



## ***Paris CBD : Axe Immobilier acquires the mixed-use building at 7 rue de Surène (Paris 8th) from AEW***

Paris, June 29, 2023

Following the acquisition of 33 rue de Miromesnil (Paris 8<sup>th</sup>, in joint-venture with Anaxago), Axe Immobilier continues its strategy of enhancing Parisian buildings. On May 15, 2023, the independent developer-investor company, co-founded thirty years ago by Alain Beynet and Alain Delaporte, invested by acquiring the mixed-use building at 7 rue de Surène (8<sup>th</sup> district). With an area of approximately 1,700 sq m, this office and retail complex was acquired off-market from AEW, acting on behalf of one of its clients.

This building will undergo a significant redevelopment by Bouchaud Architectes, to create high quality flexible workplaces that promote well-being at work (including the creation of green spaces and accessible terraces) and to restore this building dating from 1845 in accordance with best practices, particularly its historic Parisian staircase. As a testament to its ambitious environmental and bioclimatic approach, the project aims for BREEAM, HQE, Wiredscore and Biodiversity certifications.

Cédric de Lestrage, managing director of Axe Immobilier stated *“with over 110,000 sq m redeveloped, including 70,000 sq m in Paris, and many iconic buildings, AXE IMMOBILIER brings its expertise to serve Parisian and ecological ambitions :creating new mixed-use spaces, restoring the splendor of 19<sup>th</sup> century heritage, providing efficient and pleasant workplaces for companies and their employees, use wooden structures and creating a freshness island oasis”*.

For this acquisition, Axe Immobilier was assisted by Transactions & Compagnie (Bertrand Sasson and Jocelyn de Vriese) and Aguesseau Notaires (Mathilde Lecomte). AEW was assisted by Baum Notaires (Nicolas Baum, Naelle Naar, Marine Torras) and KPMG (Jean-Etienne Chatelon and Xavier Loran).

### **AXE IMMOBILIER' CONTACT**

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**Axe Immobilier** is an independent group founded in 1993 by Alain Beynet and Alain Delaporte. It is currently managed by its founders and by Cédric de Lestrang. Axe Immobilier designs and builds urban projects in the heart of large cities.

The business is organised around three areas of expertise:

Axe Immobilier Development, Axe Immobilier Engineering et Axe Immobilier Project Management.

Based on their experience of multiple disciplines, the creativity of their teams and the diversity of their projects, Axe Immobilier has become a well-known and appreciated player for the quality of their projects and the strength of their partnerships. Our ability to invent new real estate solutions to guarantee our clients perfect control of costs and schedules results from our history and our internal organisation, as well as our expertise. We are one of the few developers to have our own project economics and construction management subsidiary, Axe Immobilier Engineering, which evaluates and manages projects for and on behalf of our clients, right through to delivery. This allows us to consolidate our motto: **Imagine, Build, Create Value**