

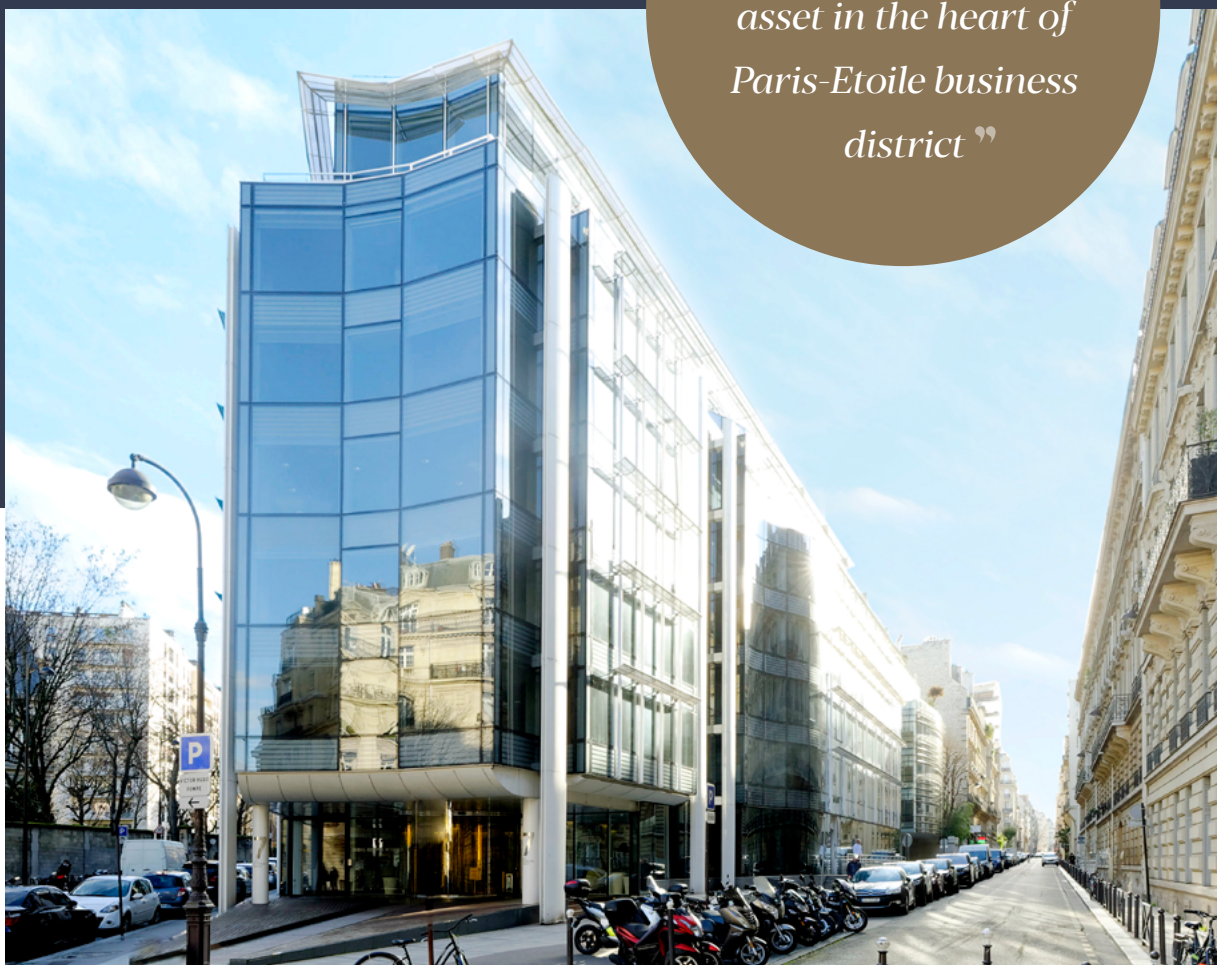


7 ADENAUER

7 PLACE DU CHANCELIER ADENAUER
PARIS 16



*“ The opportunity
to acquire a trophy
asset in the heart of
Paris-Etoile business
district ”*



Key figures



A

D

N

7

ADENAUER

PARIS 16

12,307 sqm ⁽¹⁾

9 Floors

145 Car parking spaces ⁽²⁾100% Let
to Unibail-Rodamco-WestfieldAnnual rent
€8.4 M ⁽³⁾A defensive rent
€680/sqm ⁽⁴⁾Tenant's work
program approx.
€7 MWALB
6 years ⁽⁵⁾

(1) Gross Lettable area, including restaurant, according to the last surveyor statement established by Cabinet FAUCHERE LE FLOCH in March 2021.

(2) including 99 car park units, 28 electric car park units, equivalent of 12 car park units for scooters and motorcycles, and equivalent of 6 car park units for bicycles.

(3) Total annual rent as of 15/09/2021 (incl. Restaurant included in common part & parking, excl. Service charges and taxes).

(4) For the calculation of the office annual rent/m², car park units have been valued at €2,500/u, the pedestrian circulation of the car park and the accessible terraces of the G+6, G+8 and G+9 have been weighted at 50%, and the areas located on G-1 and G-2 (excluding restaurant) at 80%.

(5) Weighted Average Lease Break as of 15/09/2021.

A very exclusive location

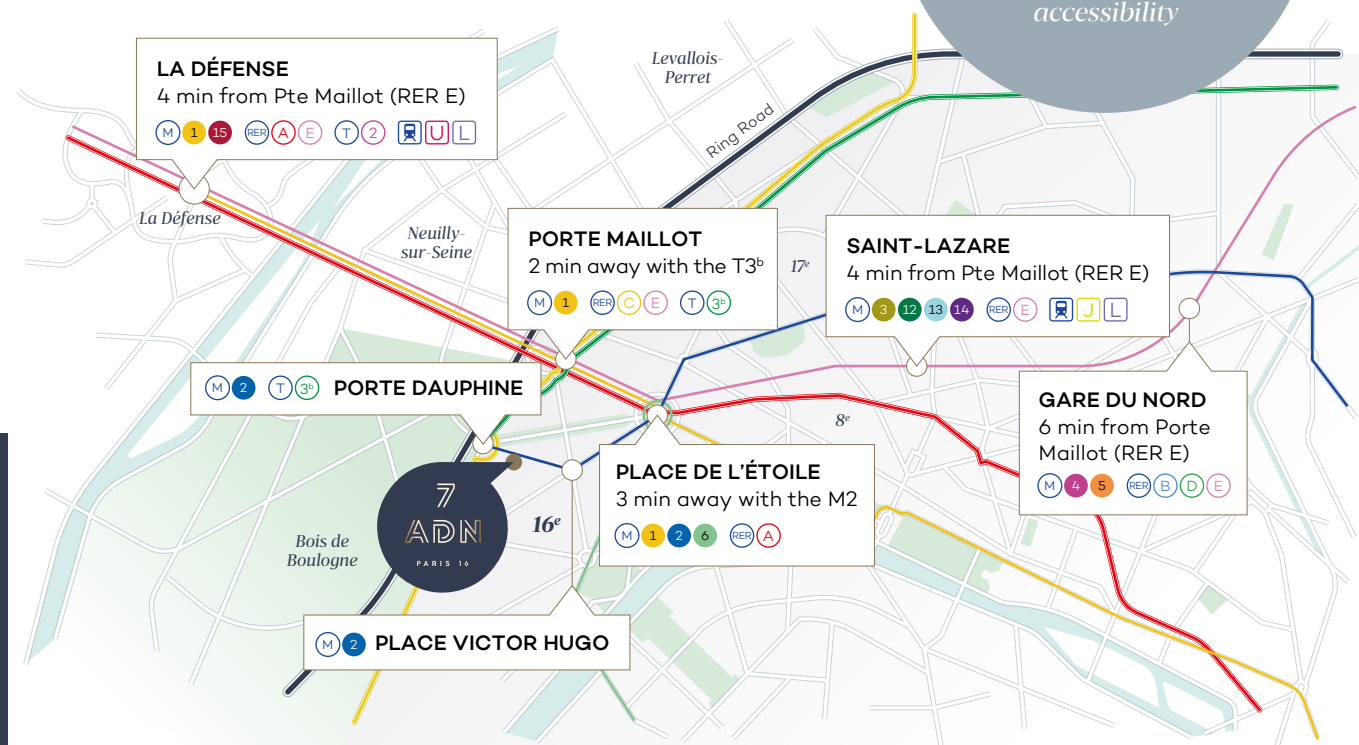
An exceptional site in the heart of the Paris-Etoile district



*Paris 16: a chic and dynamic district,
the new trendy place of Paris*

Excellent multi-modal accessibility

Located at the exit
of the Porte Dauphine,
one of the smoothest accesses
to the ring road, 7 Adenauer
benefits from an exceptional
accessibility

**PORTE DAUPHINE**

100 m

300 m

AVENUE FOCH

PORTE MAILLOT
(FUTURE TRAMWAY T3B)
6 min

CHARLES-DE-
GAULLE - ÉTOILE
9 min

LA DÉFENSE
20 min

GARE DU NORD
25 min

GARE DE LYON
26 min

GARE MONTPARNASSE
30 min



“ DNA of
the building, the central
staircase is the real meeting
place between teams,
encouraging serendipity
and creativity ”

A D N

*Its position as a prestigious
building is confirmed by the many
intrinsic qualities it offers*



A vast hall completely redecorated



An auditorium with 140 seats



A high-end corporate restaurant with 130 seats

“Interior fittings enhanced by an ambitious €7 million work program carried out by the Tenant as part of its lease renewal”



A boardroom



A D N

A bright, attractive and welcoming work environment, in line with tenants' expectations



VIP club lounges



The Mixer, a multipurpose work space



A 360° view from the terraces



Sales conditions and contacts

Asset or share deal (SCI - Property Investment company)

Offers expected to be submitted by mid-April 2021



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