



PRESS RELEASE

Paris, January 7, 2025, 6:00 p.m.

## Icade will welcome the Seine-Saint-Denis department's key teams to the Pulse building in the Portes de Paris business park

Icade and the Seine-Saint-Denis Departmental Council have signed a pre-let agreement for the entire Pulse building, i.e. almost 29,000 sq.m, directly next to the Front Populaire metro station in Saint-Denis. A lease for a 12-year term with no break option will be signed before the end of Q1. Around 2,700 of the Seine-Saint-Denis Departmental Council's employees will move into this iconic building in the Portes de Paris business park from the end of 2025.



### **Pulse, a new hub for the Seine-Saint-Denis department**

The relocation of the Seine-Saint-Denis Department Council's key teams to the Pulse building marks an important step towards modernising its services and boosting its efficiency. This project, which will bring 2,700 employees, currently spread over eight sites, under the same roof, aims to ensure optimal working conditions through modern and accessible spaces as well as high-quality interior fittings. In addition, it will reduce the environmental impact thanks to an exemplary energy-efficient building.

By becoming home to a Maison de l'Autonomie et des Aidants as early as 2026, Pulse will make it possible to provide users with a better service while at the same time contributing to the ecological transition and enhancing the area's appeal.

*"This regrouping of the department's key teams embodies our goal to increase the appeal and quality of our services. This is our duty towards Seine-Saint-Denis and its inhabitants. Over and above the budgetary and environmental benefits, this historic step for us marks a major advance in improving the quality of working life for our employees and offering better service to users,"* stated Stéphane Troussel, President of the Seine-Saint-Denis department.

### **Pulse, a showcase for Icade's expertise**

Completed in 2019 and designed by BFV Architectes, **Pulse is a flagship building in the Property Investment Division's portfolio and cutting edge in terms of environmental performance** thanks to its hybrid timber and concrete structure and a design that calls for the use of bio-based and reused materials. As a showcase of Icade's expertise, **the building has obtained the best environmental labels and certifications:** NF HQE certification for office buildings with an Excellent rating, BREEAM certification with a Very Good rating, BREEAM In-Use with an Excellent rating, the E+C- label (energy-plus and low-carbon buildings) with an E2C1 rating and BBCA Excellent.

The 7-storey Pulse building features nearly 4,000 sq.m of open-plan office space, an impressive 1,200-sq.m atrium, access for those with reduced mobility and a wide range of amenities. It was the former headquarters of the Organising Committee for the Olympic and Paralympic Games until November 2024.

Located right next to the Front Populaire metro station, the building is served by several bus lines in addition to river and road shuttles operated by Icade between the Portes de Paris business park and a number of RER and metro lines. Tramway line 8 will be extended by 2031 which will cross the business park and provide tenants with a stop in front of the building.

**Pulse is also the site of many of the amenities offered by Icade to the 8,000 employees of the 160 tenant companies in the Portes de Paris business park**, including seasonal events, sports activities, Pauses Nature, a restaurant in the Village Square and a 1.5-hectare urban forest.

### **A lease with climate criteria**

The Seine-Saint-Denis Departmental Council has chosen to **sign a lease with climate criteria, in line with the objectives of the Paris Agreement and Eco Énergie Tertiaire, France's energy efficiency initiative for service sector properties.** By entering into this lease, both parties commit to (i) establishing an ongoing, constructive dialogue between the tenant and landlord and (ii) setting out initiatives to fight climate change as well as promoting the circular economy, biodiversity, local development and soft mobility.

*“We are delighted to welcome the teams from the Seine-Saint-Denis Departmental Council to this beautiful Pulse building, a showcase property in terms of its CSR features, flexible layout and full range of amenities for future occupants. They will also benefit from all the advantages of the Portes de Paris business park which we manage and maintain as well as providing security for the 160 companies on this site. By entering into this lease, we have also demonstrated the resilience of our well-positioned assets, in line with the objectives of the ReShapE strategic plan,”* explained Nicolas Joly, CEO of Icade.

## ABOUT ICADÉ

*Icade is a full-service real estate company with expertise in both property investment (portfolio worth €6.6bn as of 06/30/2024 – 100% + Group share of joint ventures) and property development (2023 economic revenue of €1.3bn) that operates throughout France. Icade has forged long-term partnerships to respond to emerging trends in the industry. It has made climate issues and the preservation of biodiversity central to its business model to reinvent real estate and contribute to more sustainable cities. It is listed as an “SIIC” on Euronext Paris and its leading shareholder is the Caisse des Dépôts Group.*

The text of this press release is available on the Icade website: [www.icade.fr/en](http://www.icade.fr/en)

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