49 Champs-Élysées

49

A VENUE THAT PUTS **ON ITS OWN SHOW**


FIVE GUYS





49 Champs-Élysées

A HISTORICAL SCENE

Louis Renault acquired 51 Avenue des Champs-Élysées to expand the neighbouring retail space he had occupied since 1910. The premises were originally intended specifically to showcase his luxury vehicles. The complex, redeveloped in the early 1960s around the Maison de l'Alsace, features a main façade on the Champs-Élysées side and a second one on Rue Marbeuf. The opening of the Pub Renault in 1962 turned the venue into a landmark of Parisian life, introducing a unique concept combining a sales area with a dining experience. Redesigned in 2000, and again in 2024 by architect Franklin Azzi, the Renault Défilé - the car walk, on the ground floor of 49 Champs-Élysées, is a popular venue that contributes to the vibrancy of the area, with a layout reminiscent of that of a museum. Following the granting of planning permission in 2025, the building is embarking on a new chapter.

ACT 1

49 Champs-Élysées

A PARISIAN ATMOSPHERE, **RIGHT FROM THE ADDRESS**



Situated on this iconic thoroughfare, 49 Champs-Élysées thus boasts a world-renowned address, associated with France's greatest triumphs, be they military, political, sporting or cultural. From the Louvre to the Grande Arche de La Défense, the Champs-Élysées puts the whole of Paris into perspective…

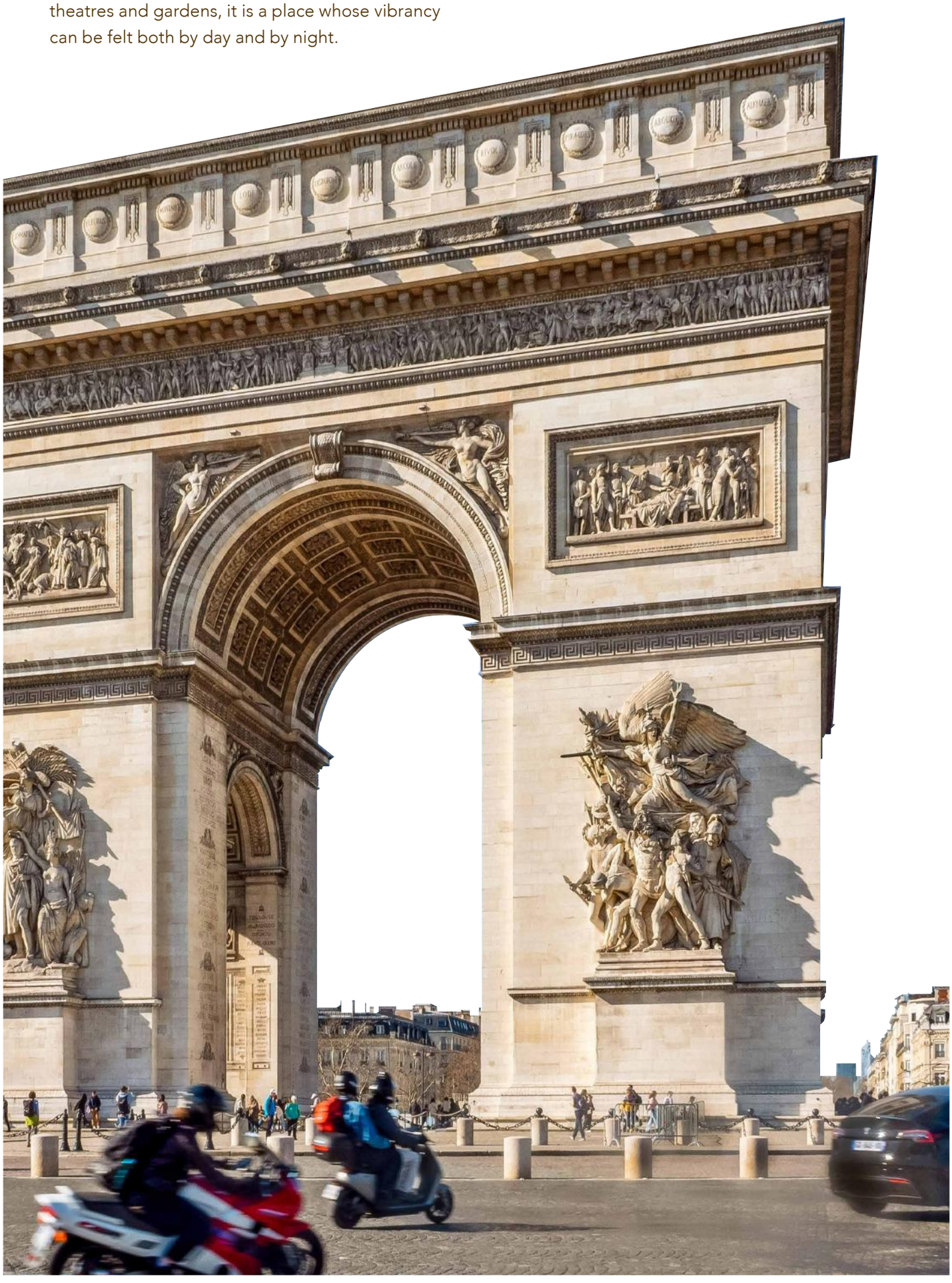


A NEIGHBOURHOOD WHERE WORK TAKES ON

A DIFFERENT DIMENSION

The worldwide fame of the Champs-Élysées makes this iconic avenue, stretching for nearly two kilometres, a symbol of Paris. Designed by André Le Nôtre for Louis XIV, it is inextricably linked to the history of France.

A destination for shopping and leisure, the Champs-Élysées stands as a prime example of French savoir-faire and excellence. With its boutiques, hotels, fine-dining restaurants, brasseries, theatres and gardens, it is a place whose vibrancy can be felt both by day and by night.





RESTAURANTS

1. La maison de l'Aubrac
2. Brasserie L'Alsace
3. Le Bistro Marbeuf
4. Bistro 25
5. Restaurant Bar Le 47
6. L'avenue
7. Daddy Bear
8. L'envolée
9. Chez André
10. Rimal Signature
11. Chez Savy
12. Beefbar
13. Ginger
14. La cour Jardin
15. Maison Blanche
16. Bacha Coffee
17. Matignon
18. Mûn Paris
19. Aqua Kyoto
20. Fouquet's

HOTELS

1. Paris Marriott Champs-Élysées
2. Fraser
3. Hôtel Marignan
4. Hôtel Grand Powers
5. Hôtel Claridge
6. Château Frontenac
7. La Demeure Montaigne
8. Hôtel West-End
9. Hôtel Chambiges
10. Plaza Athénée
11. Bulgari Hôtel Paris
12. Four Seasons
13. Prince de Galles

SERVICES

1. Aprium Pharmacie
2. Franprix
3. Monoprix
4. Galeries Lafayette
5. Vogel Fleurs
6. Pressing Duval

SHOPPING

1. Cartier
2. Jacquemus
3. Chloé
4. Barbara Bui
5. Saint-Laurent
6. Céline
7. Chanel
8. Dior
9. Valentino
10. Louis Vuitton
11. Giorgio Armani
12. Hermès


LADURÉE




FOUR SEASONS
GEORGE V


DIOR


Fouquet's

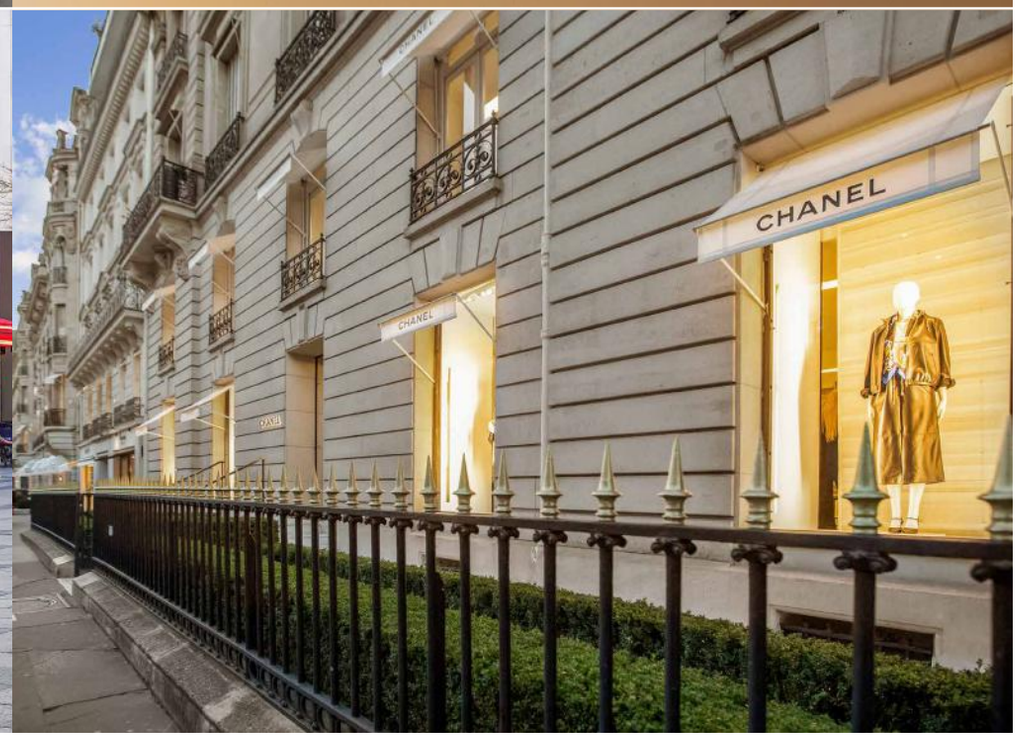






This vibrant atmosphere is a real asset for companies wishing to offer their staff a genuine taste of Parisian life. Attracted by this atmosphere, many global corporations and the French offices of international organisations are choosing to set up here. This renewed appeal of the Champs-Élysées is accompanied by ongoing efforts aimed at further enhancing the neighbourhood's quality of life.





ACT 2

49 Champs-Élysées

THE MOVEMENT **IS PART OF THE SCENE**

FROM THE ROYAL ROAD

TO THE MODERN ARTERY

A key Parisian thoroughfare and a symbol of the French capital's expansion, the Avenue des Champs-Élysées is easily accessible by any mode of transport. Situated close to the riverside roads and less than ten minutes from the ring road, its traffic flow has been redesigned to provide dedicated lanes for private vehicles, public transport and cyclists.







CONNECTIONS AND MOBILITY:

PARIS WITHIN EASY REACH

Located halfway between the George V (line 1)
and Franklin D. Roosevelt (lines 1 and 9) metro stations,
49 Champs-Élysées is served by six bus routes (28, 32, 42, 73, 80 and 93).

Its proximity to the Charles de Gaulle-Étoile transport hub
(three metro lines and one RER line, with all the connections that these provide)
makes it easy to travel throughout Paris, as well as to the west and east of the capital.

ACT 3

49 Champs-Élysées

THE FAÇADE TAKES CENTRE STAGE

A REDESIGNED FAÇADE:

MATERIAL, RELIEF, LIGHT

49 Champs-Élysées is an office complex classified under the Labour Code, spread over seven storeys with a series of recessed upper-floor sections.

Following extensive refurbishment work designed by the Parisian architectural firm PDA, which specialises in the renovation and conversion of buildings, the building is to be transformed into a contemporary and efficient workspace. Particularly high-performing, especially in terms of sound and thermal insulation, its façade will retain its original character and will now be fitted with LEDs to highlight the elegance of its lines in the evening.

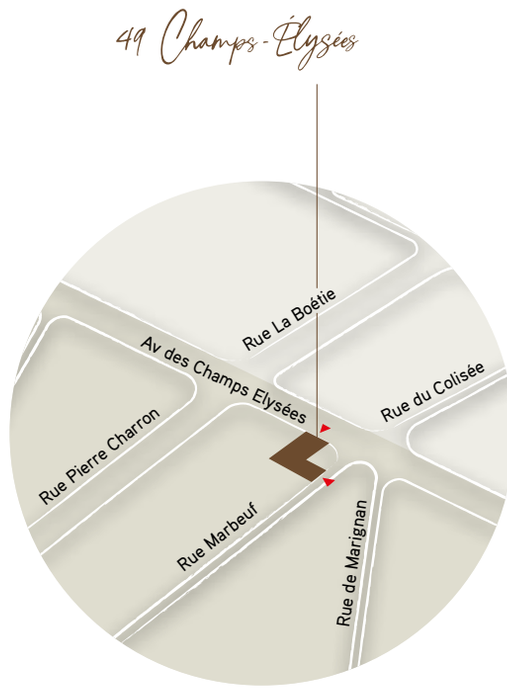
Visitors will be welcomed by a concierge service in a decidedly modern, minimalist lobby that opens directly onto the Avenue des Champs-Élysées.

pda.archi



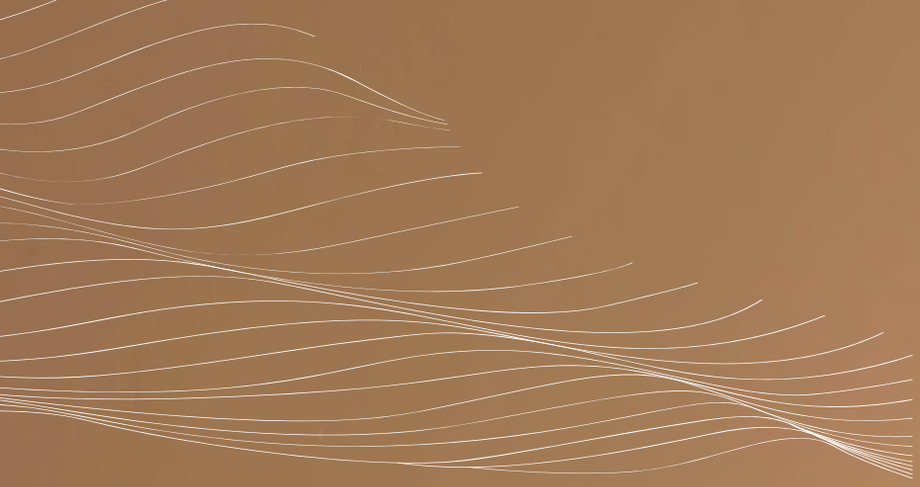



CHAS



CONTINUITY, ON RUE MARBEUF

A rare feature, 49 Champs-Élysées has a second façade at 41 Rue Marbeuf, allowing natural light to flood into the office spaces overlooking this street, which is brimming with shops and services. Access to the underground car park is via this part of the building complex.

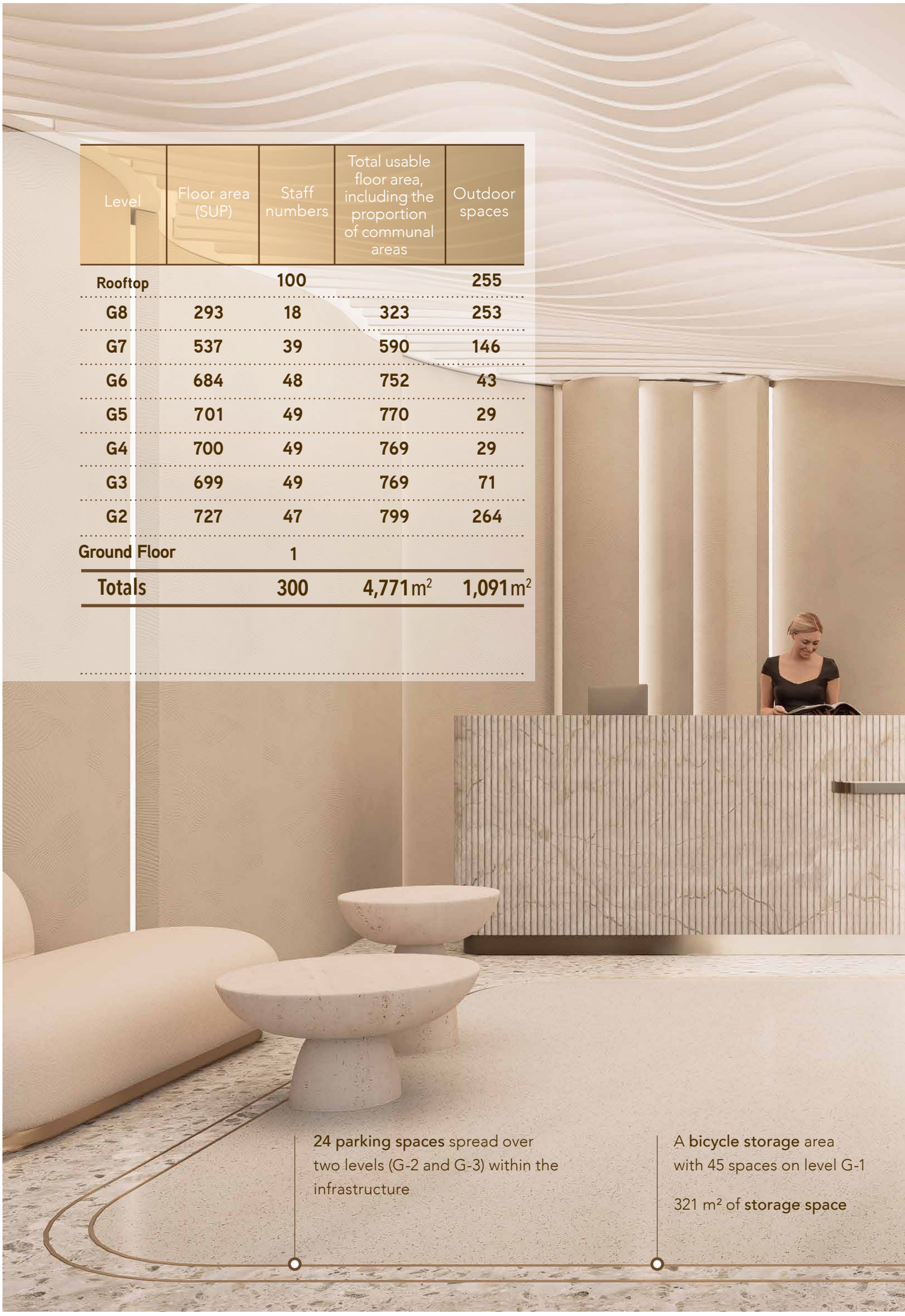


ACT 4

49 Champs-Élysées

THE STAGE, **DAY TO DAY**

Level	Floor area (SUP)	Staff numbers	Total usable floor area, including the proportion of communal areas	Outdoor spaces
Rooftop		100		255
G8	293	18	323	253
G7	537	39	590	146
G6	684	48	752	43
G5	701	49	770	29
G4	700	49	769	29
G3	699	49	769	71
G2	727	47	799	264
Ground Floor		1		
Totals		**300**	**4,771 m²**	**1,091 m²**



24 parking spaces spread over two levels (G-2 and G-3) within the infrastructure

A **bicycle storage** area with 45 spaces on level G-1

321 m² of **storage space**



4,771 m²

20 spaces reserved for motorbikes

For the convenience of users, and particularly cyclists, **showers and changing rooms** will be provided on the first underground level of 49 Champs-Élysées.



AN INDOOR-OUTDOOR EXPERIENCE

DESIGNED FOR USE

Vertical circulation routes and toilet facilities will be grouped together, thus allowing greater flexibility in organising the spaces in line with the company's culture.

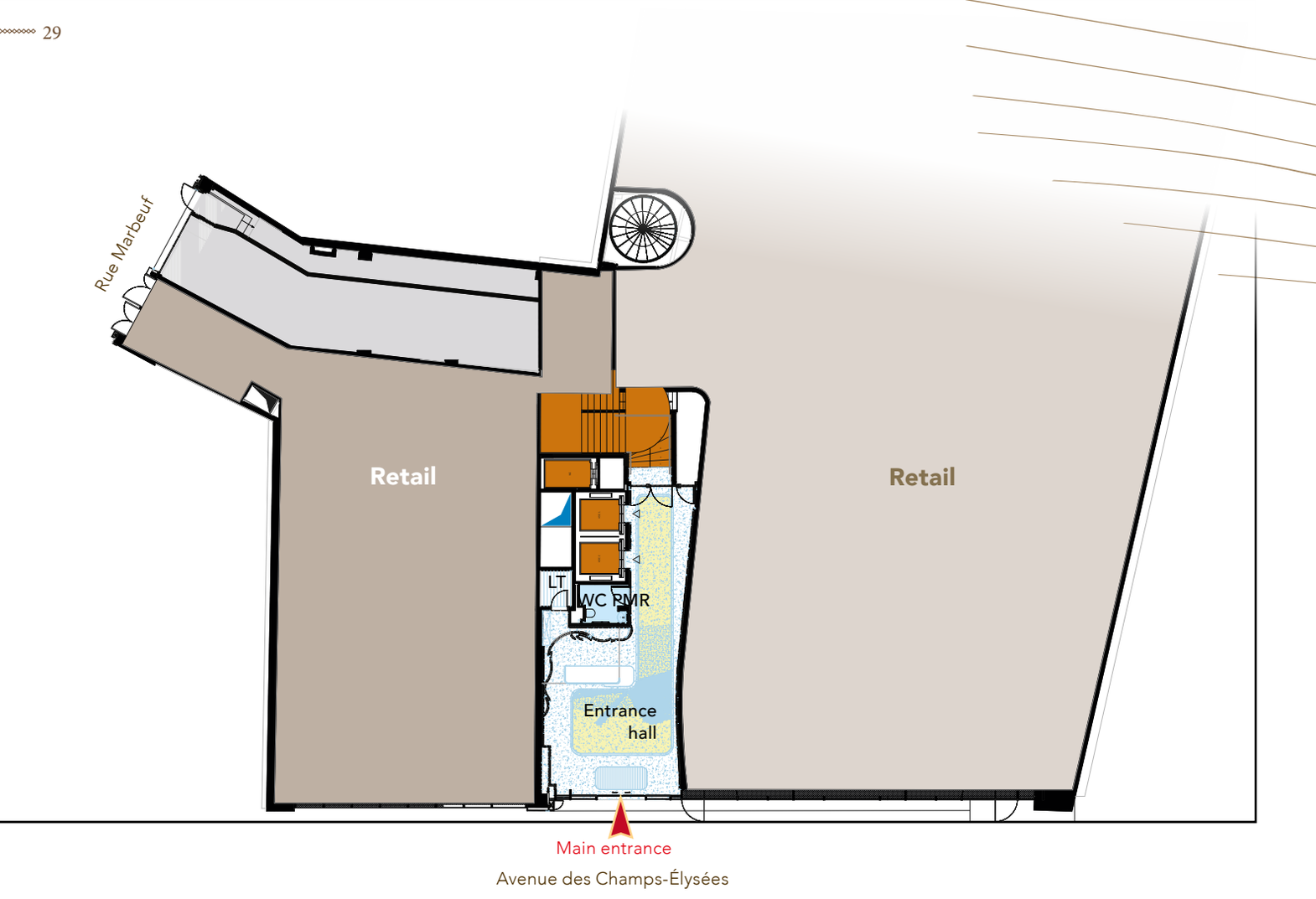
The office spaces will overlook the Avenue des Champs-Élysées, the hanging garden or Rue Marbeuf, thereby benefiting from direct natural light. Air-conditioned and modular, they will adapt to the latest layout requirements. The central areas of each floor can accommodate meeting rooms.

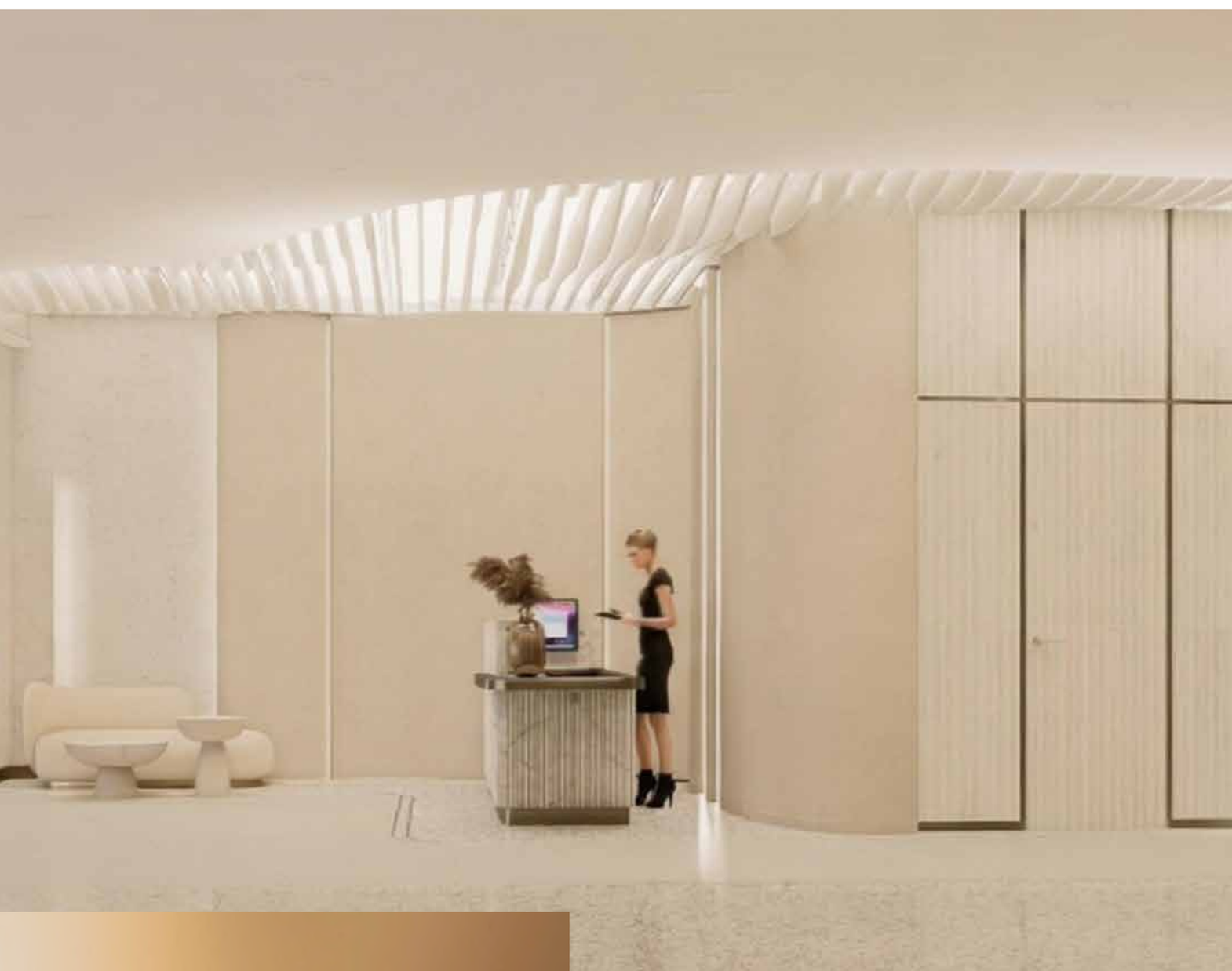


WiredScore
SILVER

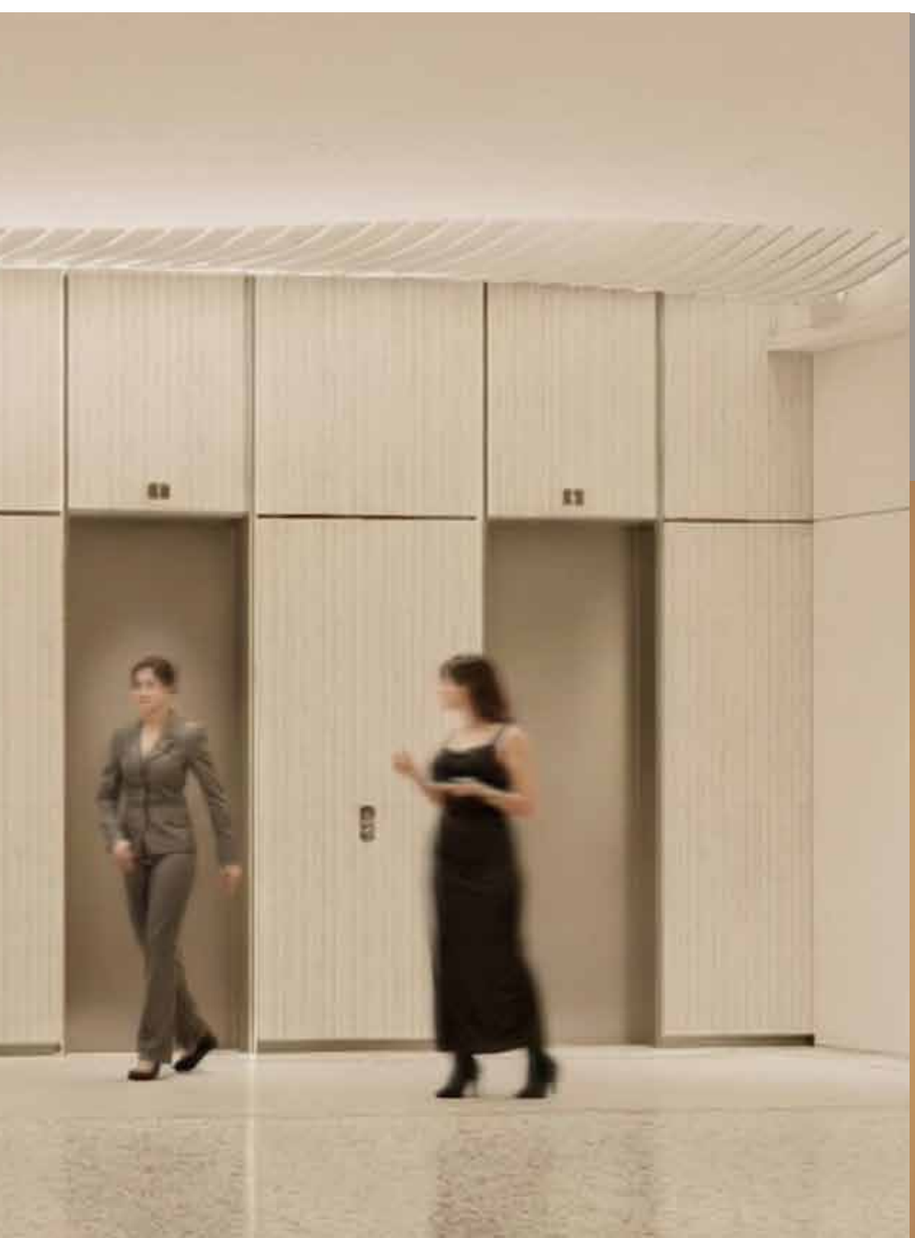
In terms of comfort, 49 Champs-Élysées is aiming to achieve a Silver rating under the WiredScore scheme.

This will confirm the connectivity of the spaces, the resilience of the infrastructure, the premises' adaptability to new technologies, and the quality of the digital experience provided to the building's users.


Rue Marbeuf
Retail
Retail
LT
WC RMR
Entrance hall
Main entrance
Avenue des Champs-Élysées



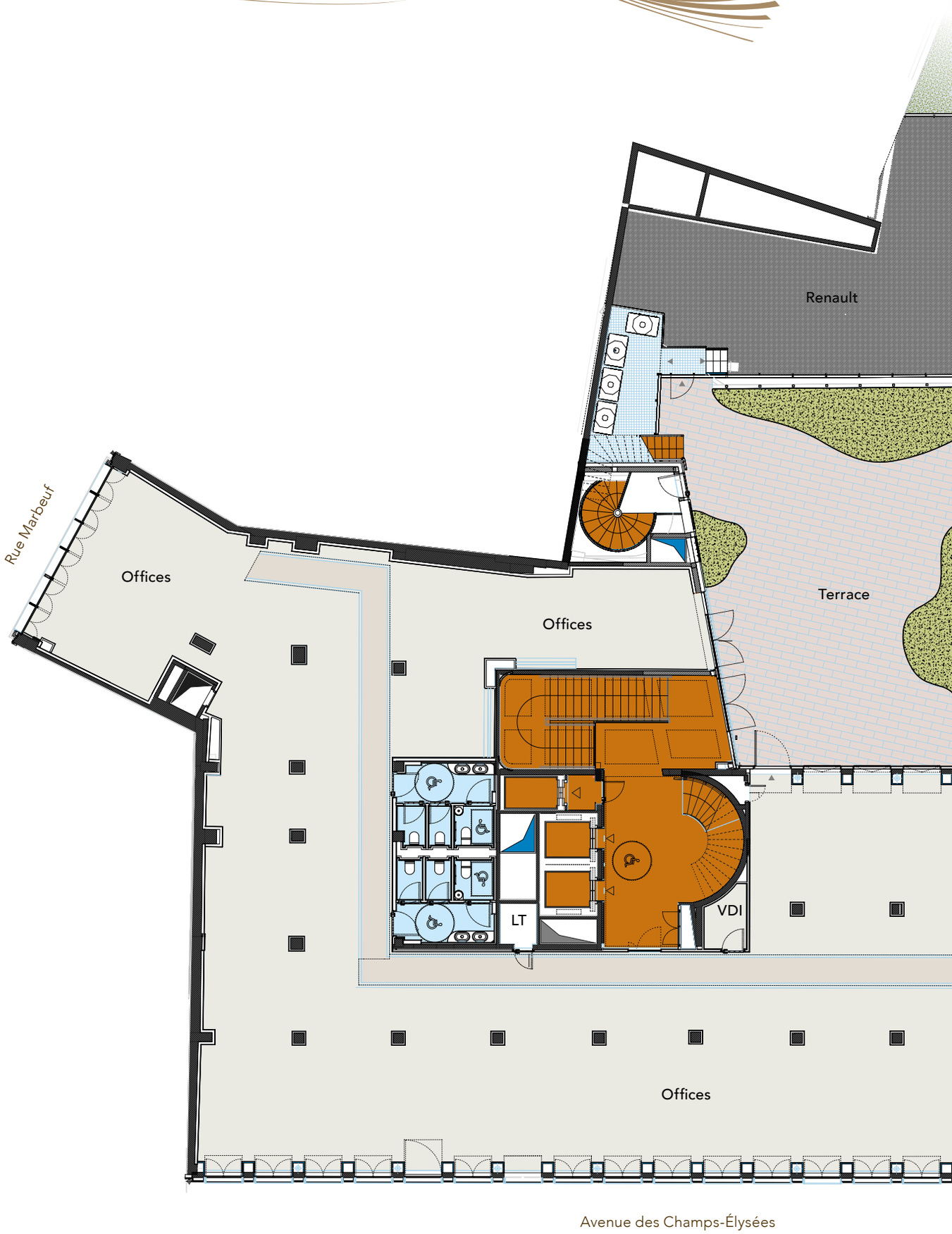
Stairwells

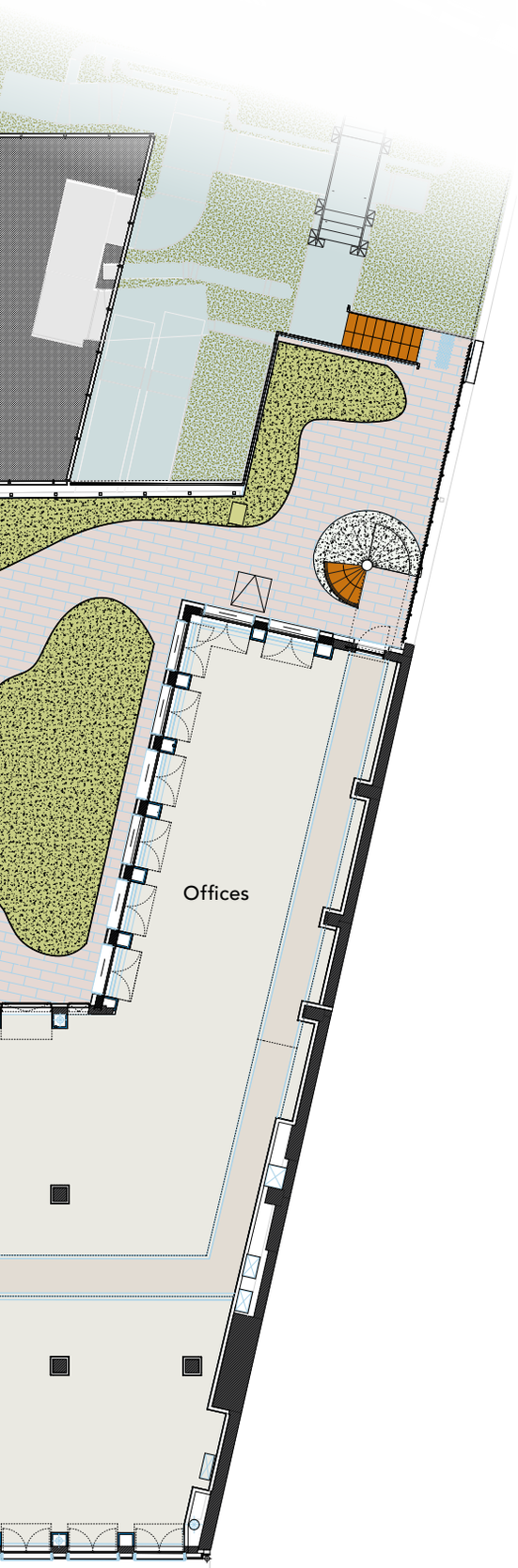


49 Champs-Élysées

PLAN

Ground Floor


Renault
Rue Marbeuf
Offices
Offices
Terrace
LT
VDI
Offices
Avenue des Champs-Élysées



Offices
Toilets
Stairwells
Accessible terrace/balcony

Surface (SU) :

799 m²

Staff numbers: 47

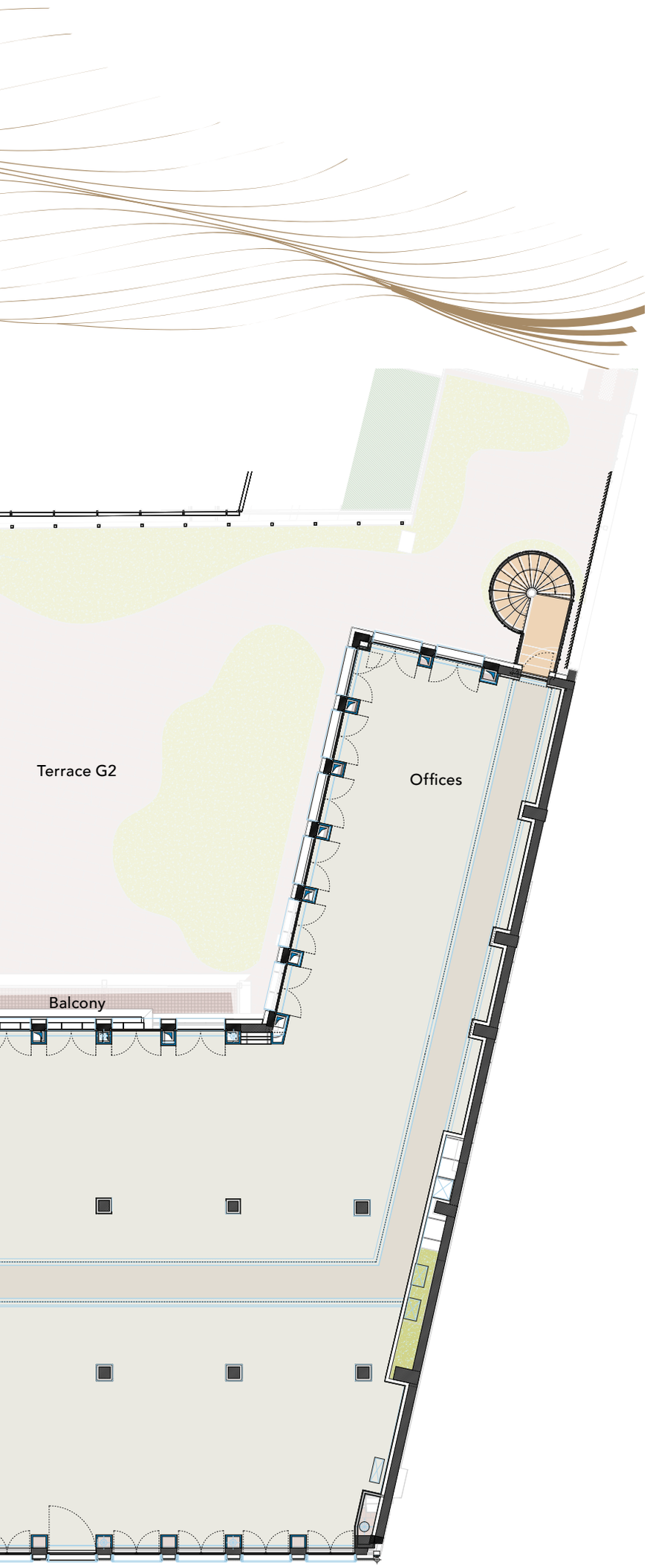
Outdoor areas: 264 m²

49 Champs-Élysées

PLAN

G 2


Rue Marbeuf
Offices
Terrace
LT
VDI
Offices
Avenue des Champs-Élysées



Offices
Toilets
Stairwells
Accessible terrace/balcony

Surface (SU) :

769 m²

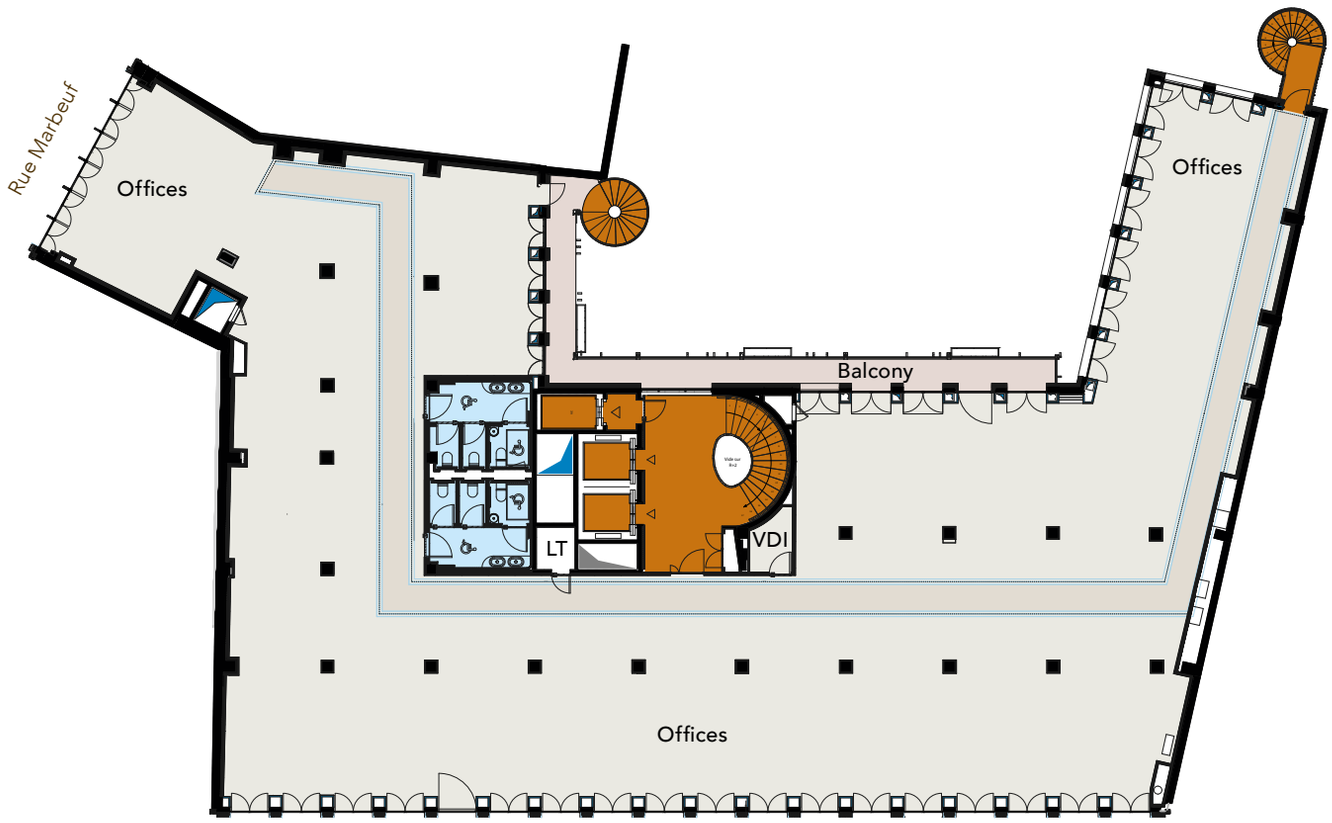
Staff numbers: 49

Outdoor areas: 71 m²

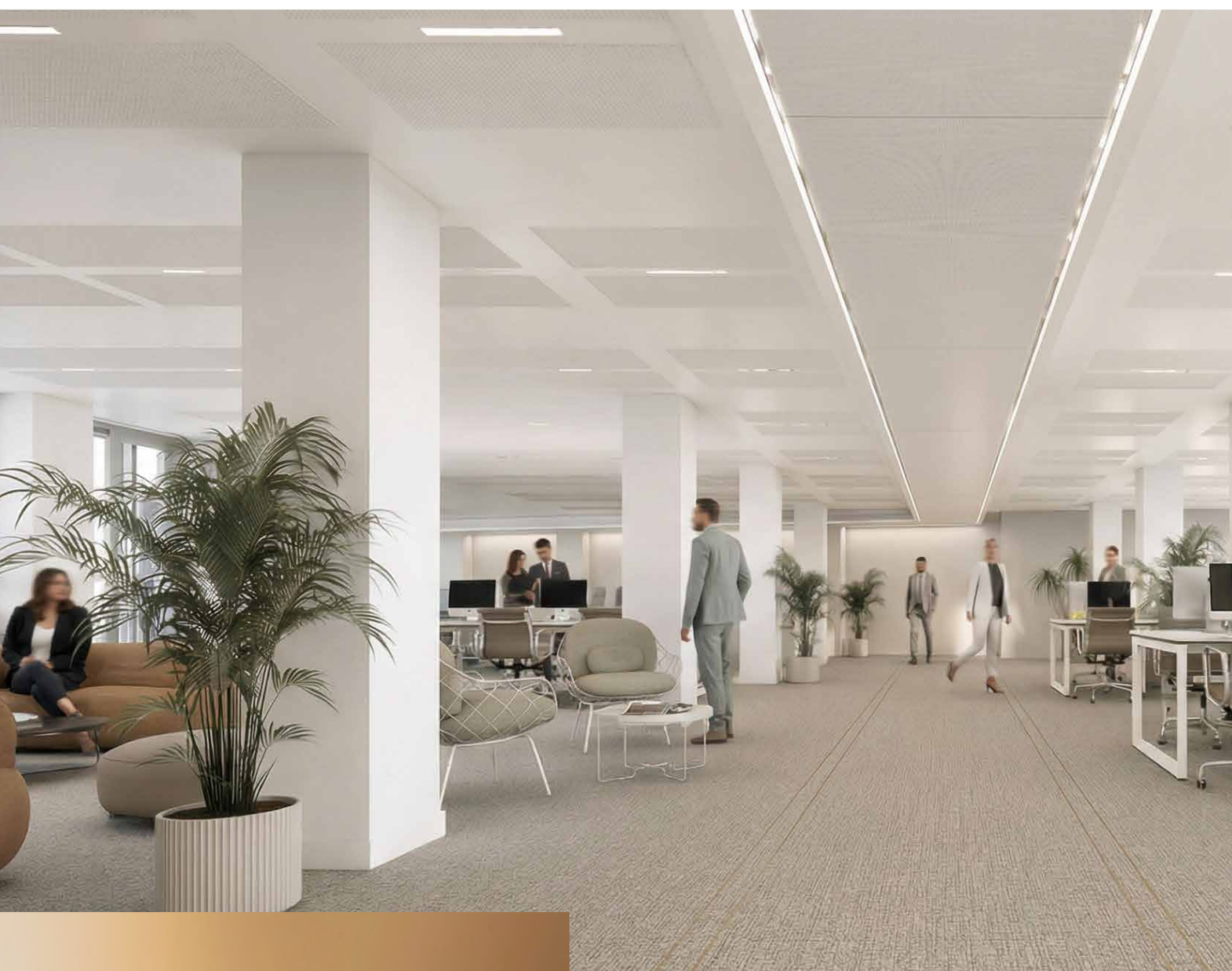
49 Champs-Élysées

PLAN

G 3



Avenue des Champs-Élysées



Offices
Toilets
Stairwells
Accessible terrace/balcony

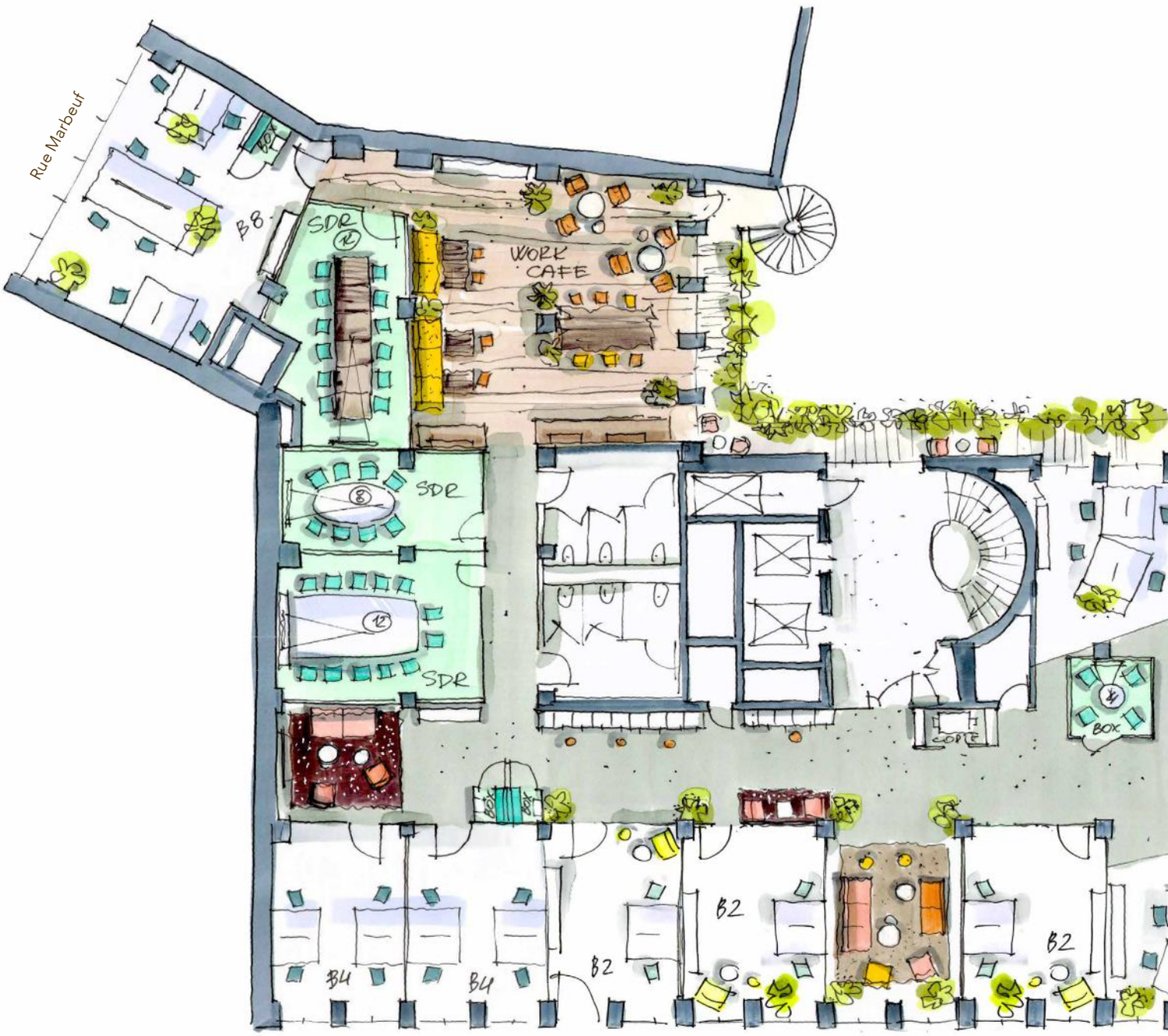
Surface (SU) :
769 m²

Staff numbers: 49
Outdoor areas: 29 m²



49 Champs-Élysées

PLAN G 4



Avenue des Champs-Élysées



49 Champs-Élysées

SPACE-PLANNING

G 4

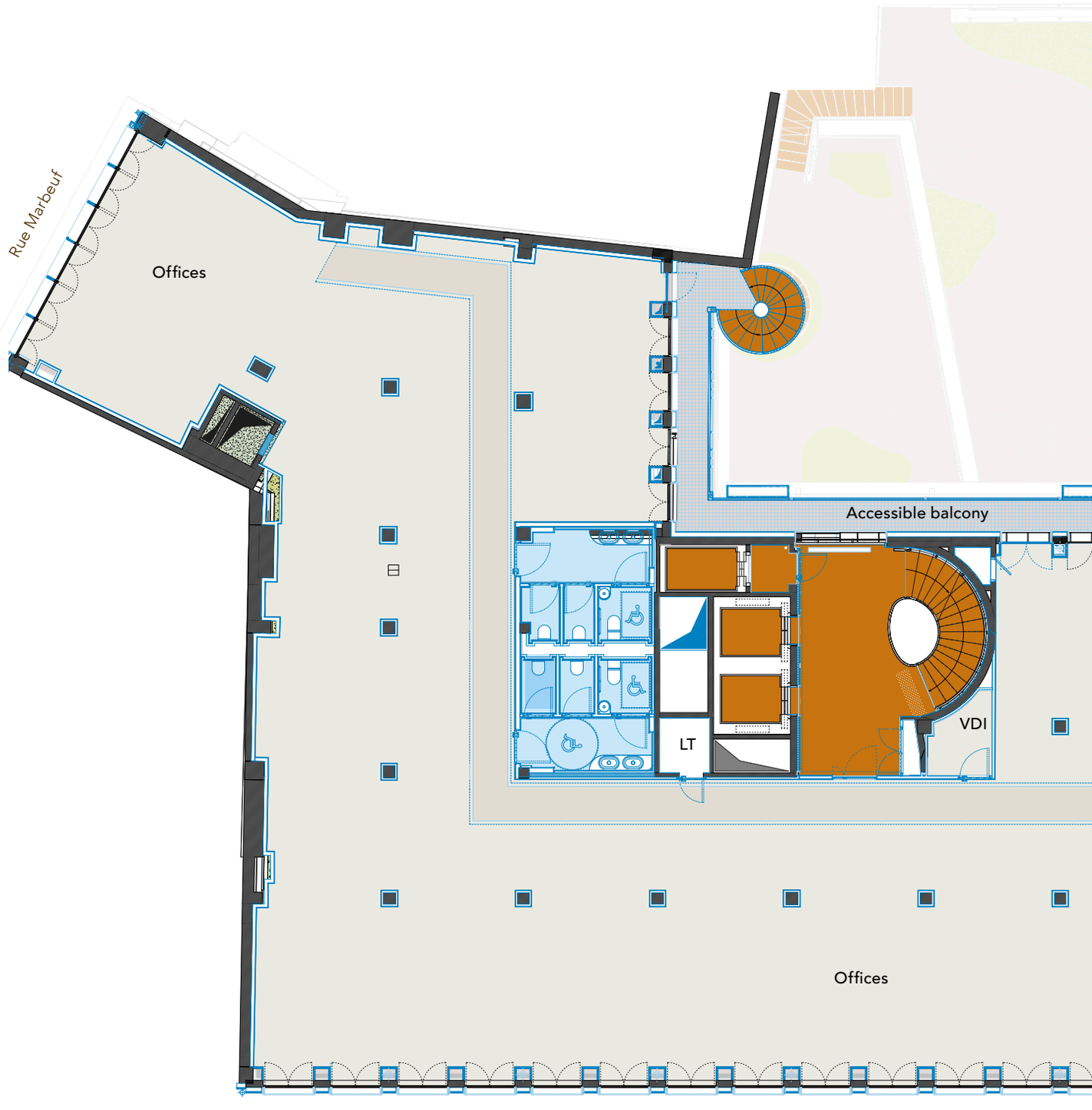
Version
SEMI-PARTITIONED layout

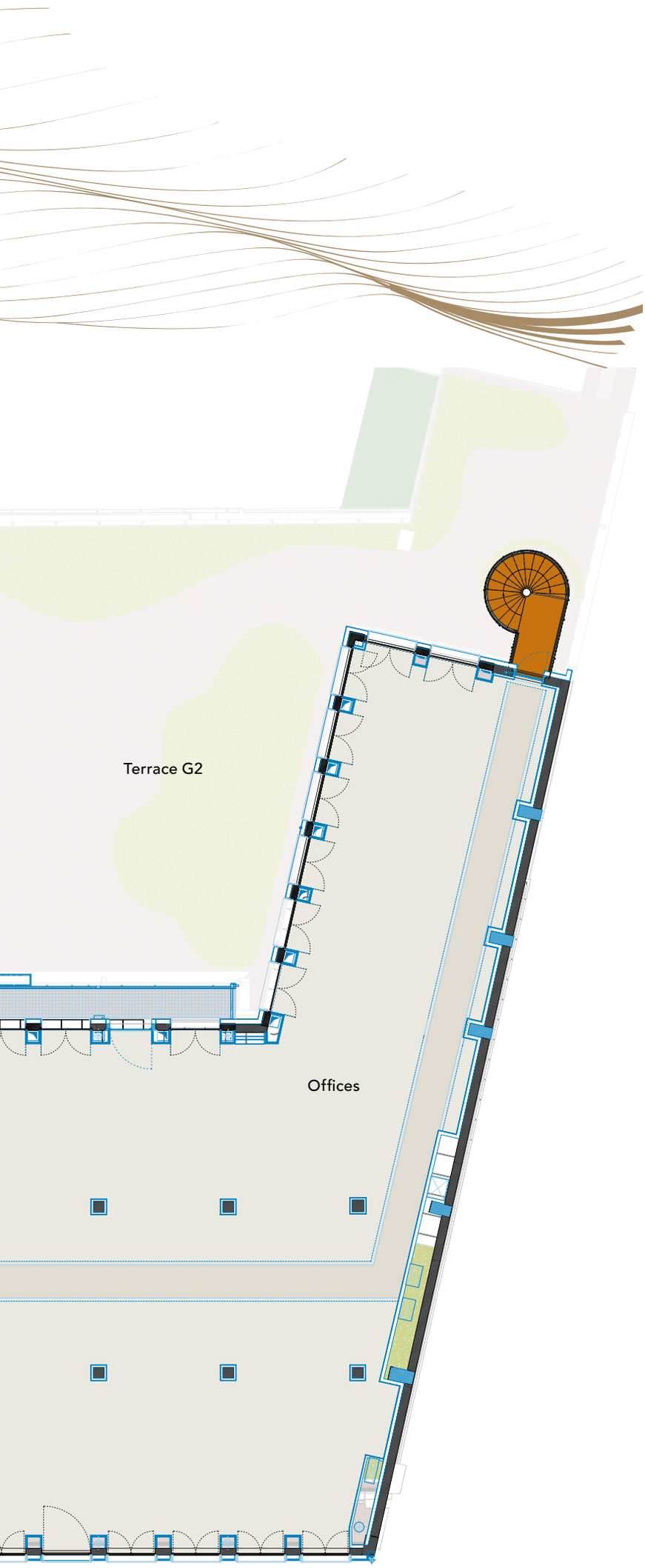
Workstations	Quantity	Capacity	Seats
Right-hand open bench			24
B1	3	1	3
B2	3	2	2
B4	2	4	12
B8	1	8	8

TOTAL: 49
Collaborative workspaces: **30**

Meetings	Quantity	Capacity	Seats
phone box	5	1	5
box 3	1	3	3
box 4	2	4	8
réunion 8	1	6	6
réunion 8	1	8	8
réunion 12	2	12	24

TOTAL: 54
Workcafé : **21**


Rue Marbeuf
Offices
Accessible balcony
LT
VDI
Offices
Avenue des Champs-Élysées



Offices
Toilets
Stairwells
Accessible terrace/balcony

Surface (SU) :

770 m²

Staff numbers: 49

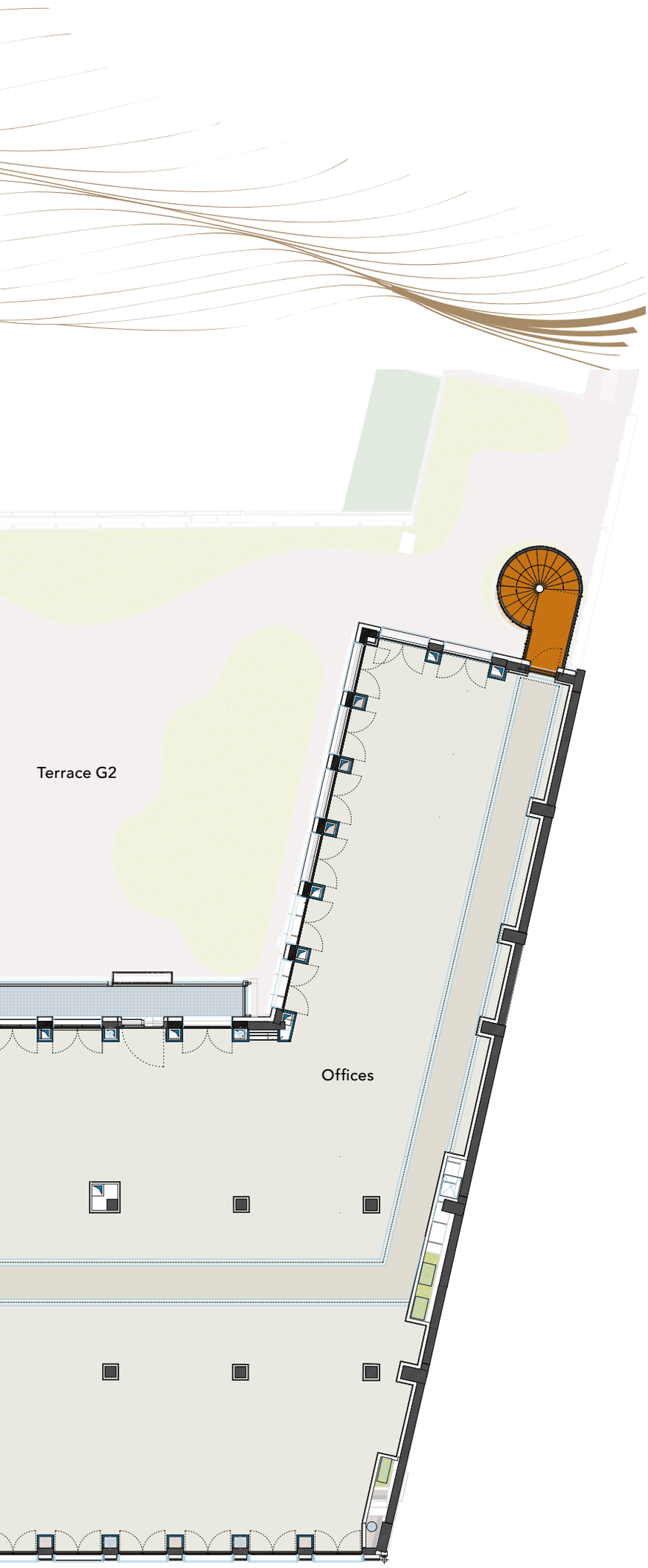
Outdoor areas: 29 m²

49 Champs-Élysées

PLAN

G 5


Rue Marbeuf
Terrace
Offices
Accessible balcony
LT
VDI
Offices
Avenue des Champs-Élysées



Offices
Toilets
Stairwells
Accessible terrace/balcony

Surface (SU) :

751 m²

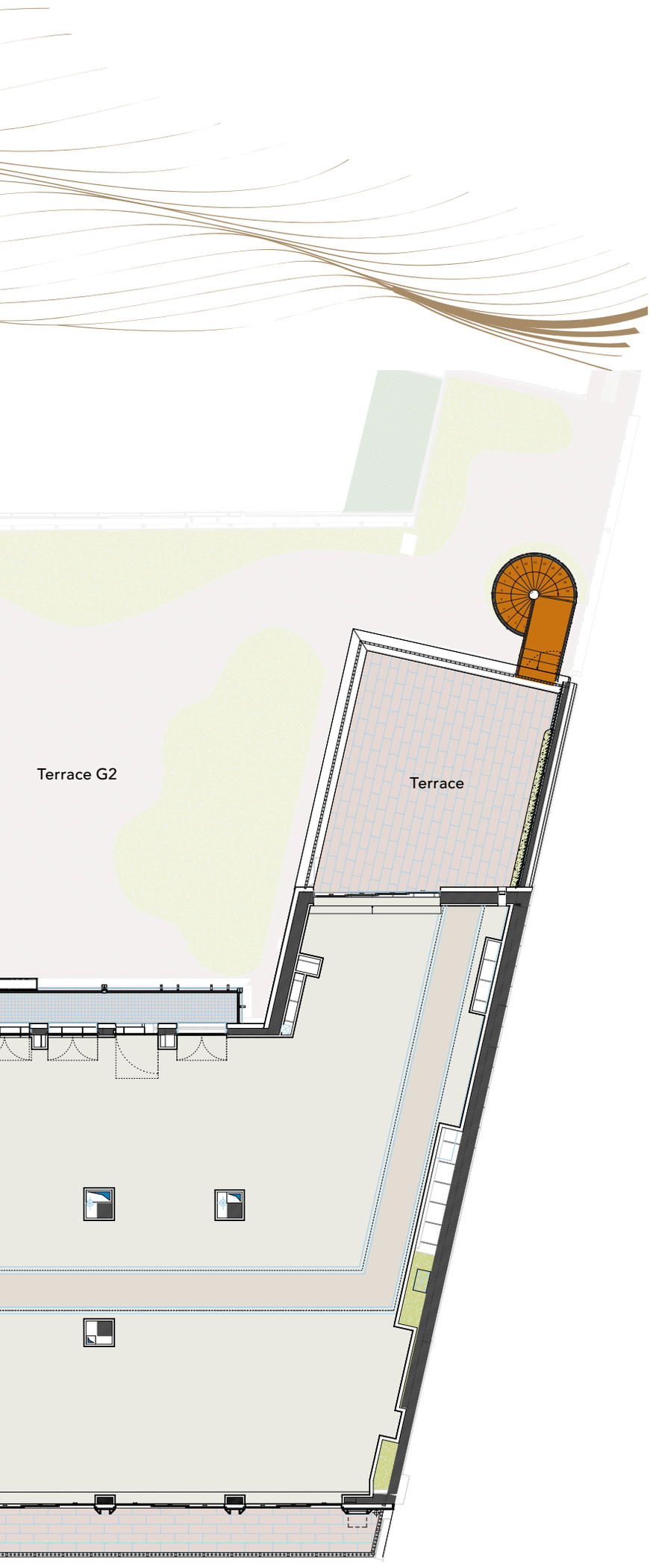
Staff numbers: 48

Outdoor areas: 43 m²

49 Champs-Élysées

PLAN G 6


Rue Marbeuf
Terrace G6
Terrace
Accessible balcony
LT
VDI
Offices
Terrace
Avenue des Champs-Élysées



Offices
Toilets
Stairwells
Accessible terrace/balcony

Surface (SU) :
590 m²

Staff numbers: 39

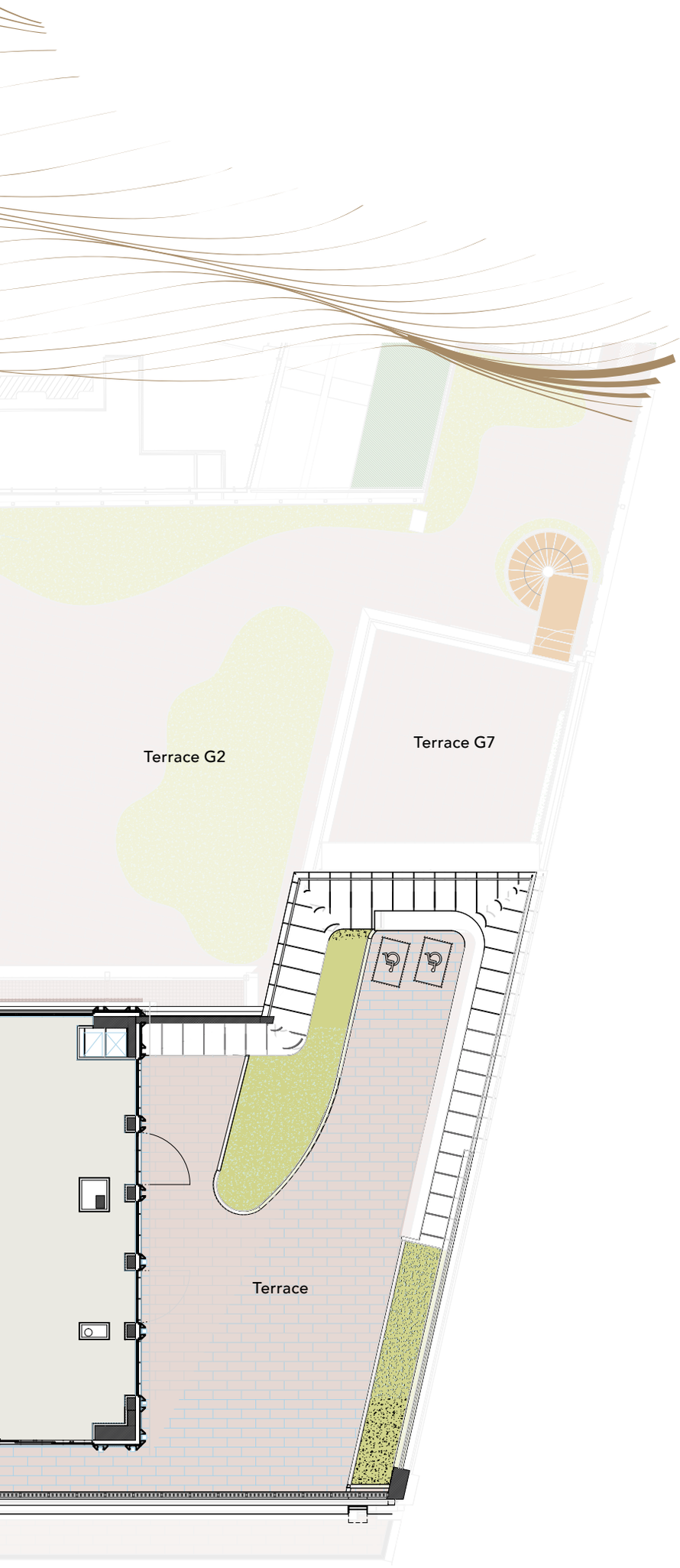
Outdoor areas: 146 m²

49 Champs-Élysées

PLAN G 7



Avenue des Champs-Élysées



Offices
Toilets
Stairwells
Accessible terrace/balcony

Surface (SU) :

322 m²

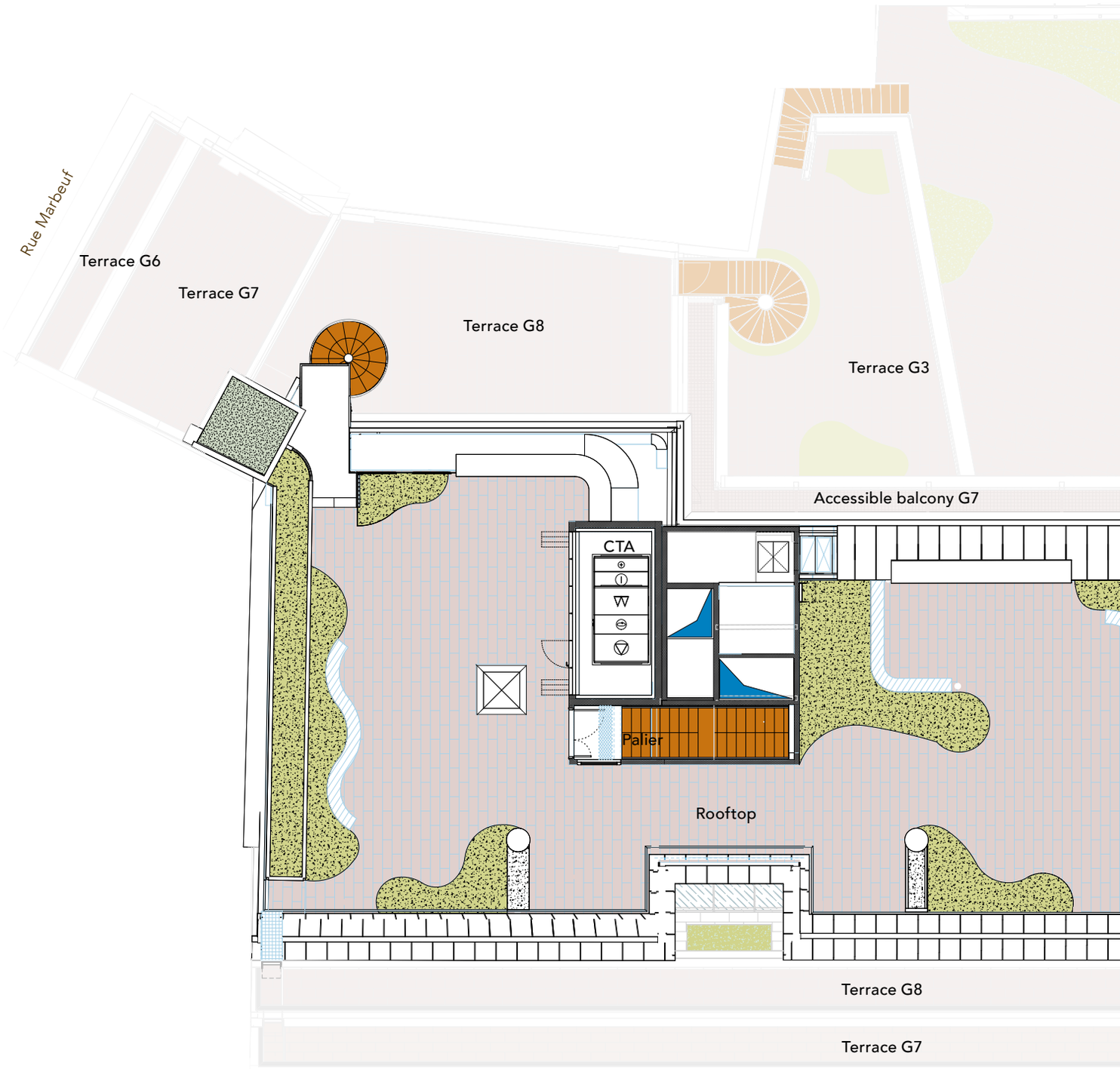
Staff numbers: 18

Outdoor areas: 253 m²

49 Champs-Élysées

PLAN

G 8



Avenue des Champs-Élysées



Outdoor areas: 255 m²

Stairwells

Accessible terrace/balcony

49 Champs-Élysées

PLAN Rooftop

ACT 5

49 Champs-Élysées

THE HIGHLIGHT: OUTDOOR SPACES





With over 1,000 m² of outdoor space, 49 Champs-Élysées will offer amenities rarely found within the Golden Triangle. Every floor will have access to the outdoors.

Its rooftop, measuring over 250 m², its 260 m² central green terrace and its five terraces, ranging in size from 29 to over 250 m², will offer a variety of opportunities for spending time outdoors.

PDA Architecture, true to its approach, sought to do everything possible during the building's refurbishment to restore harmony between the indoor and outdoor spaces.



THE GARDEN, A BREAK FROM THE RHYTHM OF EVERYDAY LIFE



Sheltered from the hustle and bustle of city life, the second-floor green terrace, dotted with naturalistic flowerbeds, will easily rival a hanging ornamental garden.

Covering an area of approximately 260 m² and adorned with cascading greenery, it will offer a spacious, secluded spot to relax or socialise in the open air. The climbing plants will contribute to the sense of escape that the space provides.

THE SCENE **TAKES ON A NEW DIMENSION**

On the top two floors of the building (floors 8 and 9), balconies, walkways and two spacious terraces will provide outdoor areas, offering spaces for relaxing in the open air.

At the very top, 49 Champs-Élysées will feature a rooftop terrace with a capacity of 100 people.









ACT 6

49 Champs-Élysées

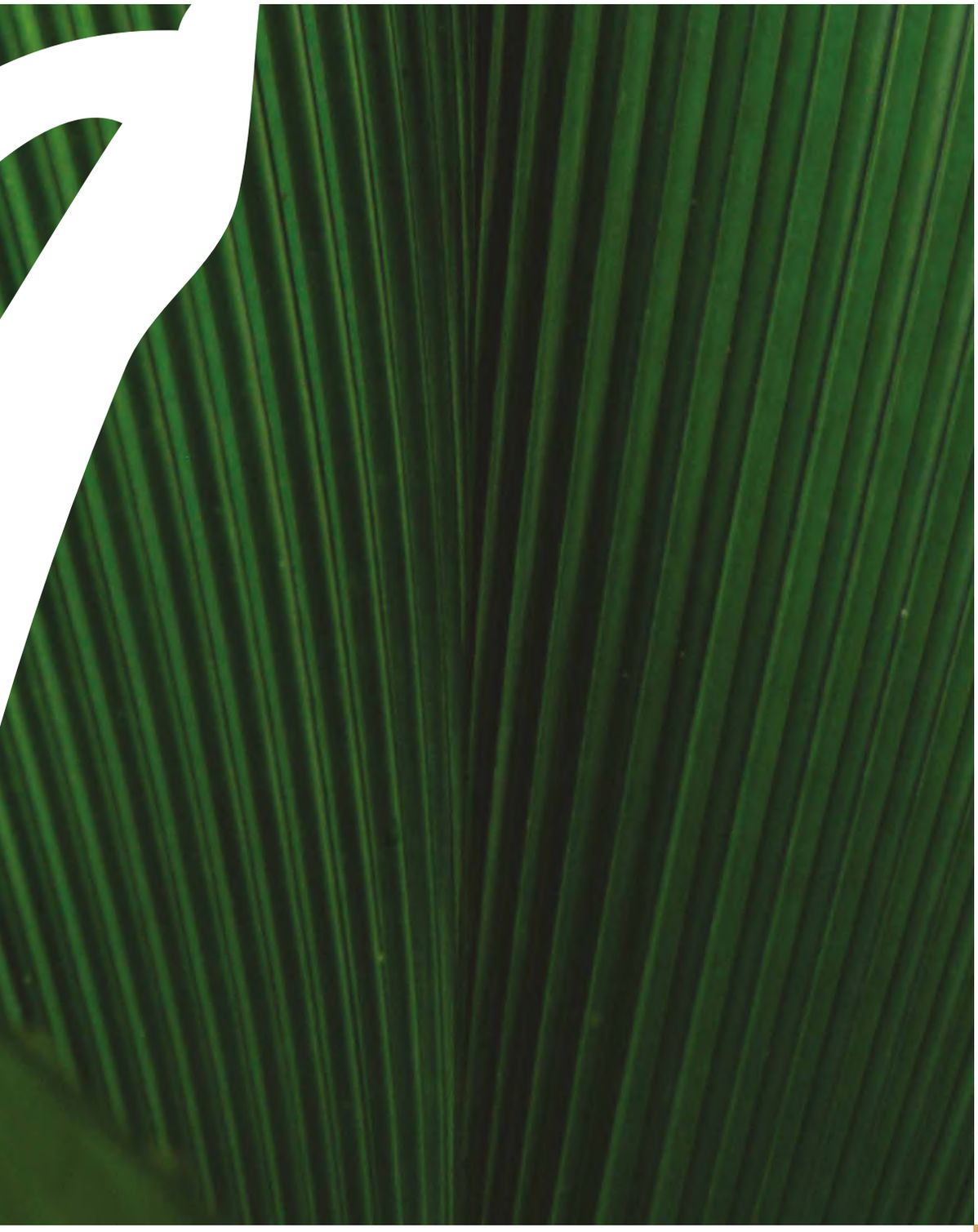
BEHIND THE SCENES OF THE PROJECT



BREEAM®
Niveau Excellent
★ ★ ★

2016
HQE
BÂTIMENT DURABLE
CERTIFIÉ PAR CERTIVEA
Très performant

BÂTIMENT
BBCA
BAS CARBONE



From an environmental perspective, 49 Champs-Élysées will be part of this new generation of buildings designed to minimise their ecological footprint. It will thus fulfil the aspirations of a company that aims to provide its staff, in line with its values, with a high-quality working environment whilst managing the environmental impact of its property portfolio.

The future development, which will comply with the requirements of the 2040 Commercial Buildings Decree to combat climate change, aims to achieve the following certifications and labels:

HQE Sustainable Building
at the 'Very High Performance' level,
BREEAM at the 'Excellent' level,
and BBCA Renovation.

General description

The property complex situated at 49/53 Avenue des Champs-Élysées and 41 Rue Marbeuf, 75008 Paris comprises two buildings arranged around a main internal courtyard on the G2 level.

The property complex is mixed-use, with offices as its primary use (under the Labour Code from the second storey to the eighth storey), a retail podium and three levels of shared car parking.

Access:
- Pedestrian access is via Avenue des Champs-Élysées through a ground-floor lobby leading to the upper floors via the main staircase and a double-deck lift. The double-deck lift also serves the basement levels.
- Access to the car park and the building's cycle storage area is via Rue Marbeuf.

Facilities:
- Reception area with a receptionist on the ground floor on Avenue des Champs-Élysées
- Cycle storage area of 141 m², providing approximately 45 spaces, and cloakroom areas on level G-1
- Car park with 24 spaces for cars and 20 spaces for motorbikes

Outdoor spaces:
- The inner courtyard on level G2 comprises a green terrace with naturalistic flowerbeds and planters, accessible via the main staircase and directly from the office spaces on level G2 or the communal areas
- Levels G7 and G8 feature private accessible terraces with planters, seating areas, green alcoves and panoramic views of Paris
- The G9 level comprises a green rooftop accessible via the building's main staircase, offering a 360° view of Paris
- The building features continuous, green balconies overlooking the courtyard from the 4th to the 7th storeys
- Security staff: 300 people

Certifications and labels

The project is aiming for the following certifications and labels:
- HQE Sustainable Building v4, 'Very High Performance' level as a minimum
- BREEAM RFO, 'EXCELLENT' level
- WIREDSCORE v3, 'SILVER' level as a minimum
- DEET 2040 Tertiary Sector Decree (minimum)
- BBCA renovation standard

Lease divisibility

- The project is designed to allow for single-tenant occupancy or lease divisibility by floor from the second storey to the eighth storey (divisibility into two lots per floor, from the second to the seventh storey, is possible).
- Office floors will be delivered with finished floors.
- The car park levels are shared with the retail units

Clear heights

On the office floors from the 2nd to the 5th storeys:
- Clear ceiling heights average 2.50 m, with lower clear heights in areas subject to greater technical constraints
- Clear ceiling heights in circulation areas range from 2.25 m to 2.35 m

On the 6th-storey office floor:
- Ceiling-to-floor height of 2.70 m, with lower ceiling-to-floor heights in areas subject to greater technical constraints
- Ceiling-to-floor heights in circulation areas are 2.35 m

On the attic floors at levels G7 and G8:
- Ceiling clear heights of 2.45 m and 2.58 m respectively, with lower clear heights in areas subject to greater technical constraints
- Ceiling clear heights in circulation areas of 2.30 m and 2.40 m respectively

Structural work

- The foundations are shallow (isolated circular footings beneath BA columns)
- The accessible terrace on the second storey will consist of a floor on a steel frame, with a grating floor surface and cladding mounted on pedestals

Enclosed and covered

Champs-Élysées and Marbeuf façades:
- External thermal insulation (ETE) with mineral wool + natural stone cladding in a light beige shade
- Decorative metal frames around the windows with integrated lighting on the Champs-Élysées façade
- Aluminium joinery

Courtyard façades:
- External thermal insulation with a single-layer render finish in a light beige stone tone
- Aluminium joinery

Sun protection:
- Internal blinds on street-facing façades
- External blinds on the courtyard side (south-west, south-east and north-west), except on the second floor at the terrace access points (internal blinds) and on the eighth floor (internal blinds)
- Solar-control glazing with a solar heat gain coefficient (g) complying with regulatory thresholds

Suspended ceilings

Lobby:
- Plastered acoustic suspended ceiling
- Decorative suspended ceiling with hanging textile slats

Lift and staircase landings:
- Decorative acoustic textile suspended ceiling
- Non-removable BA13 suspended ceiling

Offices:
- BA13 suspended ceiling alternating between solid and perforated panels in the main areas
- Suspended ceiling comprising perforated, removable metal panels with acoustic insulation in the circulation areas

Technical installations

High-voltage systems:

- The building has a transformer station
- High-voltage synoptic panel allowing for division by half-floor
- Main low-voltage distribution board (TGBT) in SS1 for general services and communal areas
- Blue tariff and distribution board per half-floor from the 2nd floor to the 8th floor
- All lighting fixtures will utilise LED technology
- Presence detection across all office floors
- Daylight sensing to maximise the use of natural light
- Complete shutdown at night and at weekends, controlled via the building management system (BMS)
- Adaptive control based on the area served

Low-voltage systems:

- Access control
- Main entrances fitted with access control
- Secure cycle storage room on Level G-1, secured by a door with a secure locking system and access via access cards
- Provisional measures for access control to office floors and in the event of division into half-floors
- CCTV at the car park entrance
- Intercom system at the main entrances leading to the reception area
- Provisional measures on the office floors
- A VDI room for provisional measures on each floor from G2 to G8 (no VDI pre-cabling is planned for the office floors)
- A Wi-Fi network is installed in the building's communal areas

Building Management System (BMS):

Plans are in place to install a Building Management System (BMS), which will enable the management of HVAC systems, the monitoring of energy consumption and the control of lighting. This system is scalable and open

Air conditioning/heating/ventilation:

- Heat is generated by a sub-station supplied by the CPCU district heating network and is distributed to fan coil units and radiators (for the stairwell), as well as to the air handling unit coils
- Chilled water is produced by a sub-station supplied by the FRAÎCHEUR DEPARIS district cooling network and is distributed to fan coil units and the coils in the air handling units
- Heating and cooling are provided by change-over fan coil units, installed in suspended ceilings (floors G7 and G8) and in spandrels (from floors G2 to G6), with casings fitted as part of the joinery works
- 2 variable-flow, dual-flow air handling units with energy recovery



Plumbing:

- One toilet block per floor, in keeping with the architectural design
- A provision for additional toilet facilities or kitchen space to allow for flexibility in the offices from the second floor to the eighth floor

Lifts:

- The building is equipped with two passenger lifts and a goods lift serving all levels from the second floor to the eighth floor
- Lift 01, with a capacity of 1,000 kg and a speed of 1.6 m/s, serving levels from the third basement floor to the seventh floor,
- Lift 02: 1,000 kg, 1.6 m/s, serving levels from G-3 to G8,
- Goods lift: 1,000 kg, 0.5 m/s, serving levels from E-3 to G8

Fire safety:

- Category A, Type 1 fire protection system, with separate alarm zones for offices and car park
- Occupancy: 300 people, 2 staircases (3 UP + 1 UP)
- Compartmentalisation: < 1,000 m², CF1H, horizontal evacuation route for people with reduced mobility
- Car park isolation: airlock + CF2H partitioning
- Smoke extraction: DENFC stairwells + façade vents at 1/100th
- Fire-extinguishing systems: 100 mm dry riser + fire extinguishers
- Fire brigade access: fixed ladders to levels G7/G8/G9

Smoke extraction:

- Natural smoke extraction from façade to façade
- The existing stairwells provide smoke extraction via openings located on the façade or roof

Franklin BELLEMARE
franklin.bellemare@cbre.fr
+33 (0)7 86 89 23 30

Jérémy OUAZAN
Jeremy.ouazan@jll.com
+33 (0)6 13 92 51 30

Alexandre MELINA
Alexandre.Melina@fr.knightfrank.com
+33 (0)7 87 78 59 01

Non-contractual document – Design: Agence Treize Cent Treize – 1313.fr for Dilmon – Photographs: Charles Joseph Antoine LANSIAUX – CC0 Paris Musées / Musée Carnavalet
Design: Agence Treize Cent Treize – 1313.fr for Dilmon – 3D renderings: pda.archi The information contained in this document does not bind the companies mentioned, which are the owners of their respective trademarks and logos.

49 Champs-Élysées

49champselysees.com

