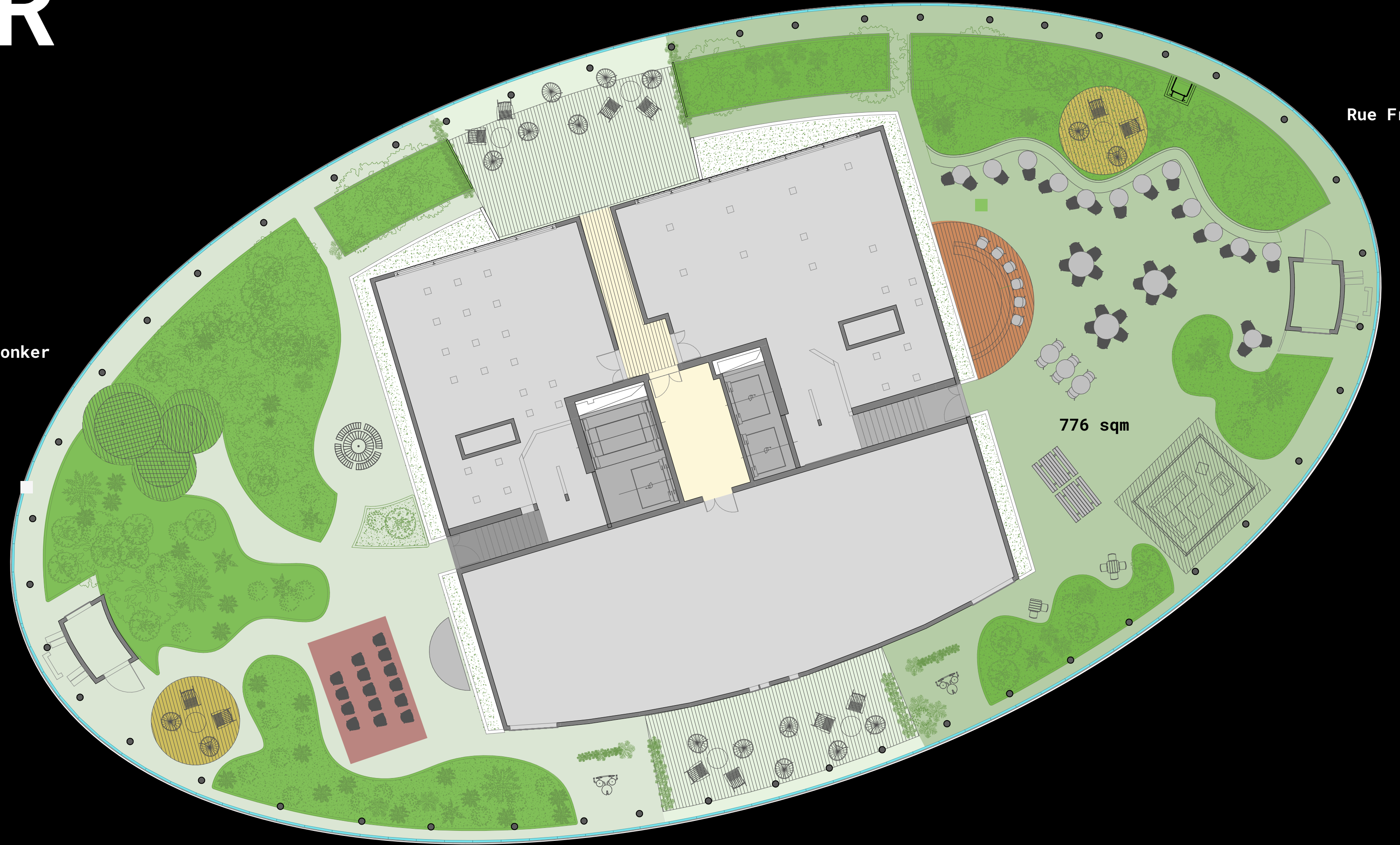
- Vertical circulation
- Horizontal circulation
- Patios
- Event space
- Work pods
- Plant rooms
- Modular bar
- Stage
- Green spaces

Rue Ingrid Jonker

Rue Vincent

Rue Fructidor

776 sqm





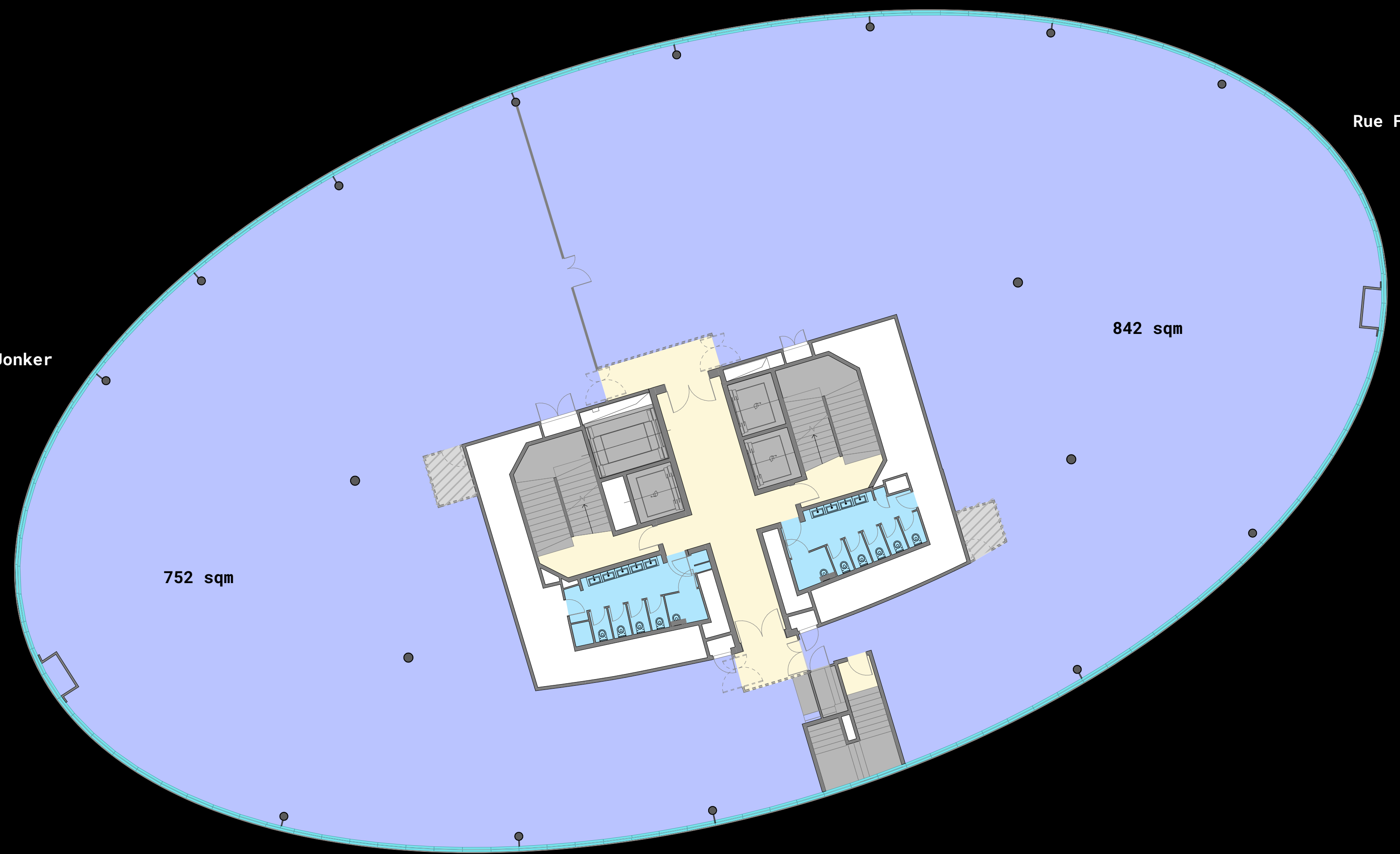
# STANDARD FLOOR

- Offices
- Bathroom facilities
- Vertical circulation
- Horizontal circulation
- Plant rooms

Rue Ingrid Jonker

Rue Vincent

Rue Fructidor



752 sqm

842 sqm

752 sqm







# CONTACT

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**præmia**  
REIM FRANCE