At the heart of Paris 2024

PLAINE COMMUNE
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**Key figures**

- 9 municipalities
- Aubervilliers
- Epinay-sur-Seine
- La Courneuve
- L’Île-Saint-Denis
- Pierrefitte-sur-Seine
- Saint-Denis
- Saint-Ouen-sur-Seine
- Stains
- Villetaneuse

- 4,750 ha
- 435,310 inhabitants
- 43,000 students
- 191,000 workers
- 6000 business creation per year

A real estate offer ideal for offices, headquarters, R&D, start ups and for small productive activities.

A strong presence of international companies.

Source: Plaine Commune
PLAINE COMMUNE

Real Estate
Office space: 2 million sqm
From 90 to 350 €/sqm/year
Coworking
100% Optic Fiber

Offer
✓ Offices
✓ Activity parks
✓ Coworking
✓ Business support centers:
  ✓ Incubators & Accelerators
  ✓ “Pépinières” & “hôtels d’entreprises”
✓ R&D centers
✓ Fablab

Transportation
Existing
• 3 commuter suburban lines
• 3 tramway lines
• 2 métro lines
• 2 motorways (A1, A86)

BY 2024 with Grand Paris Express
• Saint Denis Pleyel Station :
  • 4 new metro lines (14, 15, 16 & 17)
PLAINE COMMUNE: access

- 15 min away from Central Paris
- 15 min away from Charles-de-Gaulle airport (by car) & 25 min by train
- 10 min away from Le Bourget airport

3 existing lines:
Suburban train: RER B / D / H
Métro line 13
Métro line 14 opening 2020
Tram T1 / T8 / T11

With the Grand Paris Express:
- 2024: Saint Denis Pleyel station, a new hub connecting 4 new metro lines: 14, 15, 16 & 17
Focus on SAINT DENIS PLEYEL CONNECTING HUB

THE BIGGEST STATION OF THE GRAND PARIS EXPRESS PROJECT

Opening in 2024

A new hub connecting 4 lines
L14, 15, 16 & 17

Expecting 250,000 daily commuters

Average headline rents – offices sqm/year  
AS OF 1ST JANUARY 2019

Some examples...

Le Forum
Second hand office building
Aubervilliers  
©JLL

Iris
Renovated office building
Saint Denis  
©JLL

Le Lautrec
New office building
Saint-Ouen-sur-Seine  
©JLL

Pierrefitte-sur-Seine
29 629 inhabitants
3.4 Km²

Villetaneuse
12 658 inhabitants
2.3 Km²

Épinay-sur-Seine
54 840 inhabitants
4.6 Km²

Île de Saint Denis
7 589 inhabitants
1.8 Km²

Saint-Ouen-sur-Seine
48 431 inhabitants
4.3 Km²

Saint-Denis
112 113 inhabitants
12.4 Km²

Stains
30 551 inhabitants
5.4 Km²

La Courneuve
41 733 inhabitants
7.5 Km²

Aubervilliers
83 782 inhabitants
5.8 Km²

Source: CBRE
SETTING UP YOUR BUSINESS : ACTIVITY AND OFFICE AREAS

Saint-Ouen
Already established companies: Alstom, Bosch, Danone, Wolters Kluwer, l’Oréal, Allianz

Parc Icade des Portes de Paris/Aubervilliers
Already established companies: Chanel, Saint-Gobain Recherche, Véolia, AMP Visual TV, BNP Paribas

Saint-Denis La Plaine
Already established companies: SNCF, Siemens, Euromédia, AFNOR, Arcelor-Mittal, Generali, ENGIE, Dell, Dow Chemical, Orange, Samsung

Saint-Denis Pleyel/centre
Already established companies: EDF, Europacorp, Euler Hermès, Brinks

Stains:
Already established companies: Hyaloide, ENGIE (centre de recherche), Kremlin, Rexson

La Courneuve (zone Mermoz et Rateau)
Already established companies: Interxion, Alstom, Paprec, GDE, Panalux, Zodiac Aerospace

Pierrefitte – Villetteanuse-Epinay
Already established companies: Ulmer aéronautique, Delage Aero, Groupe VIVARTE
Coworking and business support centers

Plaine coworking

700 m² of collective space
25€ HT / desk / day
195€ HT / desk for 10 days
295€ HT / desk / month

(Aubervilliers)

Grow up by ICADE (accelerator)

Within this house of 1,000 sqm enjoy a private space of 44m² with 12 workstations (furniture: desks, chairs and lockers) and access to all services included: internet (fiber), 2 meeting rooms, 40-seat auditorium, shared kitchen and living room, printers, showers.

(Saint Denis)

Pépinière de la Courneuve

✓ Offices & workshop from 15 to 137 m²
✓ Coworking space

https://www.pepiniere-la-courneuve.com/

(La Courneuve)
This comprehensive tertiary program of 176,000 sqm, including housing, offices, hotels and student residences. The project « Les Lumières Pleyel » also combines sport facilities, utilities for creation and culture. The project intends to make Pleyel a gateway to Greater Paris, a strong architectural icon and a true urban signal within the Metropolis area.

A 7,000 sqm park in open ground complements the architectural complex. Positioned at one of the entry points of the dense metropolis’ area, this almost 4 ha (40,000 sqm) wide site enjoys an exceptional view of the railway tracks and from the overhanging A86 highway.

It will become a citywide major hub. Thanks to Saint-Denis Pleyel station, a unique transit node between 3 existing lines and 4 of the 5 new metro lines of the Grand Paris Express.

Plaine Commune is at the heart of the candidacy #Paris 2024 for the Olympic and Paralympic Games. In fact, the region will be home of the Olympic and Paralympic village as well as 4 major sites of competition.

The Olympic and Paralympic village « Pleyel-Bords de Seine » which will be located in Saint-Denis, Saint-Ouen-sur-Seine and l’île-Saint-Denis, will welcome the 17,000 sport people present for the duration of the event.

After the Games, Plaine Commune plans to convert the space in various ways: 2 200 family homes, 900 allocated housing spaces, offices and places to develop economic, business and public facilities.

That way, it will become a genuine neighbourhood within the town, integrated into the urban and social fabric of the region, with its residents, its facilities, its employees and of course its generously spread green spaces.
Thank you

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