



DIX HUIT HAMMELIN

PARIS 16

THE OFFICE GOES ART NOUVEAU

BALANCING HERITAGE AND MODERNITY

“The privilege of working on an exceptional Art Nouveau building is what immediately appealed to me about the 18 Hamelin project.

We had to honour the invaluable heritage entrusted to us - elevating it, respecting it, and extending its life for many years to come by adapting it to our contemporary ways of working.

The brilliance of this project lies in our quest to balance the elegance of the past and the efficiency of modernity, interior comfort and exterior nature.

The vertical greenhouse framed in glass symbolises this work and this pursuit.

We are proud to present 18 Hamelin as a flexible working environment suitable for everyone and a monument to Art Nouveau style.”



Axel Schoenert

Architect overseeing the 18 Hamelin renovation, a 2,524 m² building with offices and services in the heart of the Paris CBD.



APPROXIMATELY
300 M²
OF OFFICE SPACE



700 M²
OF SERVICE
AREAS



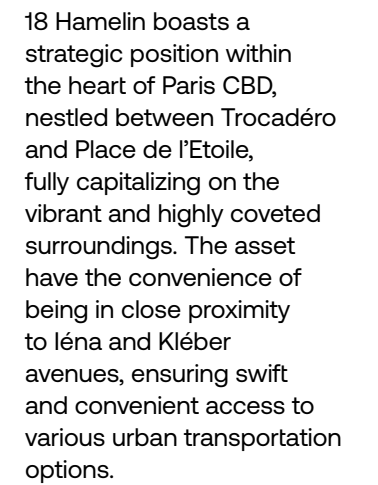
**MAX.
CAPACITY**
FOR 300
PEOPLE



**ATTRACTIVE,
GREEN**
OUTDOOR
SPACES



FOUR ANTICIPATED
ENVIRONMENTAL
AND SOCIAL
CERTIFICATIONS



WALKING DISTANCE

- 9 **léna** - 3 min
- 6 **Boissière** - 4 min
- 2 **Victor Hugo** - 10 min
- 1 2 **CDG-Étoile** - 12 min
- 6 (A)

ENJOYING A VIBRANT AND ATTRACTIVE NEIGHBOURHOOD

While this district is home to many businesses, it offers a particularly rich and lively backdrop for living and working since many of the capital's most emblematic monuments and iconic addresses attract international attention.

The recent arrival of new high-profile businesses confirms its renewed vitality.



Hôtel Raphaël®

Hôtel Raphaël *****

Booking a stay at the Hotel Raphaël guarantees an unforgettable experience in a unique location. Its vast and splendid rooftop is famous for its breathtaking views of the Arc de Triomphe and the Eiffel Tower - ideal for business meetings or a moment to get away from it all.

17, avenue Kleber

The Peninsula*****

This has always been one of Paris' finest addresses and a haven for artists, the place where Gershwin composed "An American in Paris" and Marcel Proust met James Joyce. Today, The Peninsula boasts 200 of the most spacious and prestigious rooms in the capital. Its Oiseau Blanc restaurant and rooftop terrace offer breathtaking panoramic views of the capital's most famous monuments.

19, avenue Kleber



Monsieur Bleu®

Palais Galliera

The Palais Galliera was built in the 19th century and now houses Paris' Musée de la Mode. Its collections of over 100,000 items of clothing and accessories are among the finest in the world, and reflect the dress codes and habits of France from the 18th century to the present day. The museum also hosts temporary exhibitions two to three times a year.

10, avenue Pierre 1^{er} de Serbie

Monsieur Bleu

Initially conceived as a temporary venue, Monsieur Bleu is now an institution. Located in the west wing of the Palais de Tokyo, next to the quays and facing the Eiffel Tower, this festive location is suitable for business lunches, dinner with friends, family lunches, meetings between artists, and even private events.

20, avenue de New-York - Palais de Tokyo

THE OFFICE GOES ART NOUVEAU

ELEVATING THE CHARM OF LEGACY ARCHITECTURE

Once a carriage passage, the porch has been entirely redesigned to create a space of conviviality in the own right. It is complemented by waiting lounges and a communal area centered around the botanical conservatory, all within a refined environment.

There's also a secondary entrance accessible from Rue de l'Amiral Hamelin, offering direct access to the ground-floor bike storage facility. An adjacent bike lift provides access to two additional storage spaces on the business center and garden levels, providing a total of 28 bike storage spots.



DESIGNING A PRINCIPIED, SUSTAINABLE METAMORPHOSIS

18 Hamelin's architectural and purpose overhaul adds two large, accessible terraces on the second and third floors, totalling 75 m². They will offer beautiful landscaping, spectacular unobstructed views for users and an alternative indoor/outdoor experience at work.

In addition, the complex is being refurbished using an eco-responsible, sustainable approach, with a view to offering a virtuous business environment.

Firmly committed to an advanced environmental and social policy, the project is aiming for four certifications and takes account of all the tertiary sector decree's objectives and its orders for 2030, while anticipating the requirements for 2040 and 2050.





12

MAXIMISING VERSATILITY TO SERVE USERS

A vertical greenhouse at the centre of the building offers occupants a symbolic reminder as they make their way through the service floors, which cover a total area of 700 m².



13

Proposed layout

BIKE LIFT

If required, the garden level can be used to create a cosy, collaborative lounge, a fitness room and a meeting room.

Similar to the cafeteria and business centre 18 Hamelin's service areas are designed to be flexible, changeable and bright - well suited to today's expectations and new ways of working.



Fitting out the business centre



16

MAGNIFYING HISTORY

17

The two meeting rooms on the first floor complete the unique work environment, a preserved legacy from an illustrious past.

With room for 14 and 30 seated people respectively, these are spacious, extraordinary gathering spaces that will help to project a distinguished image for the occupant.




180
WORKSTATIONS


MEETING SPACE PER FLOOR
15%


CEILING HEIGHT
from 2.2 to 4.5 m


FLEXIBLE
LAYOUT


RADIANT CEILING
PANELS

CREATING FLEXIBLE AND EFFICIENT OFFICES

The office floors, with a surface area of around 300 m², are open-plan and have been completely redesigned for maximum efficiency, enabling all types of layouts to be envisaged.

Equipped with state-of-the-art technical facilities, they foster both individual well-being and collective fulfilment, as demonstrated by the four environmental certifications we are pursuing.



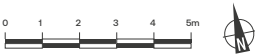
SURFACE AREA AND NUMBER OF WORKSTATIONS

Floor	Useful (m²) floor space	Number of workstations	Staff capacity
Garden level	339	-	50
Business Centre	362	-	50
Ground	359	7	20
First (lower)	165	19	20
First (upper)	375	31	40
Second	345	48	40
Third	310	43	40
Fourth	270	32	40
Total	2,524	180	300

Ground floor

359 m²

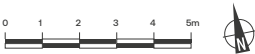
22



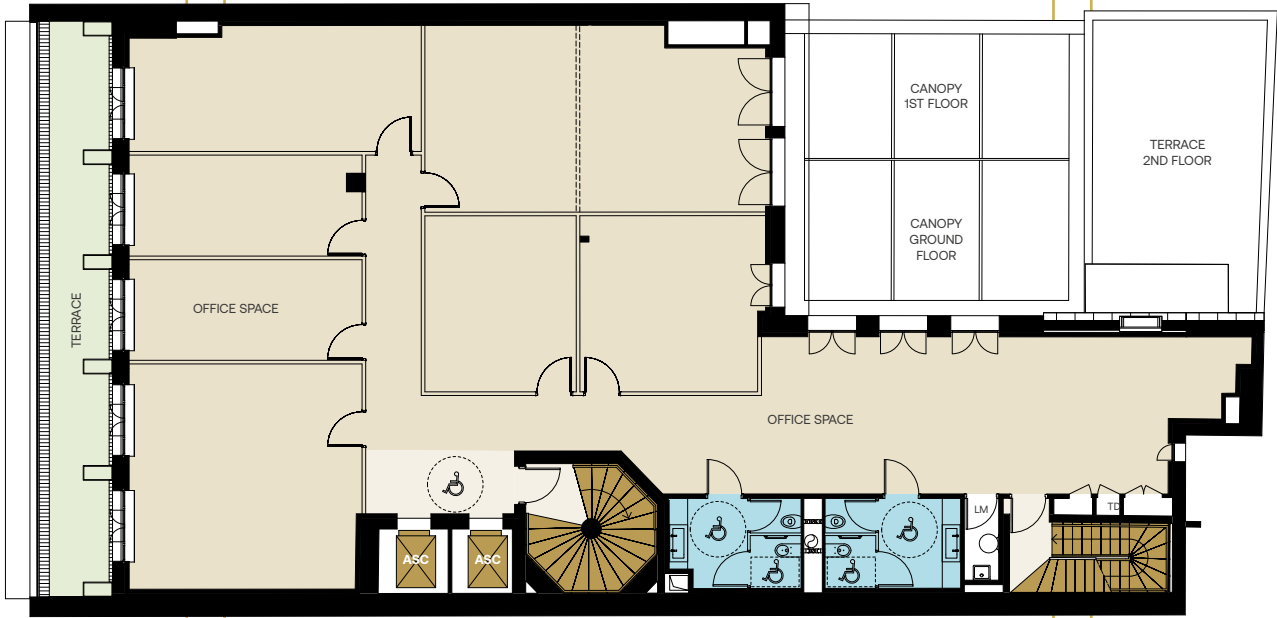
1st floor (lower)

165 m²

23

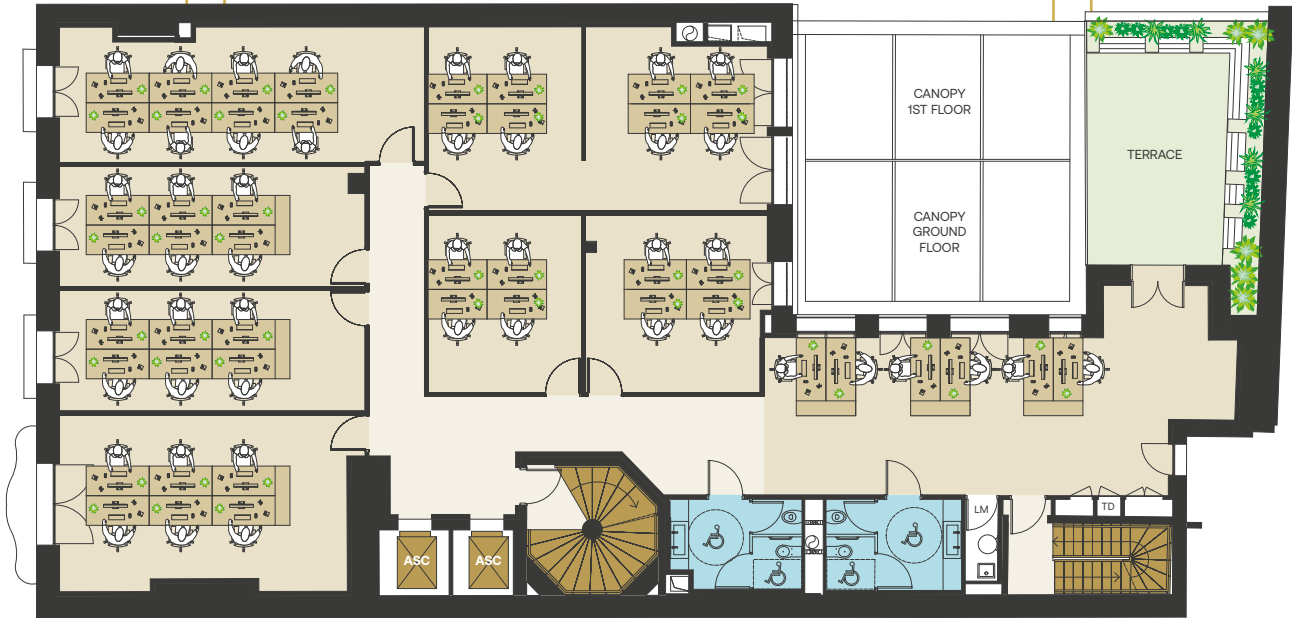


3rd floor
310 m²



Proposed
layout
2nd floor - 345 m²

CLOSED OFFICES 42 WORKSTATIONS
OPEN-PLAN OFFICES 6 WORKSTATIONS
TOTAL HEADCOUNT 48 WORKSTATIONS



TECHNICAL SPECIFICATIONS

General presentation

- The project involves the major renovation of a building complex at 18 Rue de l'Amiral Hamelin, in Paris' 16th arrondissement, to create a new building with 2,524 m² of space to rent. The regulations applicable to the building are those set out in the French Labour Code.
- The project will preserve and enhance the existing building while adapting it to contemporary aesthetics and work practices.
- By reusing the original porch as the main entrance and adding a glass entrance that can be accessed directly from Rue de l'Amiral Hamelin, the historic entrance will be given a new look and serve as a reception area and vibrant communal space. The current main entrance will become the secondary entrance.
- The demolition of the connecting building added in 1987, located at the end of the porch, will allow a spectacular glazed segment over four levels to be created. It will contain a grand staircase serving the ground floor as well as the service platform and a high, vertical, plant-filled greenhouse, bringing natural light to the garden level. The addition of a grand staircase is a nod to the building's historic staircase, destroyed in 1987.
- The replacement of the existing glass roof and the creation of a double-height ceiling between the business centre and the garden level represent a striking architectural move that will drastically improve interior thermals, acoustics and aesthetics. Among other things, all service areas will be bathed in natural light.
- All the technical and architectural features are being redesigned to provide employees with a comfortable work environment that leaves plenty of room for flexible layout.

Floor coverings

- Hall, lift landings, porch: stone (natural/marble) and wood
- Grand staircase: metal and natural stone
- Main staircase: natural stone
- Sanitary areas: tiles
- First floor meeting rooms: preserved and restored parquet flooring

Wall coverings

- Hall, porch, grand staircase: high-quality type A paint finish or wood
- Offices: high-quality type A paint finish
- Washrooms: earthenware

Washroom facilities

- All washroom facilities will be new. There will be four facilities per level from the first to the fourth floor and two facilities per level on the ground floor and service platform.
- Each washroom will be fitted with a bespoke washbasin and mirror. All toilets will be suspended. The toilet flushes will be dual-control with low water consumption. All plumbing will be concealed.

Technical details

- HVAC: heating is provided by the Paris “CPCU” district heating network and chilled water is supplied via the city’s “Fraîcheur de Paris” network.
- Radiant ceiling panels: the office floors and service areas will be fitted with reversible radiant ceiling panels, providing heating and cooling via a hot and chilled water system. However, the fourth floor will use encased fan coil units for heating and cooling.
- Electrical: all lighting will use LEDs. The high current network will be installed using a circulating cable tray or cable ducts. Power will be supplied to the office floors via floor or wall sockets, and to the fourth floor via the false floor. A fire safety system is planned, as well as a building management system.

Environmental labels

This principled project aims to achieve the following labels and certifications:



Anticipated workforce

- The building will accommodate an estimated workforce of 300, i.e. 1 person/8.3 m², for a total of 180 workstations.

Façade

- The façade facing west onto the street is made of ashlar up to the stringcourse on the second level. Above this, the façade is plastered brick. Cleaning is planned.
- The courtyard façades are plastered brick and will be restored.
- All the external joinery will be replaced with similar possessing optimal acoustic and thermal performance.

Characteristics of the floors

- The offices will be delivered unpartitioned and unfurnished.
- The ceilings will use reversible radiant ceiling panels for the office areas and removable false ceilings for footfall areas.
- From the first to third floors, ceiling heights in the offices will be between 2.7 m and 2.95 m, while the fourth floor will have a height of up to 3.5 m and 2.2 m under the crawl spaces. For the upper first floor, the clearance will be 2.2 m.

- The reception rooms on the first floor will be 4.50 m high.
- The electrical supply will be provided through cut-outs in the floors, above false ceilings for footfall areas as well as in the lining.

Landscaping

- The existing terraces will be redeveloped to create true communal spaces on the second and third floors. Plants in decorative containers will be set up on these floors. Fixed wooden seats are also planned.

Lifts

- Two accessible lifts will serve all the upper and lower floors. In addition, a bicycle lift will be installed to facilitate access to the two bicycle storage rooms in the basements. The three bicycle storage rooms (including the one on the ground floor) will have a total of 28 spaces.

NOTES

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

DIX
HUIT
HAMELIN
———— PARIS 16 ————



18hamelin.fr

CONTACTS



**BNP PARIBAS
REAL ESTATE**

Virgile Pages

+33 7 84 25 54 31

Virgile.pages@realestate.bnpparibas



**CUSHMAN &
WAKEFIELD**

Audrey Pelletier

+33 6 45 47 17 68

audrey.pelletier@cushwake.com