

Issy les Moulineaux: Foncière des Régions leases out the entire EDO building to Transdev

Upon its delivery, scheduled for mid-2017, the EDO building developed by Foncière des Régions in Issy-les-Moulineaux will become the new headquarters of the Transdev Group, a global mobility player. The two partners signed a firm 9-year lease covering the building's entire 10,760 m² of floor space. This reasserts the relevance of the strategy implemented by Foncière des Régions in the French Office market.



In 2011, Foncière des Régions purchased this building located at 3 allée de Grenelle and housing the headquarters of the Yves Rocher Group, with the intention of redeveloping it on the tenant's departure. This strategy, which is implemented by Foncière des Régions on other sites, paid off as, one year before its delivery, the building, renamed EDO, was chosen by the Transdev Group for its new headquarters. The multi-modal transport pioneer's staff will move into the 10,760 m² of office and service space in mid-2017 within the framework of a firm 9-year lease. This transaction was carried out with the support of CBRE.

For Foncière des Régions, this operation represents an investment of €83 million.

Major assets: location, architectural quality and versatility

Located in Issy-les-Moulineaux, at the heart of the Paris region's 3rd biggest office hub (2 million m² of office space, 4,500 head offices), the EDO building enjoys the attractive and dynamic environment of one of the first "smart cities" in France. EDO is only 3 minutes away on foot from the Issy-Val-de-Seine station (Tramway T2 and RER C train), enabling the building's occupants to get to La Défense or Etoile in 25 minutes. Moreover, the building has direct access to the Paris ring road.

The construction works on EDO began in January 2016 and its restructuring is now fully under way. The architectural project, designed by the SCAU architecture firm, has opted for elegance and sobriety through the use of warm, noble materials such as wood, which is the project's unifying thread. The building notably offers: a ground-floor restaurant seating 227, opening onto a 100 m² terrace and a 300 m² garden, a cafeteria accessible from the double-height entrance hall, 725 m² of terraces (ground floor, 1st floor and 8th floor) and 163 parking spaces.

A versatile building, in line with new uses

With office floors of around 1,300 m² offering extensive layout flexibility, EDO was designed to keep pace with its occupant's changing needs. Indeed, the building features an adaptable 400 m² office space on the ground floor and the possibility of installing a management space or a creative space in keeping with new collaborative approaches of over 315 m² on the top floor. This space opens out onto a 300 m² terrace with a fabulous view of Paris.

In addition to comfort and versatility, EDO will also offer performance through a dual certification objective – HQE Excellent and BREEAM Very Good.

[>> View the EDO presentation film <<](#)

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As a key player in real estate, Foncière des Régions has built its growth and its portfolio on the key and characteristic value of partnership. With a total portfolio valued at €18Bn (€12Bn in group share), located in the high-growth markets of France, Germany and Italy, Foncière des Régions is now the recognised partner of companies and territories which it supports with its two-fold real estate strategy: adding value to existing urban property and designing buildings for the future.

Foncière des Régions mainly works alongside Key Accounts (Orange, Suez Environnement, EDF, Dassault Systèmes, Thales, Eiffage, etc) in the Offices market as well as being a pioneering and astute operator in the two other profitable sectors of the Residential market in Germany and Hotels in Europe.

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