

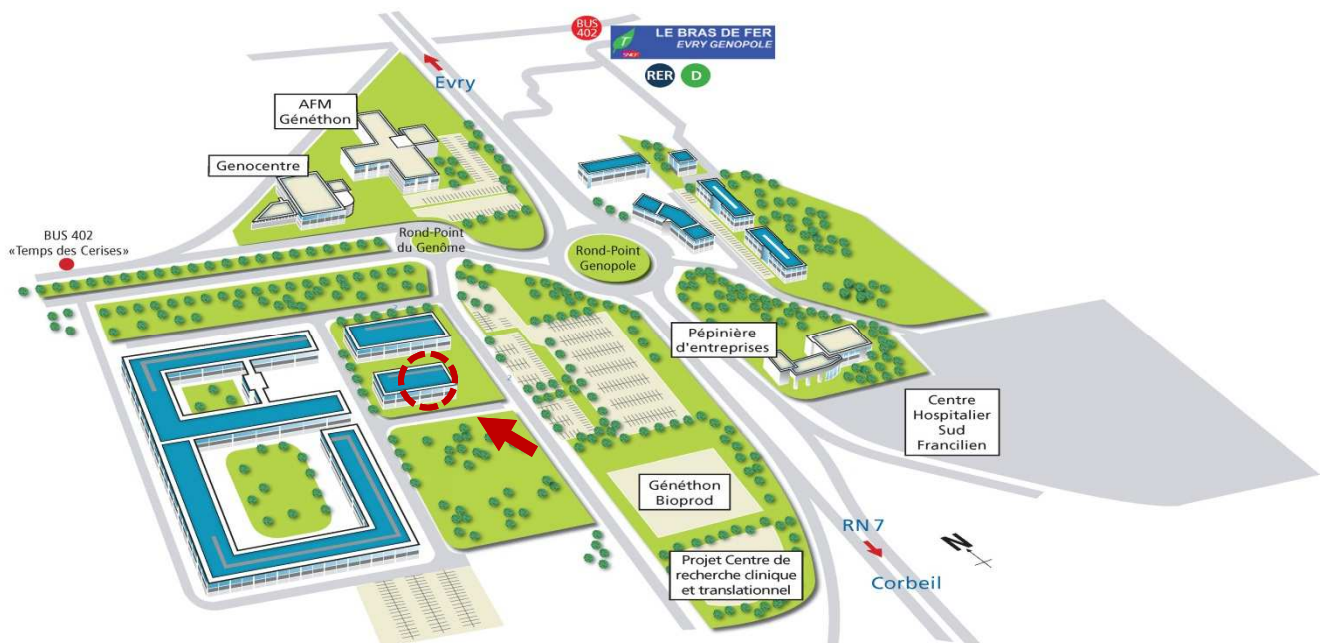
TO LEASE



SUITE 100

SHELL & CORE - 473 M²

READY FOR OCCUPIER FIT OUT
ACCOMMODATING LABS FORMATS L1 & L2



Within an economic & scientific ecosystem of excellence

FEATURES +

- Secure & video survey on site
- car Parking
- Boardroom & presentation room
- Park & landscape garden
- 17 technological platforms facilities

PLAN & MAIN CHARACTERISTICS



Shell & core Space

Ground floor

Height beneath flooring

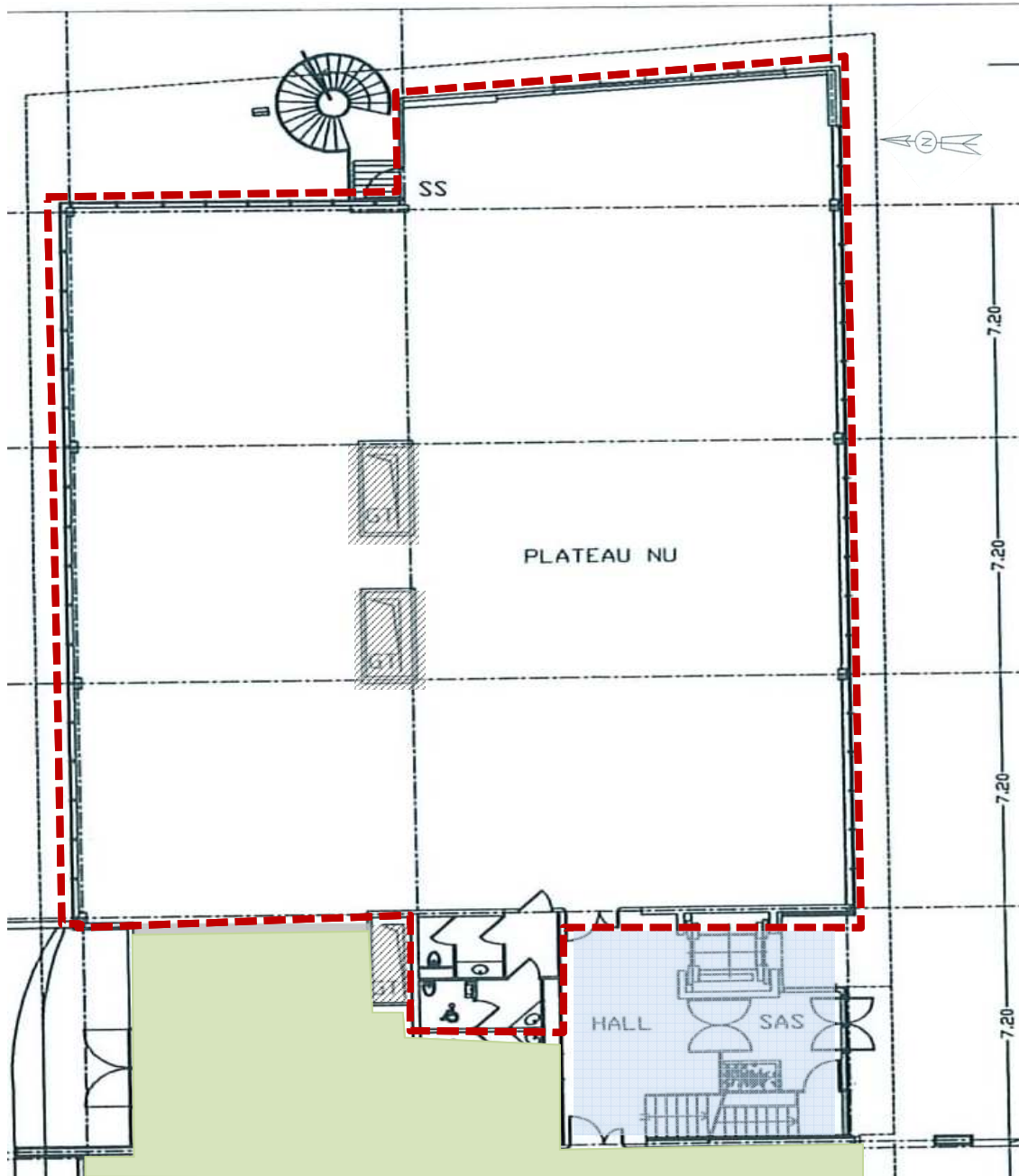
3,55 m

Floor loading capacities max.

300 - 800 daN.m²

Access to REVE (high fibre optic network)*

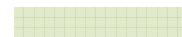
*submit to conditions



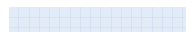
Available Surfaces



Occupied Surfaces



Shared Surfaces



Technical Surfaces



GENERAL CONDITIONS

No fees

Leasehold : *3/6/9 ou dérogatoire**

Tax regime: *VAT*

Deposit: *3 month lease*
except VAT & Expenses

Annual Index : *INSEE Cc indice*

*submit to conditions



ACCESS

Only 30 km from Paris



5 mn walking to Public transportation shuttle
Direct access to Highways (Francilienne, A6, A10, A86)

Travel times from Genopole Campus

| | By road | By train |
|----------------------------|-----------|-----------|
| Paris | 35 mn | 40 mn |
| Paris Gare de Lyon | 55 mn | 40 mn |
| Paris Gare du Nord | 1 hour 15 | 55 mn |
| Orly ' airport | 30 mn | 50 mn |
| Charles de Gaulle 'Airport | 55 mn | 1 hour 30 |

Financial Conditions

Surface Area : 474 m²

€ m²/year
except VAT

| | |
|--|-----|
| Rent except Expenses | 120 |
| Community expenses, including Real estate & office Taxes Insurance Park & garden maintenance Campus security & survey Maintenance & management of common areas | 45 |
| Utility expenses | NC |
| Optionnal expenses, including Private cleaning area Car parking places Private acces Management Real Estate Assistance | NC |

ENVIRONNEMENT

67 **companies**

21 **Public Research laboratories**

2 **Bio production factories**

1 **admin & specialized support Alliance**

1 **Regional Hospital** (1 100 beds)

1 **Conference center** (up to 700 seats)

Technological facilities platform list available on
www.genopole.fr/Plates-Formes-collaboratives-et-de.html

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