

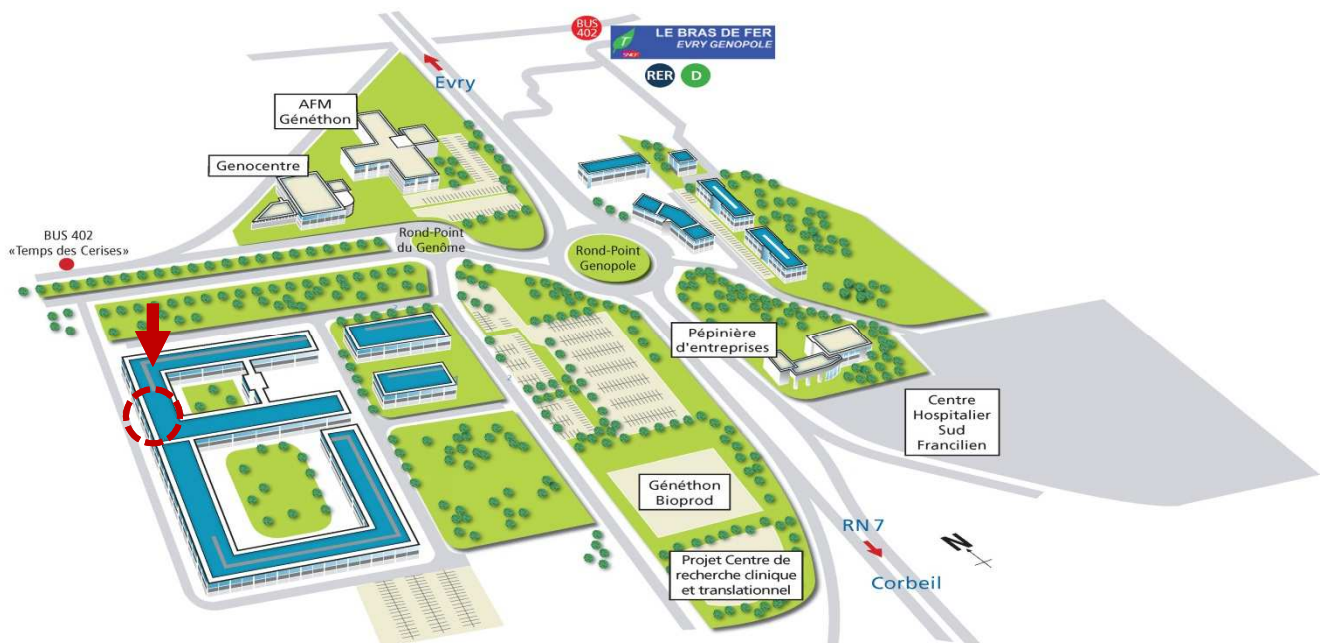
**TO LEASE**



**SUITE 210**

**OFFICES - 74 M<sup>2</sup>**

EXISTING LAYOUT  
AVAILABLE IMMEDIATELY



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**



**Offices space with existing layout**

1st floor

Pre-installed telephone system

Common and mutualized spaces

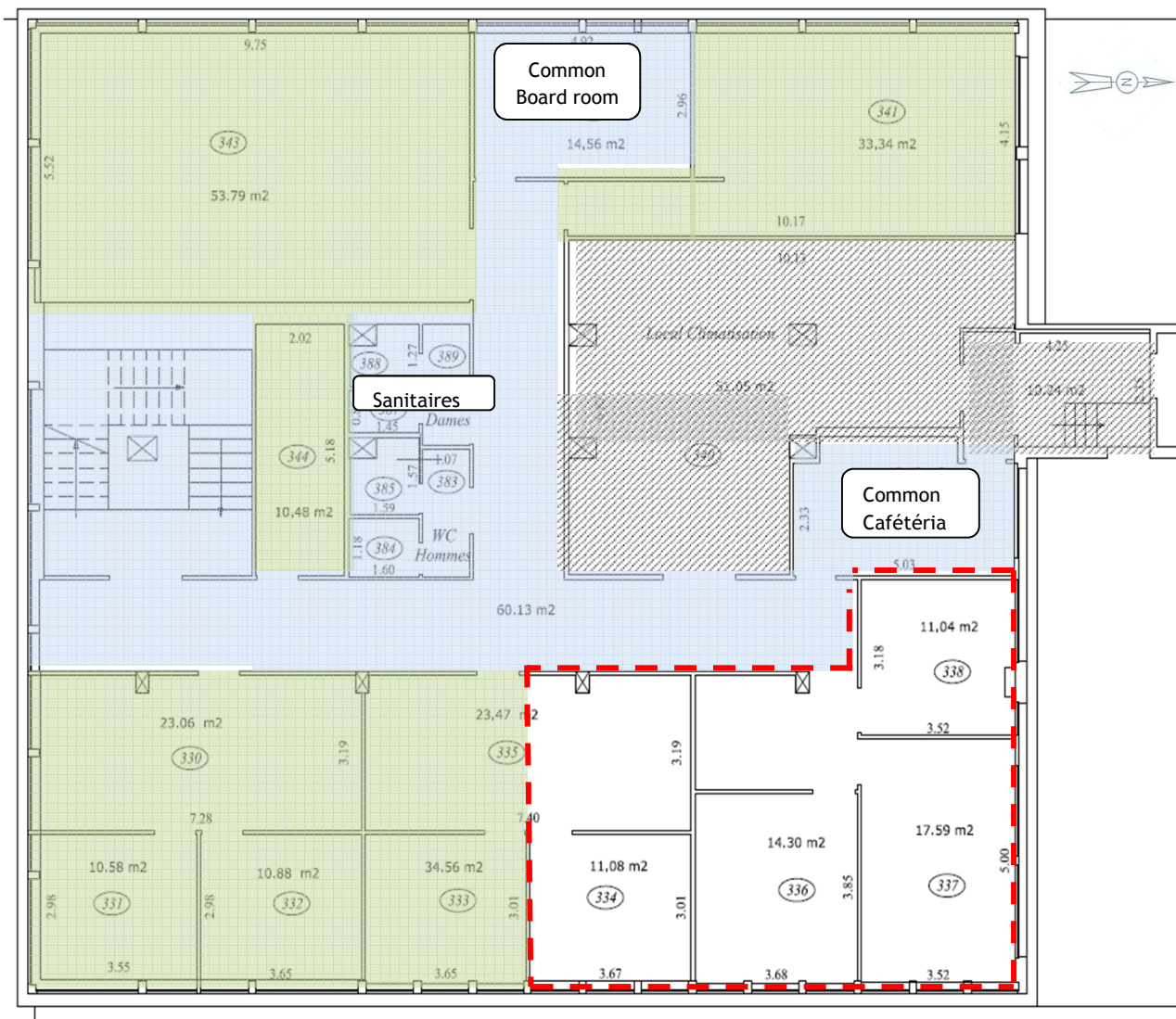
Air conditioning & extractor

**Height beneath flooring** NC

**Floor loading capacities max.** 600 daN.m<sup>2</sup>

Access to REVE ( high fibre optic network)\*

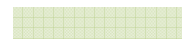
\*submit to conditions



Available Surfaces



Occupied Surfaces



Shared Surfaces



Technical Surfaces



## GENERAL CONDITIONS

### No fees

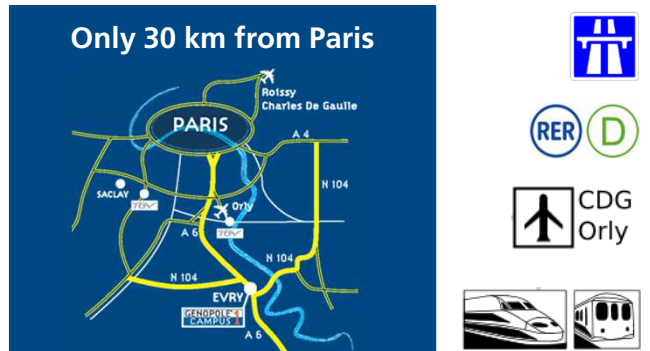
Leasehold :	<i>3/6/9 ou dérogatoire*</i>
Tax regime:	<i>VAT</i>
Deposit:	<i>3 month lease</i> except VAT & Expenses
Annual Index :	<i>INSEE Cc indice</i>

\*submit to conditions



## ACCESS

Only 30 km from Paris



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

## Financial Conditions

Surface Area : 74 m<sup>2</sup>

€ m<sup>2</sup>/year  
except VAT

<b>Rent except Expenses</b>	180
<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

### 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

## 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)

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