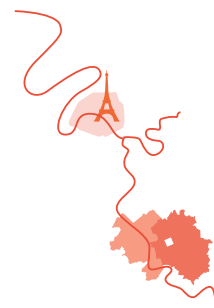




SÉNART MAJOR HUB TO INVEST IN AT THE HEART OF SOUTHEAST PARIS REGION

Land use and commercial real estate



Sénart National Interest Operation

10 MUNICIPALITIES IN SEINE-ET-MARNE AND ESSONNE

77 Cesson, Combs-la-Ville, Lieusaint, Moissy-Cramayel, Nandy, Réau, Savigny-le-Temple, Vert-Saint-Denis 91 Saint Pierre-du-Perray, Tigery

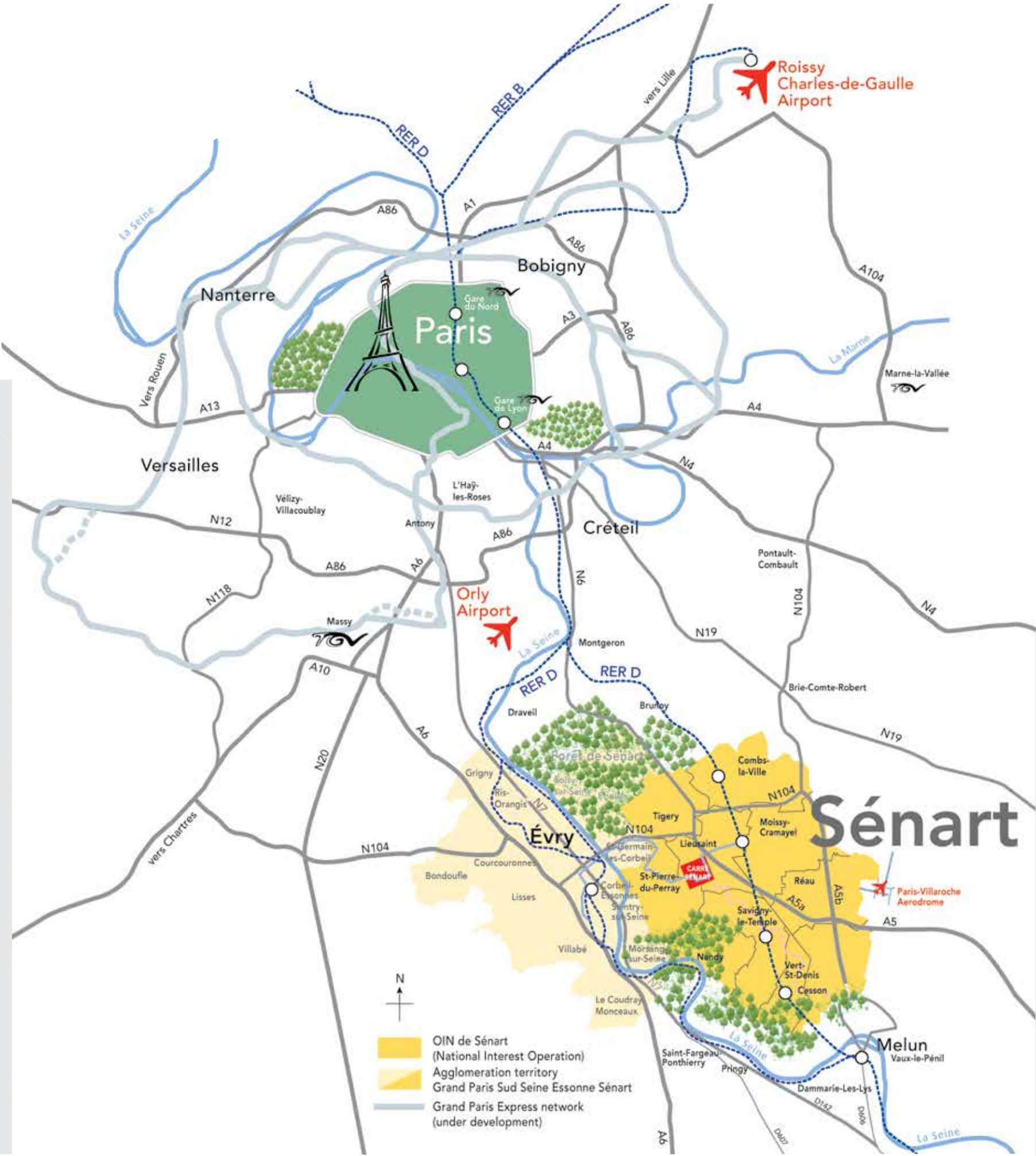


SÉNART, IN THE HEART OF SOUTHEAST PARIS REGION

The Sénart National Interest Operation involves 10 municipalities: 8 in Seine-et-Marne and 2 in Essonne, in the Grand Paris Sud Seine Essonne Sénart Intercommunal Agglomeration (24 municipalities, 337,000 inhabitants).

ROAD ACCESS AND TRANSPORT ACCESSIBILITY

-  The Francilienne (N104), A5 and connections with other major national motorways: A6, A10, A4, A11
-  The RER D serves 3 stations in Paris: Gare de Lyon, Les Halles and Gare du Nord
-  Connection with Paris-Gare du Nord (TGV station) every 25 minutes.
-  35 railway lines run throughout the whole of the agglomeration and 4 express connections towards Massy (TGV station), Évry, Suresnes, Marne-la-Vallée (TGV station) and Melun.
-  5 minutes away from the port of Évry via the Francilienne,
-  Orly airport 20 minutes away and Roissy airport 40 minutes away.
-  Paris-Villaroche aerodrome.
-  Sénart-Corbeil T Zen bus service
Sénart-Melun T Zen bus service (2024)



SÉNART, 200 HA OF AVAILABLE LAND FOR THE DEVELOPMENT OF YOUR ACTIVITIES

CONTENTS

MOVING YOUR COMPANY TO SÉNART	04
Sénart key data	
REAL ESTATE OFFERS	
BUSINESS PARKS UNDER DEVELOPMENT	
Le Carré - Lieusaint - Saint-Pierre-du-Perray	06
Business parks in Essonne (91)	
La Clé de Saint-Pierre - Saint-Pierre-du-Perray	08
Le Parc des Vergers - Tigery	10
Business parks in Seine-et-Marne (77)	
Le Parc du Levant - Lieusaint	12
Le Parc Université-Gare - Lieusaint - Moissy	14
Sénart Écopôle - Lieusaint - Moissy - Combs-la-Ville	16
Le Parc A5-Sénart - Moissy - Réau	18
Greenparc - Saint-Pierre-du-Perray	20
REAL ESTATE OFFERS - NEW PROGRAMMES	
Offices for let or sale	22
Business hubs for let or sale	23

SÉNART, AT THE EPICENTER OF THE ONGOING TRANSFORMATIONS OF PARIS REGION’S INDUSTRY, SUPPLY CHAIN AND E-COMMERCE.

The 4th industrial revolution is based on the rise of digital technologies such as robotics, artificial intelligence, IoT and 3D printing that is profoundly transforming the nature of logistics, industrial and e-commerce in France and in the world.

In this new environment, France, leading country in Europe for

industrial projects, has a level of business attractiveness that places the country at the center of this transformation.

Senart is a standout location within the Paris Region for business leaders wishing to transform their activities at the confluences of industry, services, supply chain and e-commerce.



Aerospace

R&D and manufacturing of commercial and military engines





Online business

Platform with photo studio handling 40,000 parcels a day





Agrifoods industries

Industrial vegetable processing unit





Automotive and sport Formula E production site





Global leader in door opening solutions, offers a range of automatic entrance products and services





BMW spare parts distribution center and its national training center





One of the largest producers of consumer plastic products in the world.

Sénart will be the 2nd European factory and site of its European headquarters.



SÉNART KEY DATA

TERRITORY

- The 10 municipalities in Sénart are part of the Grand Paris Sud agglomeration: 2 in Essonne and 8 in Seine-et-Marne
- Total surface area of 126 km², the same as Paris and Bois de Boulogne combined
- 123,612 inhabitants

BUSINESS

- 5,691 public and private sector business
- 60,420 active individuals
- 40,747 jobs*
- Employment rate: 0.74 jobs per capita

* Observatoire Territorial Grand Paris Sud 2017

DEVELOPMENT POTENTIAL

- 200 ha of land for economic or mixed development available immediately
- +1,500 ha of land reserves available for urban development
- 10 business parks under development

HOUSING

- 44,600 homes
- 2/3 of which are detached houses
- 65% under ownership
- 25% social housing
- Around 1,000 new homes built every year

EDUCATION

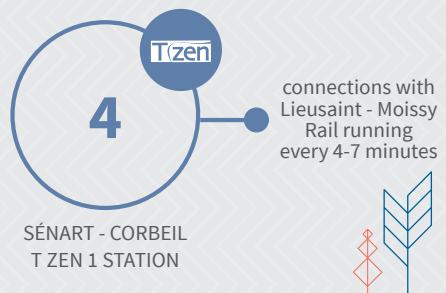
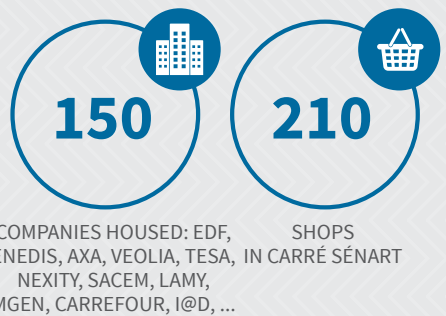
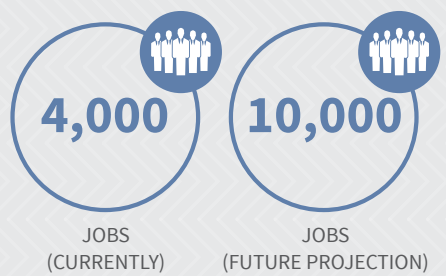
- 3,500 students, with 5,000 incoming
- 1 university campus connected to Paris East University (UPE) with 1 Institute of Technology offering 6 technology degrees, 20 professional licences and 3 Training and Research Units
- 1 engineering campus (ICAM) with 1,000 incoming students
- 1 Graduate School for Training Higher Education Educators (350 students)

GROWTH DYNAMICS

- Employment growth rate of +9.2% over five years (2008-2013) compared to +1% for Paris-Region



40,000 m²
OF OFFICE SPACE, **2,000 m²** OF WHICH IS
AVAILABLE FOR SALE OR LET



LE CARRÉ SÉNART

A NEXT-GENERATION SHOPPING CENTRE

Located on the boundary between Essonne and Seine-et-Marne, the Carré Sénart is a major urban operation, acting as an umbrella project for the 10 Sénart EPA communes. The purpose of the Carré Sénart is the creation of a lively, effective centre for Sénart inhabitants and businesses suited to the current population of over 123,000 inhabitants (with this number expected to rise to 150,000 by 2025-2030).

Services offered to businesses

Located in Sénart centre, businesses can benefit from the following:

- Public transportation
- Other local businesses
- Located in a major hub for renovation
- Fitness centre
- Hotels and long-stays
- Meeting rooms and conference halls
- Health centres
- Educational centres,
- Leisure centres,

A services hub with over 40,000 m² of office space

Carré Sénart also includes a local tax office, regional job centre, the head office for the intercommunal agglomeration (Lieusaint site) and administrative services specially for companies. La Croix du Sud office building houses multiple service providers within its 4,800 m², with 80 companies located in Carré Haussman buildings. Bambou 1 and 2 buildings are home to the head offices of the Seine-et-Marne Regional Civil Service Management Centre (CGFPT 77) and EDF, the French public electric utilities company.

ICAM PARIS-SÉNART SCHOOL OF ENGINEERING AND SERVICES HUB

ICAM school of engineering has 1,000 engineering students incoming and 300 apprentices located in a single campus dedicated to training and research in the fields of healthcare and biotechnology engineering, industrial ecological engineering and supply chain engineering.



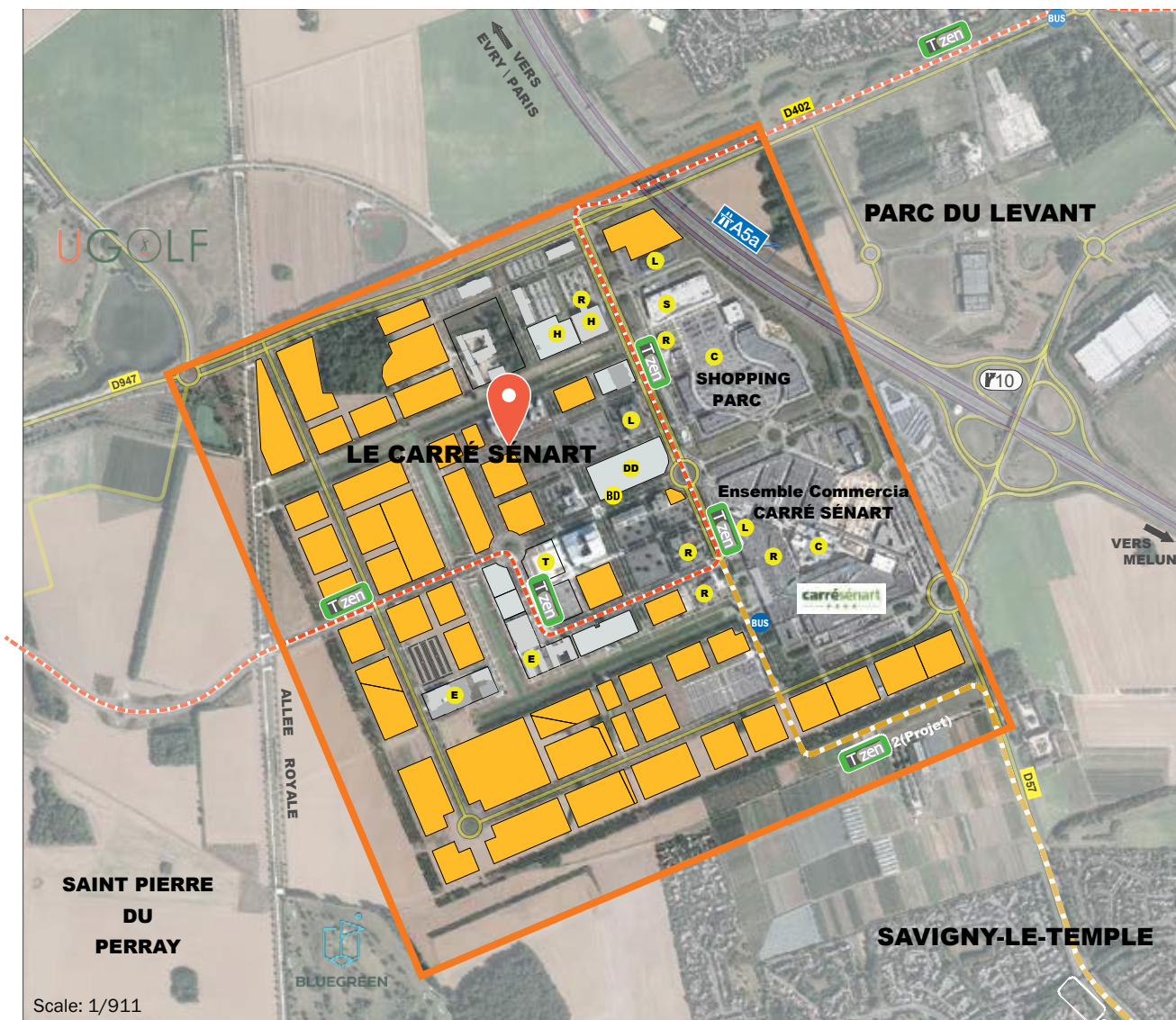
THE RACINES CARRÉ PROJECT: 13,000 M² OF INNOVATIVE, PIONEERING, SUSTAINABLE BUILDINGS

Carré Sénart was the winner of the Greater Paris Development call for proposals. These innovative buildings were built by a group led by the PARIS SOPIC housing company and were selected as part of their “pioneering” building project to promote sustainable development the Sénart EPA wishes to develop for its services sector.

Racines Carré project consists of three buildings with a total of 13,000 m² ecologically responsible office spaces which can be repurposed at a later date and are connected to a commercial space and a “virtual living lab”, which is an experimental site targeting amateurs, students and professionals specialising in digital innovation. The driving ambition behind the project is the creation of a joint workplace (offices with coworking spaces), meet-up site (Mamie Cocotte canteen, Fermes de Gally supermarket, a café open to the general public) and forum for innovation (mobility service and fab lab for digital use) with nature a core focal point (eco-friendly offices, terraces covered with plantlife, green spaces). The project also involves innovations in terms of developing connected light sources (LiFi) whilst the architecture - by Jean-



Paul Viguier and Associates - is based around completely wooden buildings dotted around the site for maximum natural lighting.



- BUS Bus stop
- Tzen T Zen stations
- Lieusaint - Corbeil TZEN
- B Businesses
- E Education
- H Hotels
- L Leisure
- R Restaurants
- T Sénart Theatre
- Business park
- Lots available
- Business park boundary



SURFACE AREA AVAILABLE **11 ha**

PLOTS FROM **2,000 m² to 2 ha**

700 to 10,000 m²
OF FLOOR AREA FOR BUILDINGS

700
JOBS
TO BE CREATED



Carré Sénart is just under 2 miles away from Clé de Saint-Pierre by bus

LA CLÉ DE SAINT-PIERRE

TWO MINUTES AWAY FROM CARRÉ SÉNART CENTRE

Ideally located between Greenparc golf course and the new city centre, this business park is only two minutes away from Carré Sénart and five minutes away from the A5 and Francilienne (N104) motorways. Businesses, services and public transport (T Zen): owing to the variety of natural landscapes in the area quality of life is the top priority. Employees have a healthy environment to work a nice place to live and relax.

Services offered to businesses

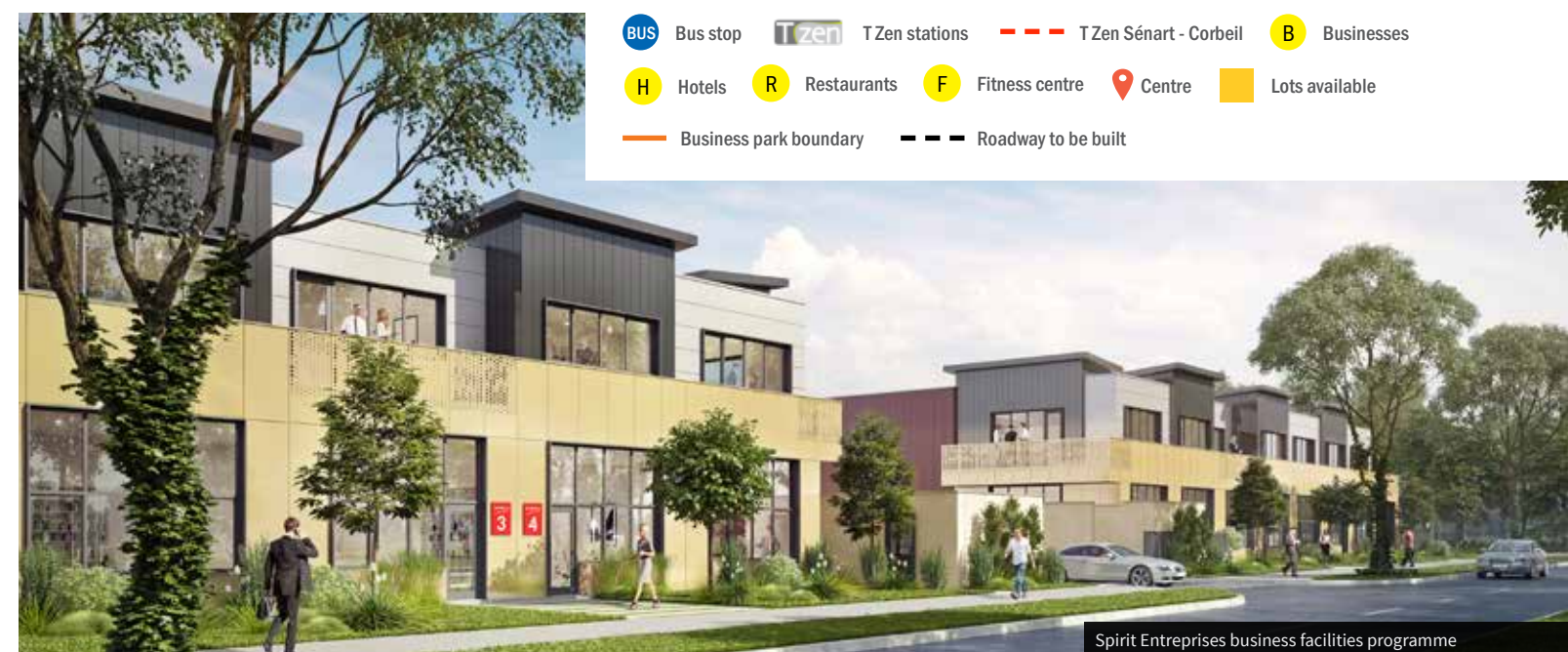
- Clé de Saint-Pierre business park is open to all medium-sized industrial, technological and services sector companies.
- The real estate offerings cater to businesses wanting to build premises with 700 to 10,000 m² of floor area.
- Business premises with support offices are available for sale or let and Spirit Entreprises, is developing multiple sites on the grounds in a hub layout. Three buildings have had their ground broken already, with 18,500 m² of floor area to be offered for let and sale.
- Access: Excellent access to/from the A6 and A5 via the Francilienne (N104).
- The creation of approximately 600-700 jobs is projected.

Services offered to employees

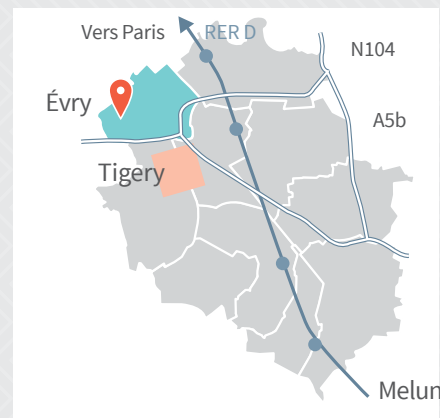
- T Zen 1 Sénart-Corbeil line serves the park, connecting it to the RER D Lieusaint-Moissy and Corbeil-Essonnes stations (12 and 18 minutes away, respectively) as well as the Carré Sénart, which is only a few minutes away.
- Évry centre is just 2.5 miles away.
- Carré Sénart shopping centre is only two minutes away and offers a wide variety of shops, services and leisure opportunities, as well as a number of options for food.
- The business hub is located near the Saint-Pierre-du-Perray city centre, with all of the businesses and services available as well as a number of opportunities for leisure: golf courses, an intercommunal sport centre, equestrian centre, etc.
- 1,500 homes are planned for Clé de Saint-Pierre eco-district with services and public transport, parks and footpaths for soft linking.



Scale: 1/334



Spirit Entreprises business facilities programme



SURFACE AREA AVAILABLE **3.5 ha**

PLOTS FROM **2,000 to 15,000 m²**

65 000 m²
OF FLOOR AREA TO BE BUILT

+ a 2,300 m
FAÇADE RUNNING ALONG THE FRANCILIENNE

+ 10.5 ha
OF NATURAL AREAS
(GREEN SPACES, WOODED AREAS, PONDS, ETC.)



Tigery village centre (businesses and services)

LE PARC DES VERGERS

WORTH IT FOR YOU AND YOUR BUSINESS,
CONNECTED TO THE FRANCILIENNE AND
2.5 MILES FROM ÉVRY

Vergers business hub offers spaces which are specially designed for industrial, distribution and company use. With direct access to the Francilienne (N104) and the A5 motorway companies also get major exposure at this major exchange in Paris-Region. The working environment is also attractive to employees as Tigery centre is only minutes away as is the Greenparc golf course.

Services offered to businesses

- Ⓢ A number of services available nearby: a Novotel hotel and restaurant with conference halls, video conferencing areas and a pool.
- Ⓢ Connection to a high-speed network.
- Ⓢ 1100 m of façade running along the Francilienne
- Ⓢ 10.5 ha of scenic parks

Services offered to employees

- Ⓢ Carré Sénart regional shopping centre is several minutes away, offering a large selection of shops and restaurants.
- Ⓢ A bus line connecting the hub to Lieusaint-Moissy rail station (line 2).
- Ⓢ A wide variety of housing offerings in close proximity to the site.
- Ⓢ All of the businesses, services and restaurants available in Tigery centre.
- Ⓢ An amazing place to live, with several golf courses nearby as well as Sénart Forest.



Scale: 1/469

WHO'S ALREADY AT PARC DES VERGERS?

BMW GROUP FRANCE - spare parts and training centre • PORCELANOSA - head office for France • HELLMANN WORLDWIDE - logistics • DISPAM - couriers • Spark Racing technology - electric cars • JEDE - coffee distribution for France • MONEL & fils - group purchasing organisation for foodstuffs • SIMP BEAUTY - head office/beauty subcontractor • MICHEL Diffusion - packaging • GeoTp - public buildings and works

- BUS Bus stop
- Tzen T Zen stations
- T Zen Sénart - Corbeil
- B Businesses
- R Restaurants
- F Fitness centre
- Business park
- Lots available
- Business park boundary
- Roadway to be built



SIMP BEAUTY - head office/an international market leader in beauty and cosmetics



SURFACE AREA AVAILABLE **36 ha**

STARTING AT **4,000 m²**
PLOTS

10,000 m²
OF REAL ESTATE FOR SALE OR LET

4

INTERNATIONAL
MARKET LEADERS
ALREADY OPERATING
FROM THE PARK:
ASSA ABLOY, IRIS
OHYAMA, RIVE,
PLASSON

110

COMPANIES
ON SITE

1,900

JOBS
(CURRENT FIGURE)

1

BUS LINE



GEFCO - dedicated business programme for the industrial services sector

LE PARC DU LEVANT

A SURE BET FOR BUSINESS

Located at the meeting point of some of the major roadways in Sénart, Levant Business Park is dedicated to technology, services and industrial sectors. It is also near Carré Sénart, with full variety of services and offerings provided there along with nearby restaurants, hotels and other businesses.

Access

By car

Just under 1 mile from the Francilienne (N104) and running perpendicular to the A5a motorway (i.e. this is directly accessible) and the RD 306. The business park has a façade running along the length of these two major motorways.

By public transport

There is a T Zen bus stop which is serviced every 7 minutes during peak hours and every 15 minutes during off peak which connects the business park to RER D Lieusaint-Moissy and Corbeil Essonnes rail stations as well as Carré Sénart. All of these are just a few minutes' journey away.

Services offered to businesses

- Connection to a high-speed network.
- Facilities available for let and for sale:
1 Innovespace, 2 Péripark, 3 Kaiman, 4 Gefec, etc.
- Carré Sénart shopping centre just over 1 mile away offers access to a wide variety of businesses and a restaurant area.
- A wide variety of housing offerings in close proximity to the site.
- All restaurants, services and shops along the RD 306 as well as those in Lieusaint and Moissy-Cramayel city centres.



Scale: 1/363

WHO'S ALREADY AT PARC DU LEVANT

ASSA ABLOY - door opening solutions (Vachette, Point Fort Fichet) • INEO INFRACOM - electric grid and telecommunications network construction • IRIS OHYAMA - plastic furniture for general consumption • SCH - IT equipment distributor • NATIXIS - data processing centre • BV PROMO - advertising communications specialist • ESPERA - Simply Market Group's production unit • ATHP - industrial maintenance • FLS - Lubricant and cooling liquid distributor • RIVE - fishing equipment manufacturer • TSE France - local cargo transport • PLASSON France - head office and industrial equipment distribution unit.

- BUS Bus stop
- LA bus line
- T Zen T Zen stations
- Lieusaint - Corbeil T Zen
- B Businesses
- E Education
- H Hotels
- L Leisure
- R Restaurants
- F Fitness centre
- T Sénart Theatre
- Business park
- Lots available
- Business hub boundary

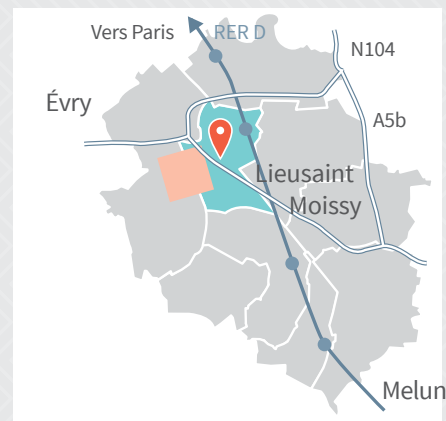


Assa Abloy
Entrance Systems FR
Yannick Michon
Chief executive

"We wanted to have the Swedish group's three French companies located at site, which would be our head office here. We needed a site close to our two facilities along the Francilienne which was also easily accessible for our employees whilst offering both a pleasant workplace and place to live for those employees considering moving here. We did not want to lose any of our internal talent and we employ 500 individuals in total around France, with 150 working in the head office. A large number of our employees had visited Sénart and we had hoped everyone would make the move with us. It's really satisfying for the group when this happens and we're here to support them."



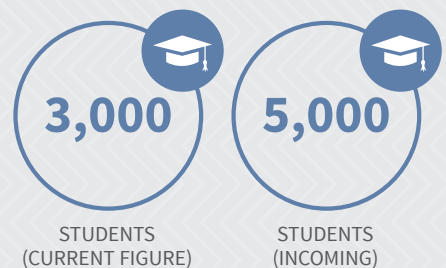
Assa Abloy head office



SURFACE AREA AVAILABLE **9 ha**

31,000 m²
OF OFFICE SPACE ALREADY BUILT

OFFICES AVAILABLE FROM
70 to 2,000 m²



Viessmann regional head office and training centre



Drakkar – 4,000 m² of offices for let

LE PARC UNIVERSITÉ-GARE

YOUR COMPANY LOCATED NEXT TO UNIVERSITY CAMPUS AND RER STATION

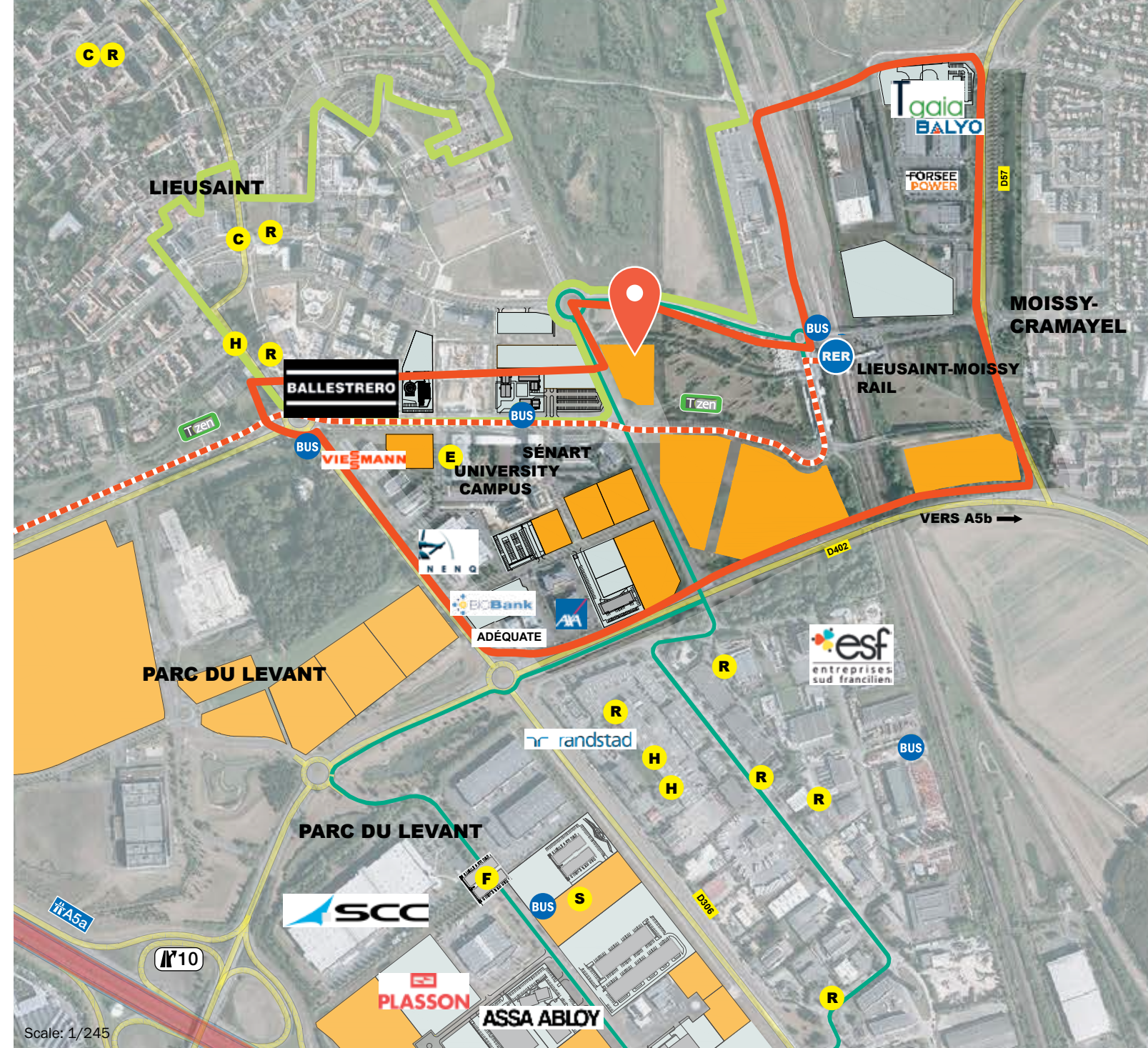
Located next to Lieusaint-Moissy RER and in immediate proximity to Lieusaint city centre, the Université-Gare [University/Rail station] business park offers land for development and offices to let around Sénart University campus. This specific business park focuses on services and technology as well as research laboratories and training centres, offering multiple real estate offers such as the Spirito Verde hub with its three 2,000 m² buildings and Drakkar, a new 4,000 m² building so companies establish themselves quickly.

Services offered to businesses

- Connection to a high-speed network.
- Lieusaint-Moissy RER D rail station
- The proximity to the Sénart university campus (UPEC) and ICAM (School of Engineering) offers a number of possibilities in terms of partnering with companies, from work experience opportunities to specialist research (various research centres already installed), as well as continuous education for employees or bespoke training programmes.
- Roadway access is also practical with the A5a and A5b motorways nearby.
- Real estate offerings immediately available.

Services offered to employees

- Carré Sénart shopping centre just over 1 mile away offers access to a wide variety of businesses and a restaurant area.
- Lieusaint city centre and a number of restaurants are in direct proximity.
- There is a T Zen bus stop which is serviced every 7 minutes during peak hours and every 15 minutes during off peak which connects the business park to the RER D Lieusaint-Moissy and Corbeil Essonnes rail stations as well as Carré Sénart. All of these are just a few minutes' journey away.
- Eau Vive eco-district is currently being developed in Lieusaint and will offer low-consumption and passive housing suitable for all budgets (from social housing for let to assisted purchases) which is perfect for employees as they will be next to their place of work.
- A network of soft links connects the RER station to the business park and surrounding communes.



Scale: 1/245

WHO'S ALREADY AT PARC UNIVERSITÉ-GARE

Sénart university campus with around 3,000 students • **ATF Gaia** - electrical and electronic equipment recycling • **REYNAERS** - aluminium profiles company head office and training centre • **IMPRIMERIE MARTINENQ** - printing • **RESMED** - medical equipment manufacturing • **XEROX** - professional document processing and management • **VISSMANN** - heating installation company regional head office and training centre • **BIOBANK** - bone bank • **BALLESTRERO** - Bouygues Batiments Group public buildings and works company • **ARS 77** - regional/departmental health agency

- BUS** Bus stop
- LA** LA bus line
- Tzen** T Zen stations
- Tzen** T Zen Sénart - Corbeil
- B** Businesses
- E** Education
- H** Hotels
- L** Leisure
- R** Restaurants
- F** Fitness centre
- BP** Business park
- LA** Lots available
- BP** Business park boundary



Sénart university campus



SURFACE AREA AVAILABLE **66 ha**

PLOTS FROM
2,500 m² to 10 ha

400,000 m²
OF FLOORING AREA TO BE BUILT



Éco-pépinière

SÉNART ÉCOPOLE

A CUTTING EDGE BUSINESS PARK TO ADD VALUE TO YOUR COMPANY

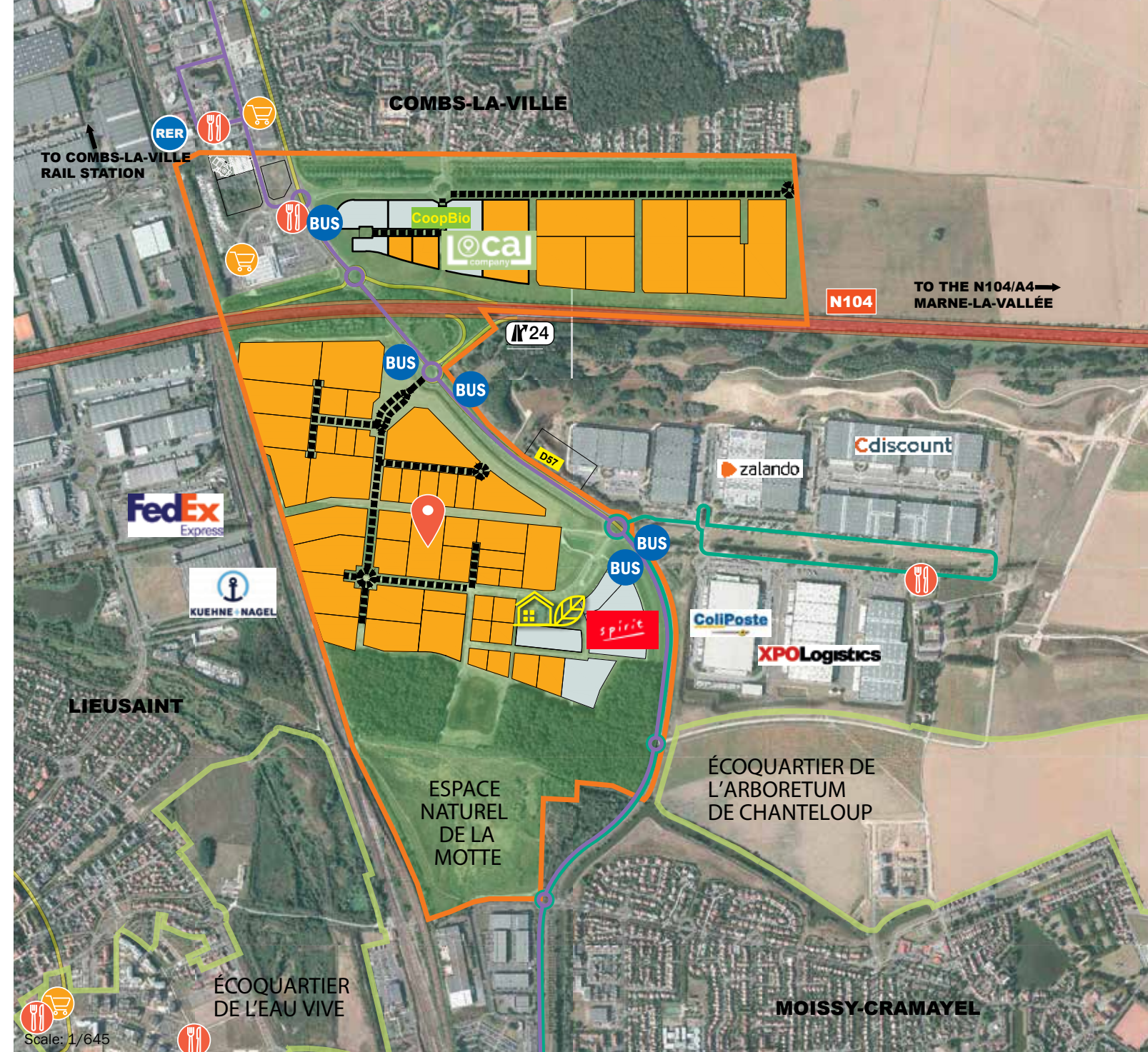
Sénart Écopôle has been developed in three municipalities: Combs-la-Ville, Lieusaint and Moissy-Cramayel (77) and includes parts of the Francilienne (N104) as well as Charme and Portes de Sénart parks for a total of 74 ha, translating to 400,000 m² of floor space.

What you get

- Plots are immediately available from 2,500 m² to 10 ha for sites to be built from 700 m² up to 40,000 m².
- Facilities ready to be built are available for let or sale ranging from 200 to 1,000 m² with installation possible in 9 months.
- This site offers a unique working environment for your company and employees with its landscapes and forests.
- 27 companies have already taken up residence in the Éco-pépinière and business park.
- The Éco-pépinière is targeted to young creators with its 39 offices, 5 workshops and shared services. 18 young eco-companies have already set up shop here.

Services offered to businesses

- Easy access:**
By car: Directly connected to the Francilienne (N104) via exchange no. 24.
Public transport: RER D (Lieusaint - Moissy ou Combs-la-Ville - Quincy stations) as well as two bus lines with stops at the site (each running 15 minutes during peak).
- A number of shops and services nearby for employees and visitors:
> Carré Sénart is 5 minutes away
> 1 canteen shared by all companies 300 m away and 10 restaurants less than 5 minutes away
> 3 city centres
> Shops and services
> 5 hotels
- Shared services within the Éco-pépinière which all companies have access to: a meeting room (for 12 people), a conference room (for 70 people) and co-working areas.
- A high-speed fibre-optic network.
- The Éco-pépinière is targeted to young creators with its 39 offices, 5 workshops and shared services.
- Public institutions are available to assist you and make administrative procedures easier as well as helping your employees find housing.



WHO'S ALREADY AT THE ÉCOPOLE

SILFOX - thermal solutions • ONET - industrial cleaning • DELTA U INGÉNIERIE - energy saving advisory services • DOMO6 - electricity • ENVIE D'ARCHITECTURE - architects • FAM ARCHITECTURES - architects' agency • LA GREEN COMPAGNIE - personal services • ELECTRIC LOADING - electric charging stations • BOURGEOIS CONSULTING - environmental consultancy • SELIANE - perfume • SAOSIS SAS - drinks wholesaler • SYSTEME HYDRO PURE - art trading • COZYNERGIE - technical studies • DELAMALLERCO - building construction • PLANAIR France SAS - technical testing, analyses and inspections • ARES SERVICES - support for companies • DOT VISION - IT software publishers • SPIRIT ENTREPRISES - SME/SMI business park • LOCAL COMPANY - craftsmen business park • COOP BIO - food industry • KYRIAD - hotel.

BUS Bus stop LA bus line SOL bus line B Businesses H Hotels
R Restaurants Éco-pépinière Business park Lots available Business park boundary



Écopôle - Business space available at the edge of the La Motte Natural Area



SURFACE AREA AVAILABLE **6 ha**

550,000 m²
OF FLOORING AREA

1000

JOBS TODAY

2,600

JOBS
TO BE CREATED

LE PARC A5-SÉNART

A BUSINESS PARK HOME TO THE BIGGEST NAMES IN LOGISTICS

Located at the exchange between the A5 motorway and the Francilienne in the Réau and Moissy-Cramayel communes, the A5-Sénart Business Park offers unrivalled accessibility and “latest generation” industrial and logistics buildings which are compliant with the most demanding environmental standards. All of these benefits make this one of the best locations for logistics companies in the Île-de-France region.

A specially designed environment for logistics
and industrial business

- Ⓢ Guards on duty.
- Ⓢ Connection to the THD (fibre optic) network.
- Ⓢ 3 motorways nearby: The A5a, A5b and the Francilienne (RN104).
- Ⓢ The Lieusaint-Moissy RER D rail station is just over a mile away.
- Ⓢ Access via bus (the 51 line).
- Ⓢ A logistics innovation hub.
- Ⓢ A business park which was specifically designed for production and distribution.
- Ⓢ Park +, a secure trucks-only area (250 places) with relevant services (restaurants, showers, rest area, etc.).
- Ⓢ GSA Immobilier, the private manager of the hub, provides a number of services (such as site maintenance, security, etc.).
- Ⓢ A liquid natural gas terminal will open in 2018.

Logistics training centres and professional networks

- Ⓢ The AFTRAL training centre specialises in courses covering transport, logistics and tourism.
- Ⓢ The ICAM (Catholic Institute of Arts and Trades) School of Engineering.
- Ⓢ The IUP (Trade University Institute) and UPE (Paris-East University).
- Ⓢ The Sénart Employment and Training Centre.
- Ⓢ The GEL (Logistics Employers Group), a professional network capable of providing versatile logistics operators.



Building built by AG Real Estate (63,000 m²)
SIML 2017 grand prize in the Logistics Real Estate category



Scale: 1/785

- BUS** Bus stop
- 51** 51 bus line
- B** Businesses
- H** Hotels
- E** Education
- L** Leisure
- G** Guard post
- R** Restaurants
- F** Fitness centre
- BP** Business park
- LA** Lots available
- BP** Business park boundary

WHO'S ALREADY AT THE A5-SÉNART BUSINES PARK

GÉOPARTS - SNCF spare parts logistics • BERGERAT MONNOYEUR - Caterpillar group company covering equipment for public works • AD Distribution • SCADIF - supply co-op for Île-de-France • XPO Logistics / SARENZA.COM - online footwear and accessory sales • LEROY MERLIN - brand specialising in construction and DIY • CDISCOUNT - online sales of home appliances, furniture, etc. • TRANSALLIANCE / COCA COLA



DENTRESSANGLE
INITIATIVE SAS
Vincent Ménez
Chief executive

“ For the purposes of expanding our offering in Île-de-France we have committed to purchase 34 ha on the A5-Sénart Business Park where we intend to build two buildings, the first measuring around 90,000 m² and the second 80,000 m². The cost of the first tranche was over €45/m², which we considered a reasonable enough investment bearing in mind the site's accessibility and visibility. The area is in a good location and will enable us to develop a vast site - there's not too many of these in Île-de-France. We could not let this opportunity pass us by and being able to sell our operation to companies such as Sarenza and AD has proved we are absolutely on the right track.



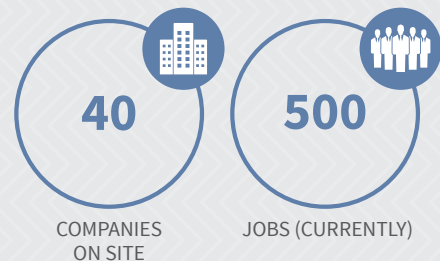
The SOFADE programme welcoming Sarenza and Auto Distribution



SURFACE AREA AVAILABLE **0.6 ha**

OF LAND AVAILABLE STARTING WITH PLOTS MEASURING **2,000 m²**

REAL ESTATE FOR LET OR SALE FROM **125 to 3,500 m²**



GREENPARC

AT JUST 10 MINUTES FROM ÉVRY, WHY NOT SET UP YOUR COMPANY NEXT TO A GOLF COURSE?

Greenparc is a dedicated business park for companies looking to capitalise on image with a top quality work environment located next to a golf course.

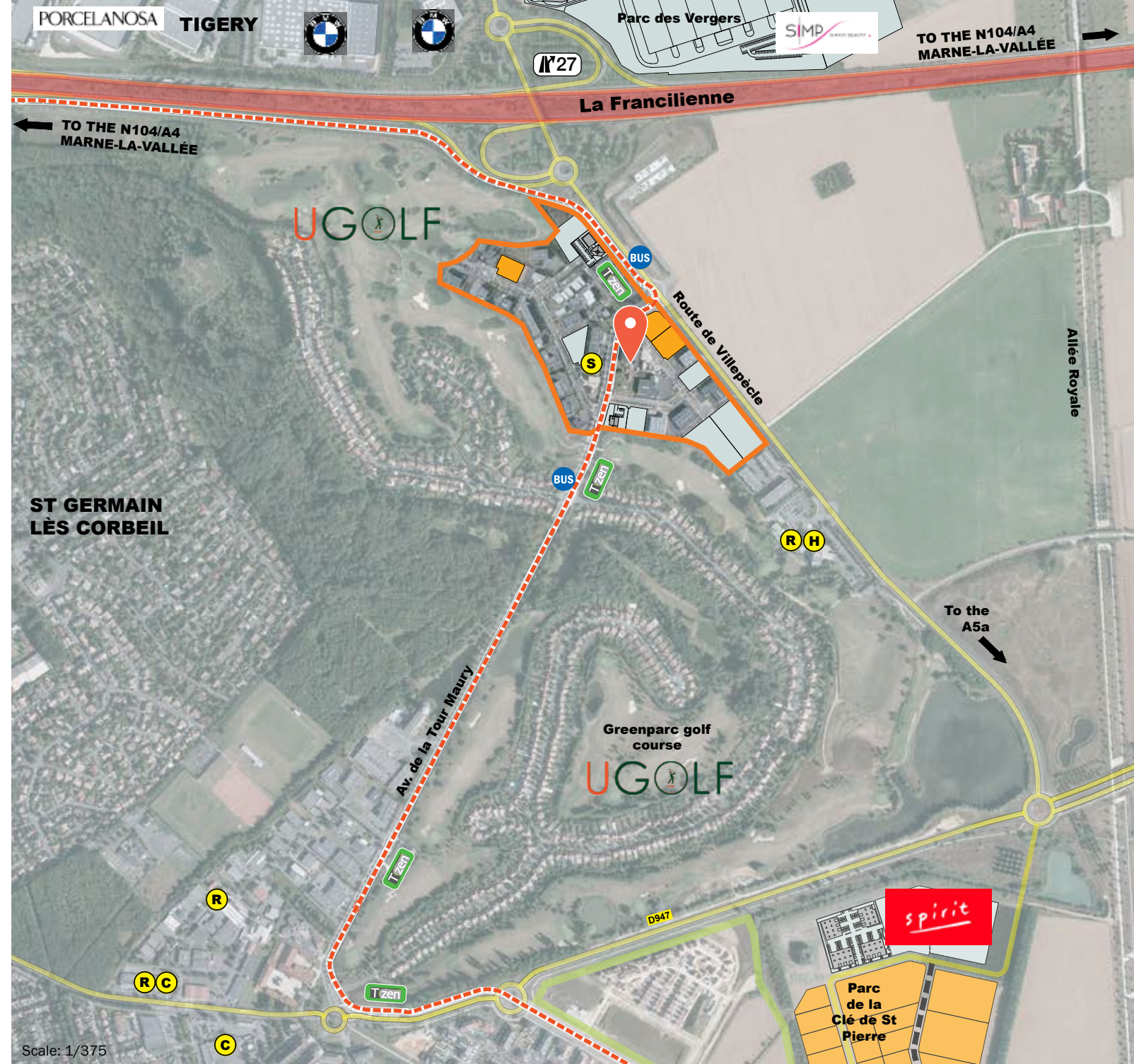
At just over a mile outside of Évry and close to the Carré Sénart, this business park offers quick access to the A6 and A5 via the Francilienne (N104) exchange.

Services offered to businesses

- ⦿ The nearby Novotel hotel and restaurant with conference halls, video conferencing areas and a pool.
- ⦿ Both Évry city centre and the Carré Sénart are several minutes away.
- ⦿ Connection to a high-speed network.
- ⦿ Space offerings for sale or let starting at 125 m² up to 3,500 m².

Services offered to employees

- ⦿ There is a T Zen Sénart-Corbeil stop nearby which is serviced every 7 minutes during peak hours and every 15 minutes during off-peak which connects the business park to the RER D Lieusaint-Moissy and Corbeil Essonnes rail stations as well as the Carré Sénart. All of these are just a few minutes' journey away.
- ⦿ Saint-Pierre-du-Perray city centre, with all its shops and services, at under a mile away (3 minutes via the T Zen bus).
- ⦿ The Carré Sénart Regional Shopping Centre with its broad offering of shops and restaurants just over a mile away (5 minutes via the T Zen bus).
- ⦿ Direct access to the Francilienne (N104) via exchange no. 27.
- ⦿ A wide variety of housing offerings in close proximity to the site.
- ⦿ A top quality work environment next to a golf course as well as Sénart Forest (186 miles of soft links).
- ⦿ A fitness centre is located inside the business park as well.



WHO'S ALREADY AT GREENPARC

SOFRA-IDF - building structures • FISR - protective equipment and hardware wholesaler • GRIBOUILL'ART - crafts • CARDONNEL INGÉNIERIE - thermal studies • TURBOMACH - thermal equipment installers • Sté OPTIONS - new buildings and redevelopments • SEEMED - radiotherapy solutions sales and maintenance • AVANTAGES CAFÉ - vending machine operations and management • AUDICER Conseil - accountants office • ILLIG France - thermoforming and packaging machines and tools manufacturer • L'HÔTEL-RESTAURANT NOVOTEL*** • FACTORIS - real estate management • TMC - death care • Anastasy - medical-social company.

- BUS Bus stop
- Tzen T Zen stations
- T Zen Sénart - Corbeil terminal
- B Businesses
- H Hotels
- R Restaurants
- F Fitness centre
- 📍 Business park
- 🟡 Lots available
- Business park boundary



FOR LET OR FOR SALE

OFFICES



PARC UNIVERSITÉ-GARE

Located next to the Lieusaint-Moissy RER station and in close proximity to the Sénart University Campus.

SPIRITO VERDE - LIEUSAIN [77] ①

Avenue Pierre Point, only 500 m from the rail station
1 building 2,000 m²
Partitioning: from 250 m²



2019/2020 delivery

**DRAKKAR
LIEUSAIN [77] ②**

1 building 4,000 m²
Partitioning: from 80 m²



2019/2020 delivery

**BOUYGUES
LIEUSAIN [77] ③**

1 R+2 building 1,140 m²
Partitioning: from 250 m²



**TERME BORÉAL
LIEUSAIN [77] ④**

1 R+1 building 1,400 m²
Partitioning: from 70 m²

CARRÉ SÉNART

The main services hub for Sénart with all of the dynamism of the Carré Sénart.



2020 delivery

**RACINES CARRÉ
LIEUSAIN [77] ⑤**

Winner of the Greater Paris Development call for proposals:
Surface area: 13,000 m²
3 buildings, each certified as very good under BREEAM and WELL standards and LiFi-connected



**CARRÉ HAUSSMANN 1, 2 AND 3
LIEUSAIN [77] ⑥**

Business hubs with shared common services
Surface area: 13,500 m²
Partitioning: from 21 m²

SÉNART ÉCOPÔLE

Mainly targeting ecologically responsible companies and with direct access to the Francilienne (N104).



**LA PÉPINIÈRE
BUSINESS HUB
MOISSY-CRAMAYEL
LIEUSAIN [77] ⑦**

1 building 2,300 m²
HQE-certified and classified as Effinergie+
40 offices - Partitioning: from 15 m²
Workshops - Partitioning: from 100 m²



CONTACT EPA SÉNART

Economic and business development manager
Cathy Dussot
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FOR LET OR FOR SALE

BUSINESS HUBS



PARC DE LA CLÉ DE SAINT-PIERRE

This business park is located between the Greenparc golf course and Saint-Pierre-du-Perray city centre and is accessible by T Zen bus. It is also close to the Carré Sénart.

SPIRIT - SAINT-PIERRE-DU-PERRAY [91] ①

4 business hubs
measuring around 1,500 m²
Partitioning from 350 m²



PARC DES VERGERS

Access directly to the Francilienne (N104) with the A6 and A5a motorways just under a mile away from Évry.

INNOVSPACE - TIGERY [91] ②

Runs parallel to the Francilienne (N104) - 5 buildings with a total surface area of 22,000 m² - Partitioning: from 230 m²



SÉNART ÉCOPÔLE

Mainly targeting ecologically responsible companies and with direct access to the Francilienne (N104).

GREENPÔLE - MOISSY-CRAMAYEL, LIEUSAIN [77] ③

Surface area: 2,500 m² - Partitioning: from 200 m²

PARC DU LEVANT

The façade provides amazing marketing opportunities and access is quick and easy to the A5a motorway and RD 306, with the university campus.



INNOVSPACE - LIEUSAIN [77] ④

Surface area: 17,000 m² - Partitioning: from 225 m²



**KAIMAN 1
LIEUSAIN [77] ⑤**

Surface area: 4,800 m²
Partitioning: from 185 m²



**GEFEC
LIEUSAIN [77] ⑥**

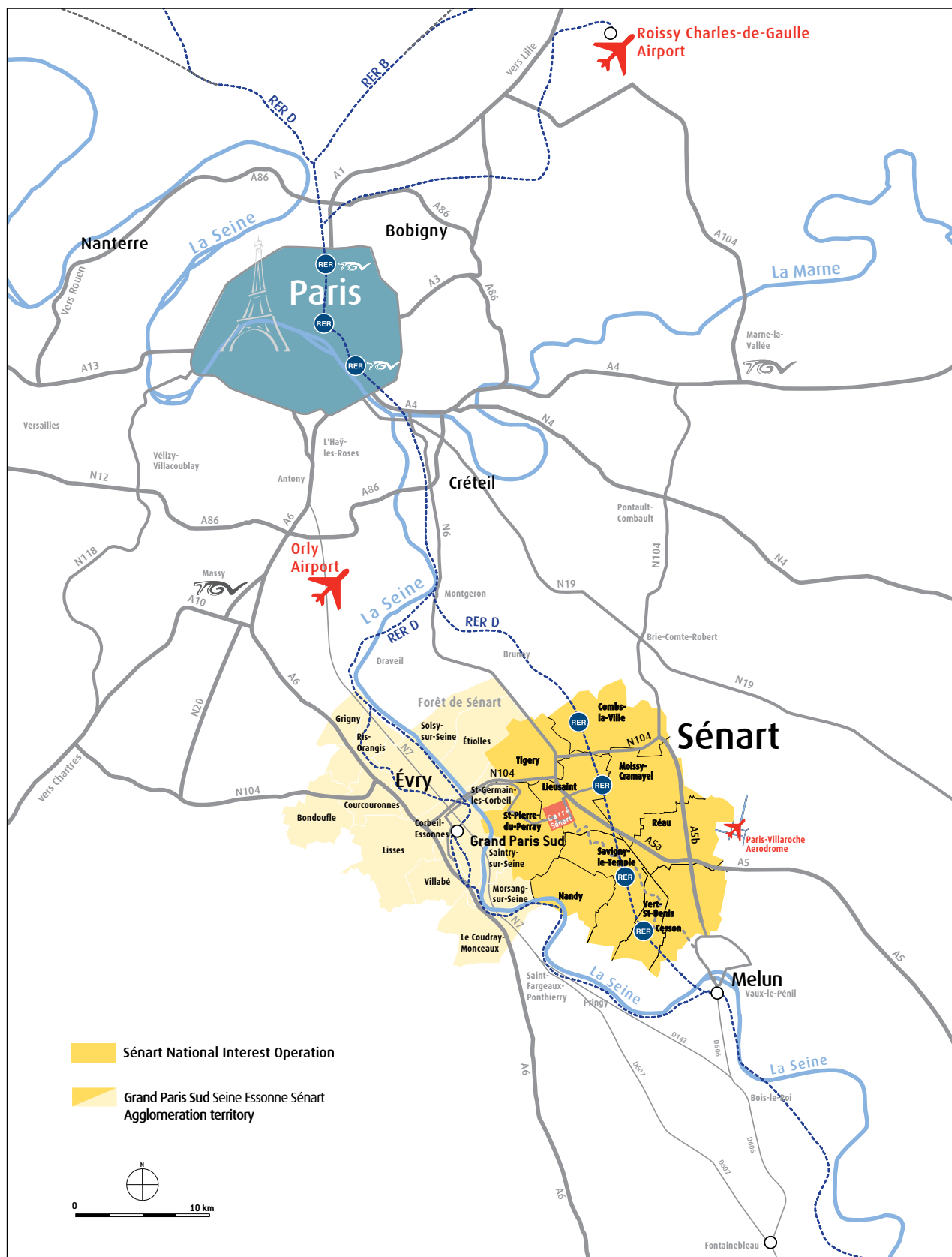
Buildings for industry and services measuring 5,000 m²



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SÉNART AT THE HEART OF SOUTHEAST PARIS REGION



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