

**SENSE**

20 rue Jean Jaurès



92800 Puteaux

**SENSE**



# THE feel good OFFICE

**12,000 sq. m available  
OF OFFICE SPACE  
IN LA DÉFENSE, PARIS**



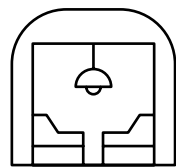
# Feel THE difference



Experience a real **SENSE** of movement, starting with the flowing lines of the facade. Its generous **office spaces**, with large floor plates, lends itself to new ways of working. A range of **adaptable services** helps make daily life easier, while the **landscaped gardens** and **terraces** at the heart of the building offer a calm, welcoming environment.

Right on the doorstep of **La Défense, Paris**, a new ecosystem of sensations on a **human scale**.

Vibrant **La Défense, Paris**, less than **5 minutes** away. The **village atmosphere** of Puteaux, with its **local businesses, restaurants, shops**, and **residences by the Seine** is at your feet.



HYBRID LOCATION



DIMENSION

A new way of working in **La Défense, Paris** in a **19,000 sq. m low-rise** building with landscaped architecture, a welcome change to towers made from glass and metal.



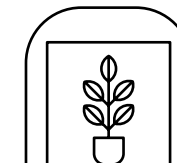
## THE BENEFITS



EXPERIENCE



**SENSE inspires** and gives you **space to breathe** in a **welcoming** and **hospitable** setting, for a sense of **togetherness**.



Exceptional architecture **recognised** for its commitment to **sustainability** and its attention to user comfort, particularly in terms of **light** and **air quality**.

DURABILITY





# Urban outlook



Located in the heart of the **Bellini neighbourhood** of Puteaux, **SENSE** presents **seven-floors of real estate**, topped with a **two-storey mezzanine** featuring **open-plan office spaces** that leads to **outdoor terraces**.



The **flowing, curved lines** help to **organise the public space**, fitting in with the **flow of the neighbourhood** and creating a **gentle transition** between **La Défense, Paris** and **central Puteaux**.



## aerial silhouette



# Popular neighborhood

The **Bellini neighbourhood** of **Puteaux** is the established neighbourhood. It is now home to **the headquarters of major companies** like SwissLife Allianz Trade, and Campus Cyber, a hub for **French cybersecurity startups**. Not far from the future headquarters of TotalEnergies and 25 other CAC 40 headquarters.

Among its attractions, direct links to **Esplanade de La Défense**, a **range of transport options** and **plenty of places to eat**. Not to mention the dynamic Puteaux service sector, which is also home to **the headquarters of several companies**.

## EATING OUT

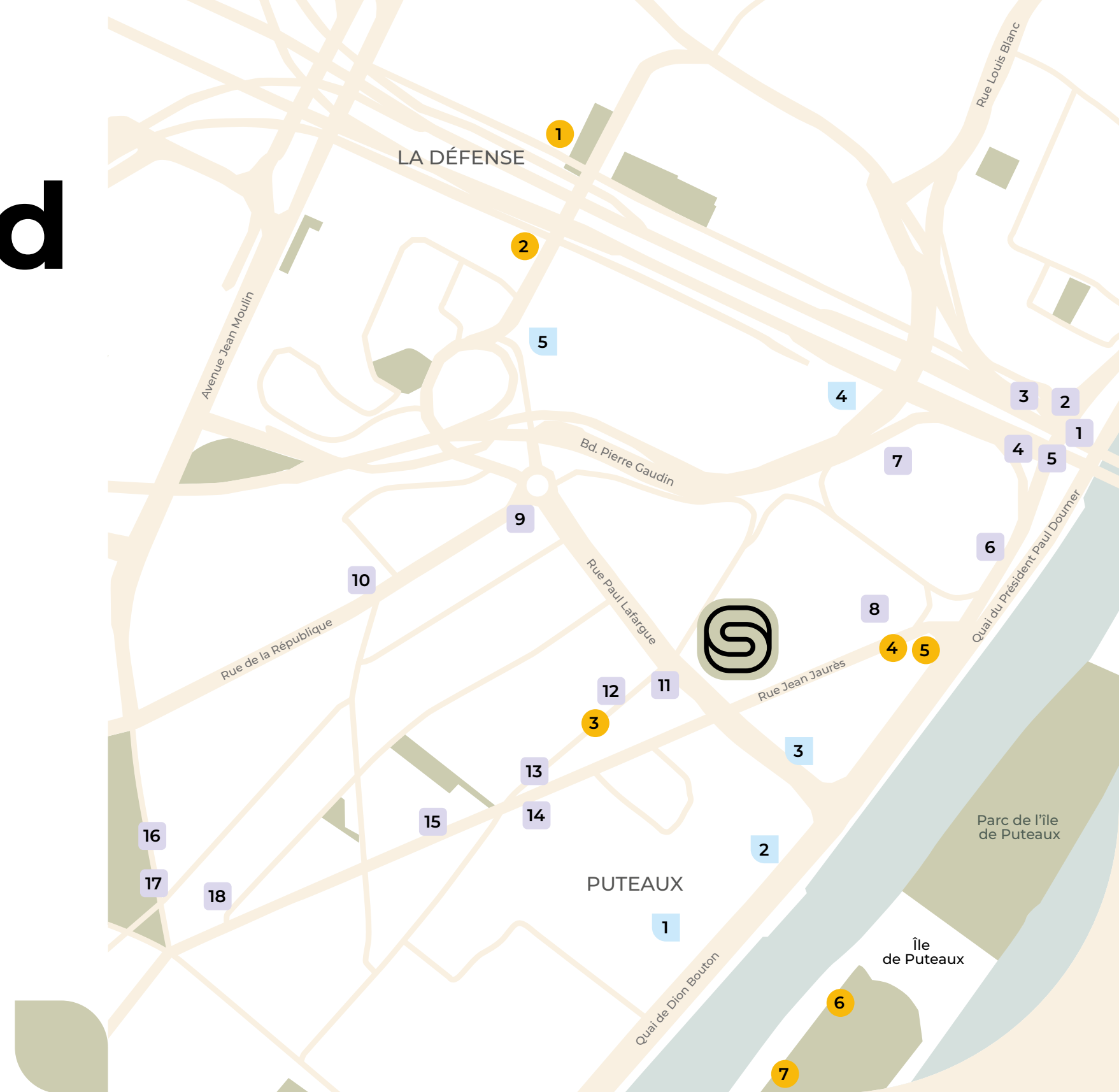
- 1 Bioburger Oxygen
- 2 Coutume
- 3 Nodd
- 4 Octopus
- 5 Marco Marco
- 6 La Famille
- 7 Paris Food Club
- 8 Mama Shelter
- 9 Restaurant Résunga
- 10 L'imprévu
- 11 L'Angle
- 12 Viet-Quan
- 13 Les Sabots Grillés
- 14 L'Orangerie M&K
- 15 Fontana di Trevi
- 16 Les Gourmandises
- 17 Pippa Bistro Italiano
- 18 Le Sain Sert

## CORPORATE HEADQUARTERS

- 1 Econocom France
- 2 Sony Europe B.V
- 3 TotalEnergies Renouvelables France
- 4 Tour Allianz one
- 5 TotalEnergies Michelet

## LEISURE & ACCOMODATION

- 1 Blocbuste
- 2 Keepcool Ariane
- 3 Crossfit Factory 92
- 4 Mama Shelter
- 5 Médiathèque Bellini
- 6 Salle de Fitness Du Palais Des Sports
- 7 Stade Léon Rabot



full  
OF life



# Get around WITH ease

Just **400 m from the La Défense, Paris transport hub**, SENSE is ideally situated, **only a few minutes from Paris' best locations** and, via Gare de Puteaux, the west of Paris. A **convenient** location for employees and clients alike.

**Roissy Charles de Gaulle AIRPORT**  
45 minutes by car

**Paris Orly AIRPORT**  
45 minutes by car

## **PUBLIC TRANSPORT**

**15 min**  
Charles de Gaulle - Étoile

**24 min**  
Gare Saint-Lazare

**26 min**  
Châtelet

**29 min**  
Gare de Lyon

**32 min**  
Gare du Nord



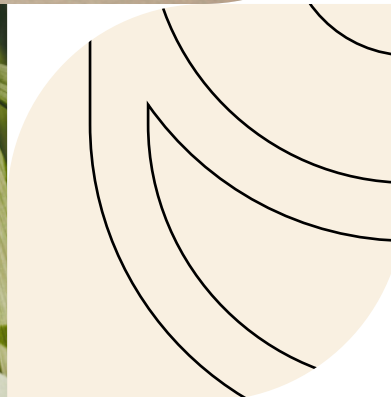
**have fun**



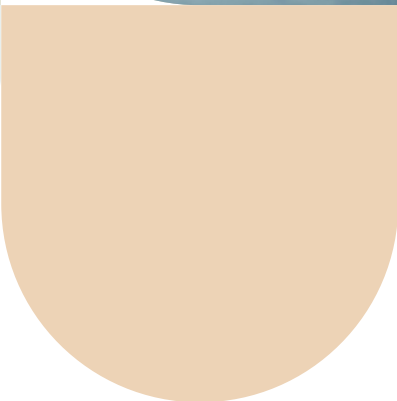
**explore**



**shop**



**re-energise**





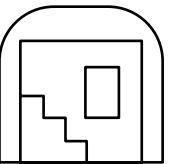
# Radiance AND elegance



## living picture

THE  
BUILDING

**SENSE** has a *sleek façade* of clear glass, allowing *its elegance to shine through*. The *transparency* and *light* draw the eye from the forecourt into the central patio.



A TOTAL  
OF **12,145 sq. m**  
**available**  
from the **3rd** to the **7th floors**

**Several  
TERRACES**  
with a surface area  
of **119 sq. m**

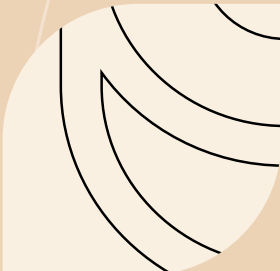
**Low Service  
CHARGE**  
thanks to **efficient  
structural design**

**4.5 FLOORS available**  
including **7TH FLOOR  
MEZZANINE LEVEL**  
with **+2,000 sq. m**  
of open floor plates and capacity  
of **199 people** per floor

**AN ARRAY  
OF SERVICES**  
**dining, auditorium,  
cafe, changing rooms,  
bike storage**  
and **EV parking spaces**



# Free rein TO fluidity



SQM	Private Floor Space	Share of Communal Floor Space	Total	Terrace	Maximum Number of Employees	Car Parking (sqm)	Motorcycle (sqm)	Cycle (sqm)	Share of Building
7th Floor mezzanine	769	165	934	34	78	10	2	15	5.0%
7th Floor	1,974	425	2,398	39	190	29	2	36	12.9%
6th Floor	2,053	442	2,495	0	199	30	2	37	13.4%
5th Floor	2,052	441	2,493	0	199	30	2	37	13.4%
4th Floor	2,052	441	2,493	0	199	30	2	37	13.4%
3th Floor	1,095	36	1,331	47	100	15	1	20	7.2%
Total	9,995	2,150	12,145	119	965	144	11	182	65.3%

A **real flexibility** with the possibility to rent one or multiple floors.

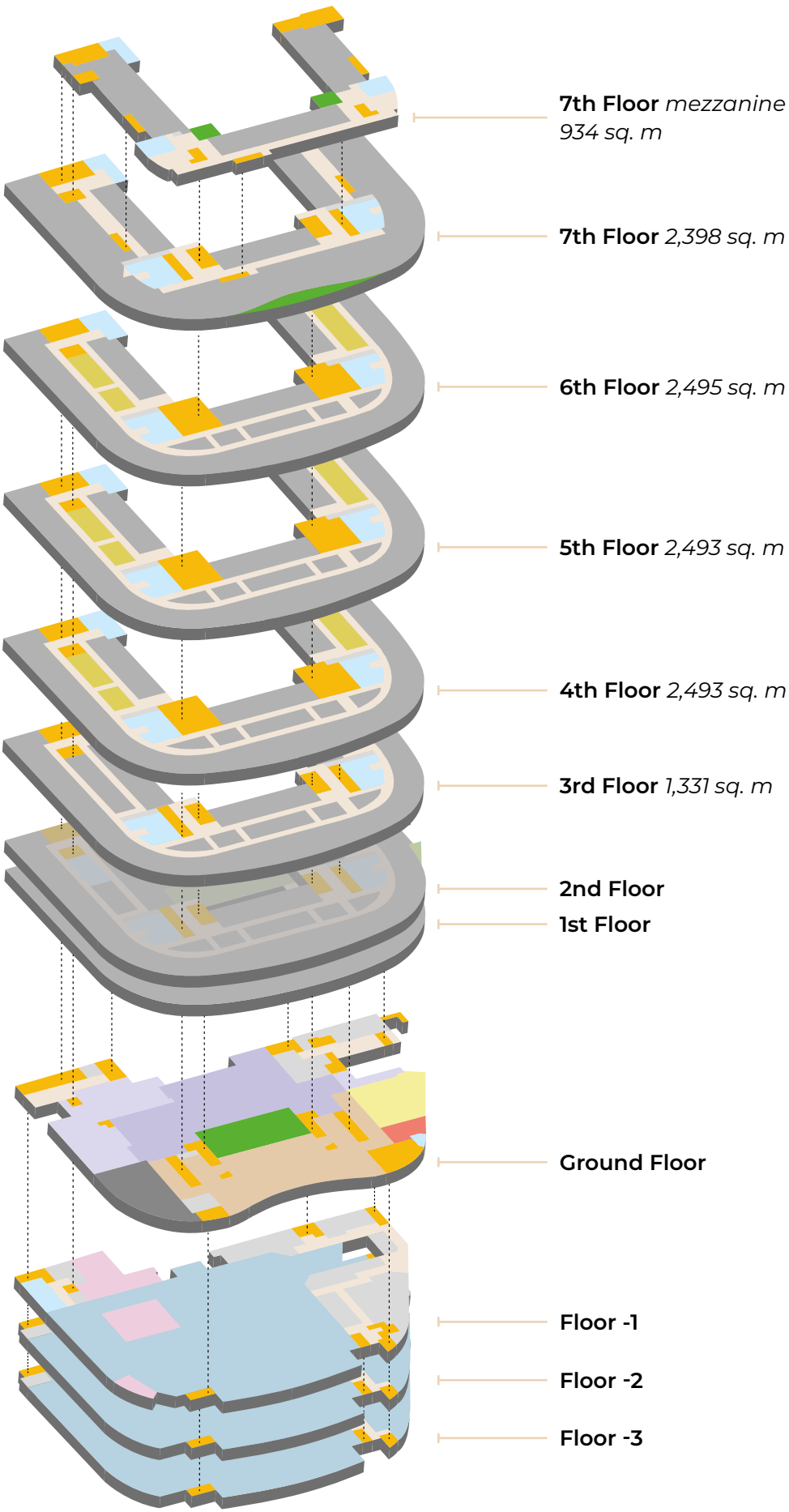
## ESG LABELS



## AXONOMETRIC VIEW

### KEYS

- Offices
- Common areas
- Outside space
- Contemporary café
- Restaurant
- Kitchens
- Auditorium
- WCs
- Lobby
- Parking
- Bike room
- Corridor
- Vertical circulation
- Security
- Plant rooms



TOTAL 12,145 SQ. M AVAILABLE

# Partitioned flow

A **sense of space**, the moment you set foot in the **double-height** entrance, which leads to **two landings**. The way the **light** shines through from the outside space reveals a **warm, green environment**.



DOUBLE  
HEIGHT

PLANTED  
SPACES



NATURAL  
LIGHT

Its glass facade reveals **planted spaces**, a hallmark at the **SENSE experience**.



In the **vertical circulations**, the metal **double-helix staircase**, bathed in **natural light**, is conducive to **exchange** and physical activity.



LOBBY  
& STAIRCASE

# conviviality guaranteed



# Outdoor gardens



On the **3rd floor**, they lead to a **private garden terrace**, a visual extension of the **patio**.

**PRIVATE  
TERRACE**

TO **free rein  
creativity**





# Spacious office space



## successful exchanges

OFFICES

Dual-aspect, naturally lit and spacious **open-plan offices**, with an average surface area of **2,000 sq. m**, lend themselves to any type of **configuration**.

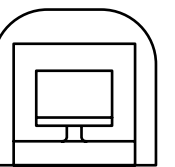
**1 WORKSTATION  
PER 11 sq. m**

**OPENING  
WINDOWS  
ON THE FACADE**

**2,7 m  
CEILING  
HEIGHT**

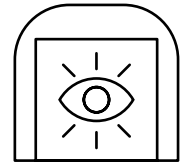


**Awning** windows on every other frame, for **employee well-being**. **Glazed meeting rooms** can be found in the central part.



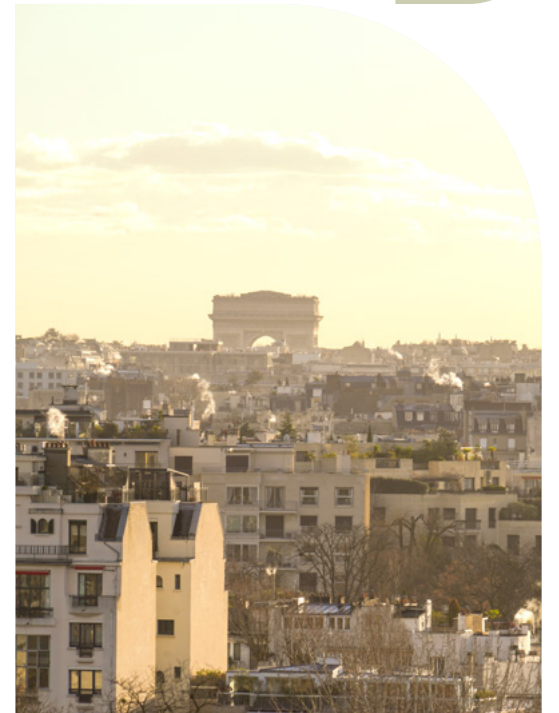


# Extraordinary spaces



**SENSE's** upper floors offer extraordinary spaces on the **mezzanine**. With their high ceilings and no functional constraints, the seventh floor is easy to set up for up for over **250 employees**.

Spectacular views of the urban landscape of **La Défense, Paris** extending as far as **Mont-Valérien**.



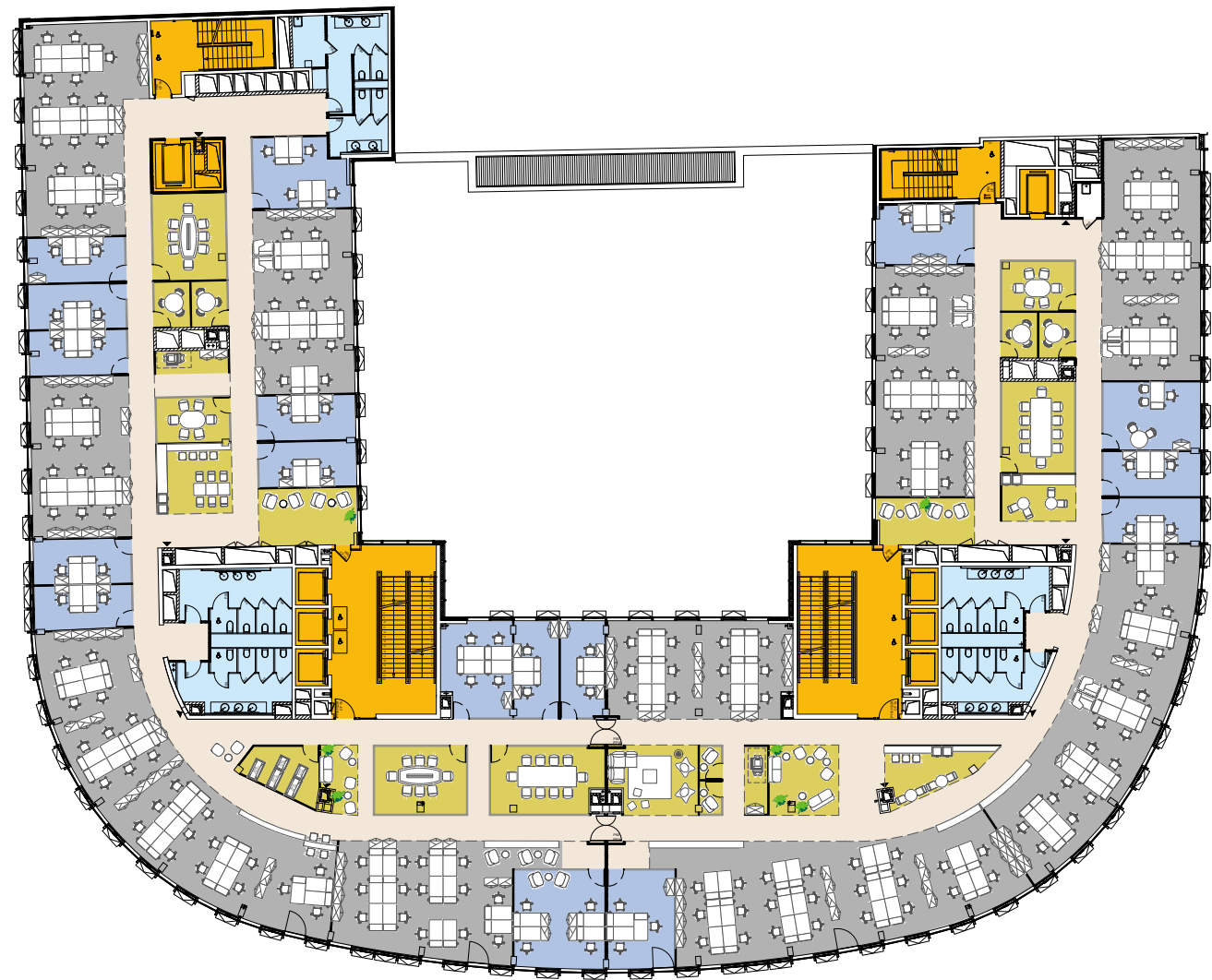
**FLEXIBILITY**

# views for miles





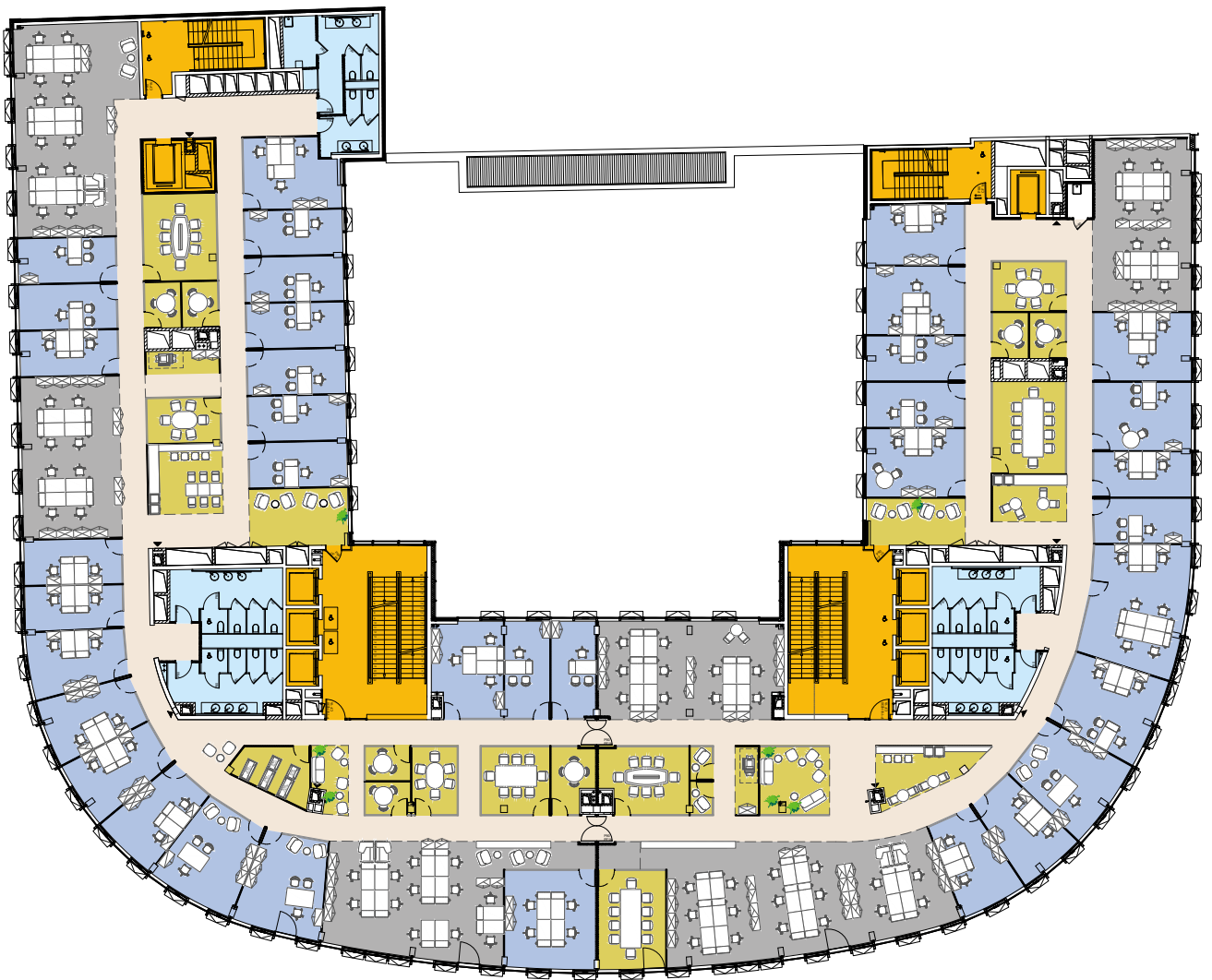
**SPACE PLANNING**  
**4TH FLOOR OPEN SPACE**



- Open-plan offices
- Private offices
- Common areas
- Corridor
- Vertical circulation
- WCs

<b>PRIVATE OFFICES</b>	<b>40 WORKSTATIONS</b>
1p. Office	1 workstation
2p. Office	24 workstations
3p. Office	3 workstations
4p. Office	12 workstations
<b>OPEN-PLAN OFFICES</b>	<b>155 WORKSTATIONS</b>
<b>TOTAL</b>	<b>195 WORKSTATIONS</b>

**SPACE PLANNING**  
**4TH FLOOR MIXED LAYOUT 50/50**



<b>PRIVATE OFFICES</b>	<b>66 WORKSTATIONS</b>
1p. Office	17 workstations
2p. Office	24 workstations
3p. Office	15 workstations
4p. Office	4 workstations
6p. Office	6 workstations
<b>OPEN-PLAN OFFICES</b>	<b>66 WORKSTATIONS</b>
<b>TOTAL</b>	<b>132 WORKSTATIONS</b>



# Made for you

## SERVICES

**SENSE** offers ***tailored living spaces*** on the ground floor that are reversible and provide a ***user experience*** inspired by

**THE WORLD OF HOSPITALITY.**



## INTER-COMPANY RESTAURANT

*communal tables* and *more intimate alcoves* around the *patio*.

## 150 sq. m AUDITORIUM

with capacity for **80 people**.



A range of ambiances are available: a ***work café*** and connected lounge for ***informal work*** sessions with ***coffee tables*** and ***wooden bookcase***

## WORK CAFÉ.



# escape FROM everyday life



# THE beating heart

## GROUND-FLOOR LAYOUT



# vibrant upper floors

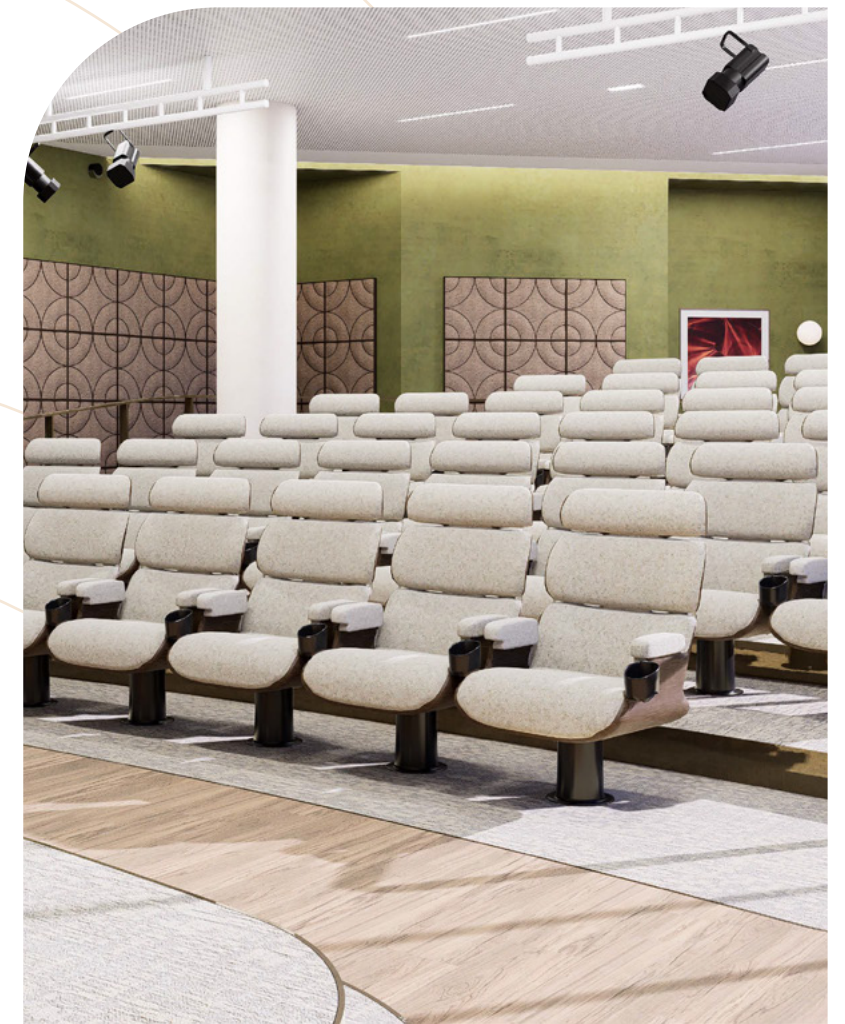




**LOBBY**

**welcoming**

**AUDITORIUM**



**cosy**

**serene**

*These images are design proposals and are not contractually binding.*

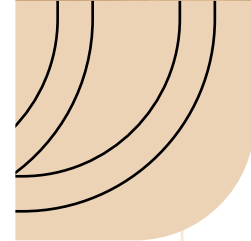


**modularity**

**RESTAURANT**

**airy**

**greening**



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# Technical specifications

## Designation

- 19,377 sq. m total building size
- 1,570 people (maximum capacity)
- Delivery Summer 2019
- In infrastructure:
  - 230 private car spaces
  - 17 2-wheel spaces
  - Several bicycle rooms in the parking area totalling a surface area of 283 sq. m
  - Changing rooms/showers for 2-wheel users
- 170 sq. m of Archives

## Services

- Catering area
- Contemporary café
- VIP lounge
- Auditorium
- Concierge service
- Space dedicated to 2-wheel users

## Comfort

- Clearance of 2.70 m
- Naturally lit and crossing platforms
- 1 workstation for 11 sq. m of office floor space

## Technical

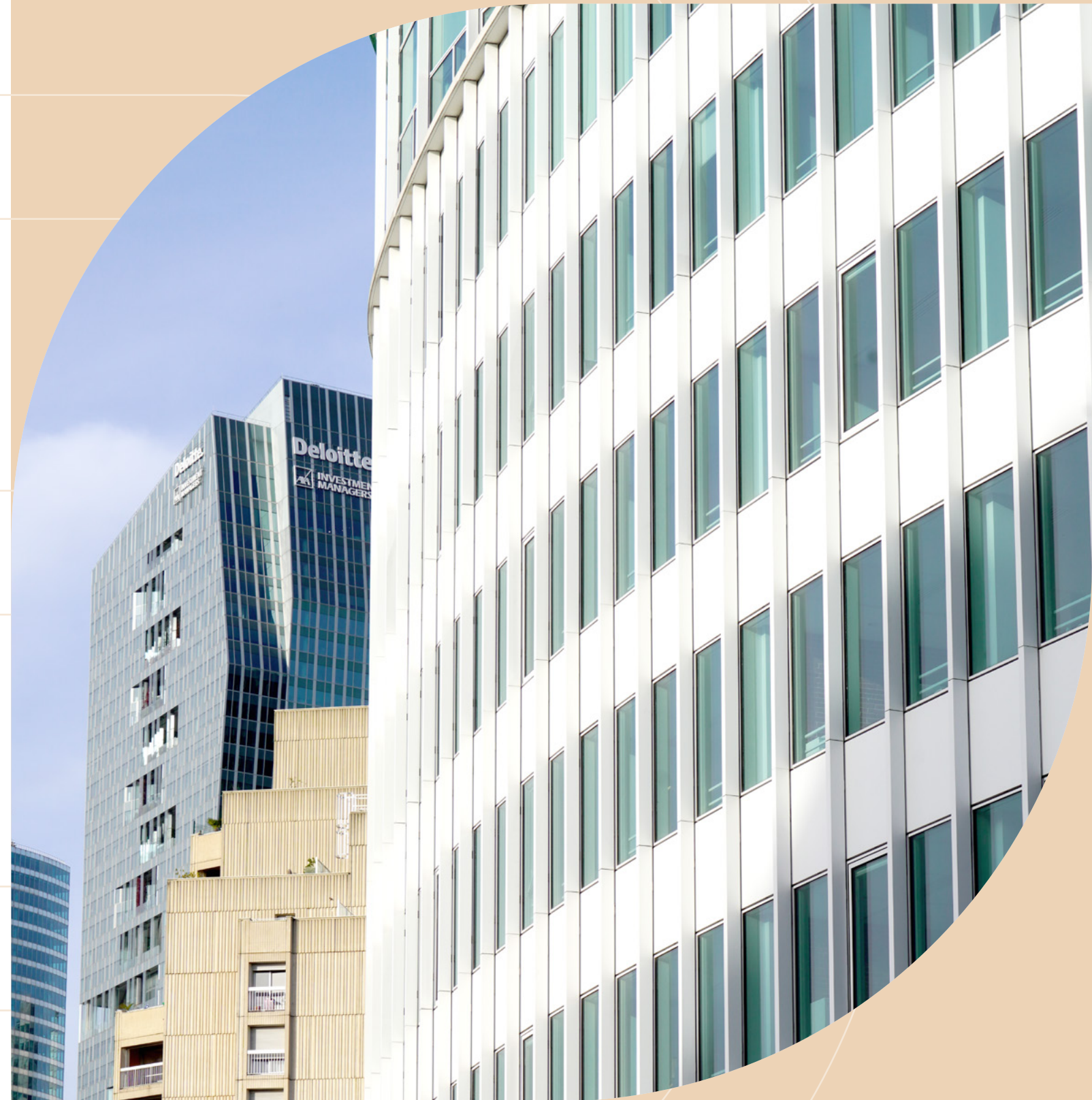
- Heat production provided by La Défense, Paris district heating
- Cold production provided by the CICEO urban network
- ERDF electrical network
- Modular and flexible office lighting in 1.35 m increments
- Lobby: Double height ceiling: 8 m
- Raised floor high: 0.75 cms

## Security

- Category A fire safety system
- Centralized access control to the PCS
- Security cameras, Intercom and videophone to the car parks, elevators and main accesses

## ESG Labels

- BREEAM® Certification (New Construction)
  - Very Good Level
- BREEAM® Certification (In Use)
  - Very Good Level
- HQE® Certification (New Construction)
  - Excellent Level
- SmartScore certification
  - Silver level
- WELL certification
  - Gold level
- WiredScore certification
  - Platinum level







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Design and execution: *Toetile*

Non-contractual document, images for illustrative purposes.

Architects: LBBA, RIDGWAY, aaPGR

Photos: Pexels

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