

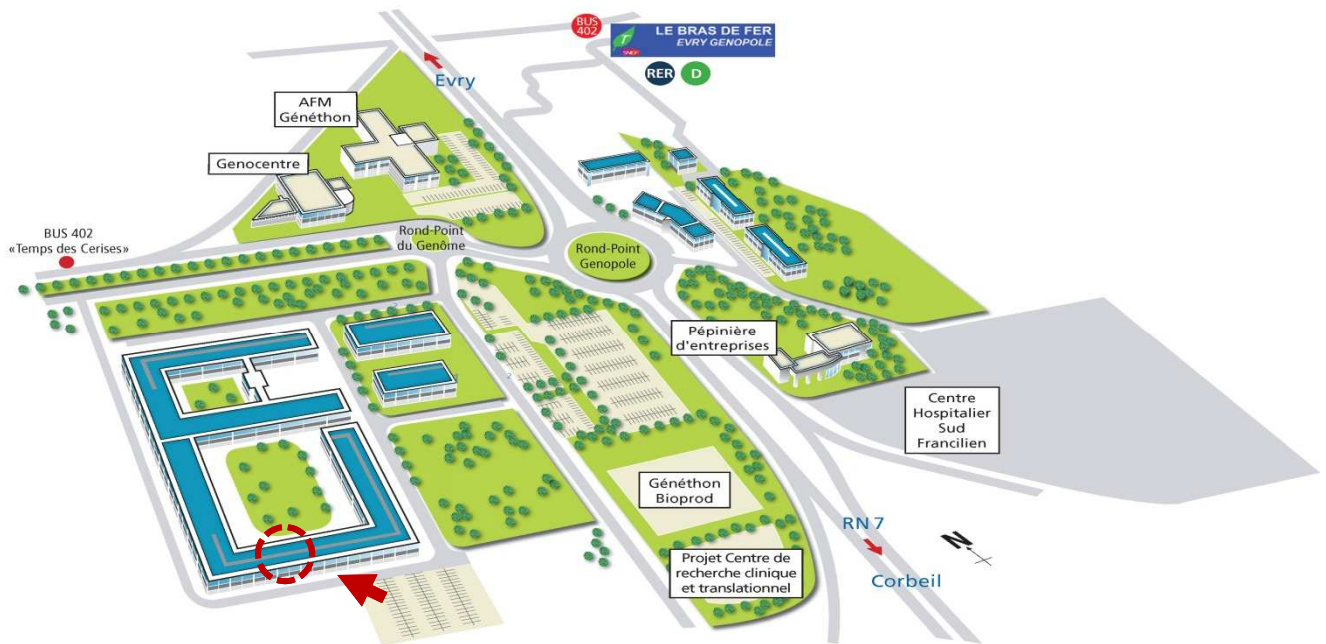
**TO LEASE**



**SUITE 135**

**OFFICES & LABS - 565 M<sup>2</sup>**

READY TO WORK WITH EXISTING LAYOUT  
AVAILABLE OCTOBER 2012



Within an economic & scientific ecosystem of excellence

**FEATURES +**

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

**PLAN & MAIN CHARACTERISTICS**

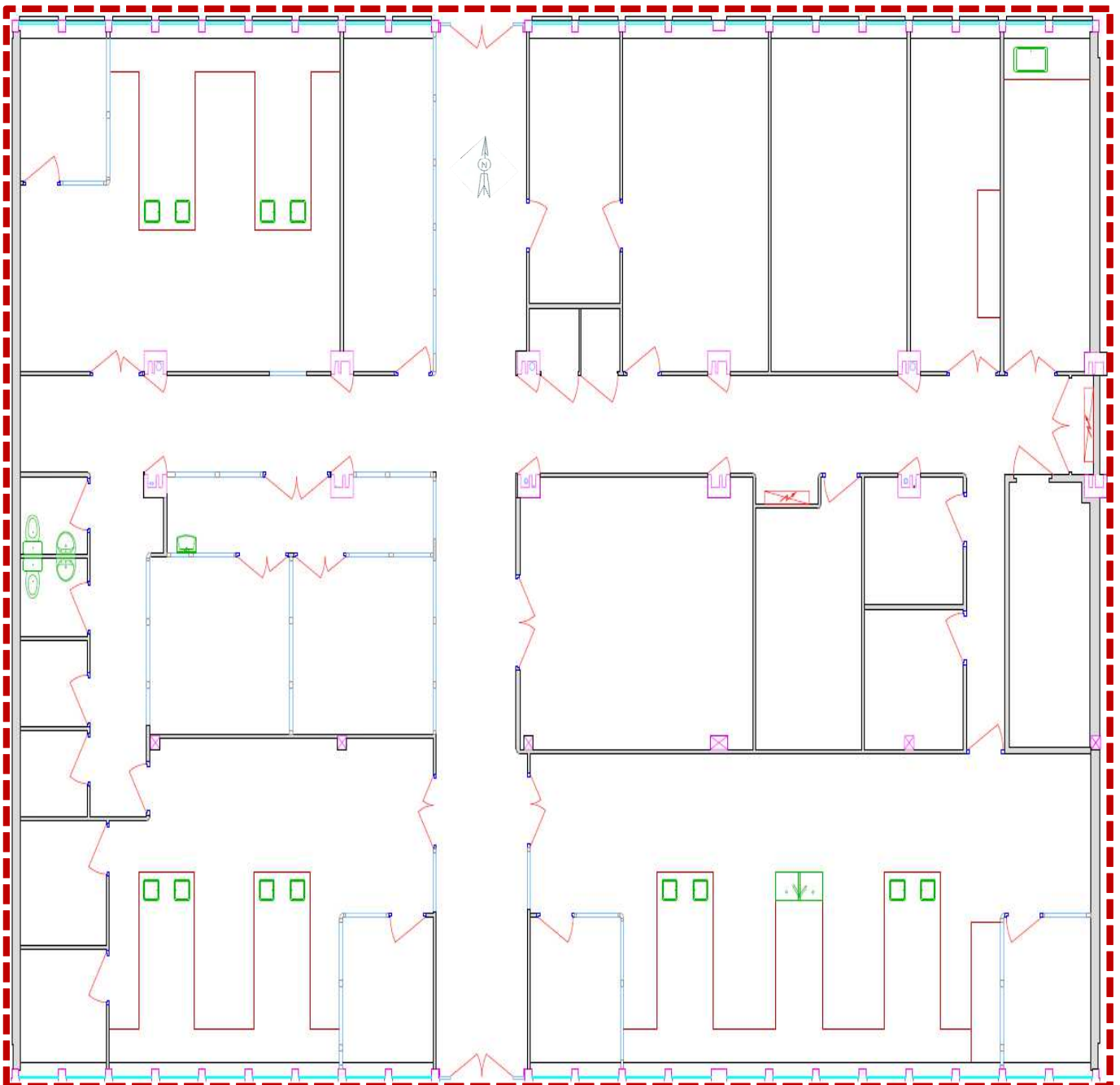


- L1 & L2 Lab spaces
- Offices spaces
- Freezing Storage room
- Freezer room +4 °C
- Air Conditioning warm/cold
- Sorbonnes

**Space with existing layout  
 and combined work space**

**Height beneath flooring** 2,80 to 3,25 m  
**Floor loading capacities max.** 600 daN.m<sup>2</sup>  
 Access to REVE ( high fibre optic network)\*

\*submit to conditions



non-contractual Document | fiche produit suite I35-EN | 08/08/13

## GENERAL CONDITIONS

### No fees

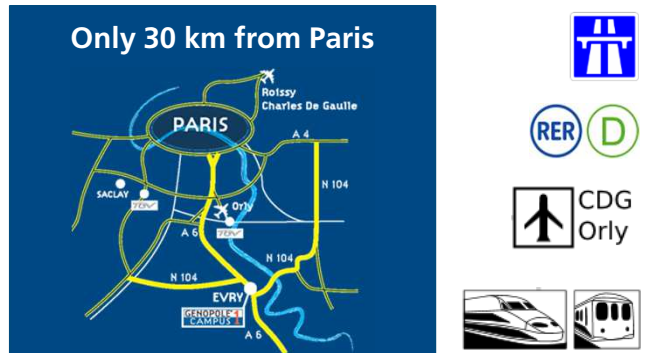
Leasehold :	<i>3/6/9 ou dérogatoire*</i>
Tax regime:	<i>VAT</i>
Deposit:	<i>3 month lease</i> except VAT & Expenses
Annual Index :	<i>INSEE Cc indice</i>

\*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	50 mn	40 mn
Paris Gare du Nord	1 hour 15	55 mn
Orly ' airport	30 mn	55 mn
Charles de Gaulle 'Airport	55 mn	1 hour 30

## 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](http://www.genopole.fr/Plates-Formes-collaboratives-et-de.html)

## Financial Conditions

Surface Area : 565 m<sup>2</sup>

€ m<sup>2</sup>/year  
except VAT

Rent except Expenses	190
<b>Community expenses,</b> including Real estate & office Taxes Insurance Park & garden maintenance Campus security & survey Maintenance & management of common areas	45
<b>Utility expenses</b>	NC
<b>Optionnal expenses,</b> including Private cleaning area Car parking places Private acces Management Real Estate Assistance	NC

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