



PRESS RELEASE

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Icade and the Seine-Saint-Denis Departmental Council sign two leases, one for the entire Pulse building and one for a part of the Jump building

Pursuant to the pre-let agreement signed on January 7, 2025, Icade and the Seine-Saint-Denis Departmental Council entered into two 12-year leases on a total floor area of 33,000 sq.m, including the entire Pulse building for almost 29,000 sq.m and for over 4,000 sq.m of the neighbouring Jump building.



Three months after the departure of the Organising Committee for the Olympic Games, the Pulse building began a transformation to accommodate the teams of the Seine-Saint-Denis Departmental Council.

Starting at the end of December 2025, the Council's 2,700 employees, currently spread over eight locations, will move into the Pulse and Jump buildings in the Portes de Paris business park. Located right next to the Front Populaire metro station, the two buildings are served by several bus lines. Road shuttles have been made available by Icade between the Portes de Paris business park and a number of RER and metro lines. These transport options will expand to include the extension of Tramway Line 8 by 2031, which will cross the business park and provide tenants with a stop in front of the buildings. The site will also be served by Line 15 of the Grand Paris Express which will connect with Line 12 at the Mairie d'Aubervilliers station.

A range of amenities for future occupants

Seine-Saint-Denis Departmental Council employees will also have access to a range of targeted amenities including a gym, a spacious and fully equipped bike room as well as a car park. The atrium in the Pulse building will be designed as a place to meet, featuring an innovation lab and a collaborative workspace, along with a number of dining options.

Employees will also benefit from all the amenities provided by Icade in the Portes de Paris business park, including AfterWork, seasonal events, a 1.5-hectare urban forest, sports activities and restaurants in the Village Square.

The relocation of the Departmental Council teams is part of a broader effort to modernise the departmental administration, representing a significant qualitative leap for both employees and the general public. Multiple collaborative spaces will be set up, along with 12 cafeterias. This move towards a more modern environment will encourage new ways of working.

Starting in 2026—two years ahead of schedule—a Maison de l'Autonomie et des Aidants (a centre for independent living and caregivers) will open on the ground floor of the Pulse building, alongside the Maison de l'Adoption, de l'Accès aux Origines et de la Parentalité (an adoption, access to donor information and parenthood centre). These state-of-the-art facilities will be accessible to all, adding to the services already made available by the Departmental Council.

Pulse and Jump, showcases for Icade's expertise

Completed in 2019 and designed by BFV Architectes, Pulse is a flagship building in the Property Investment Division's portfolio. This 7-storey building features nearly 4,000 sq.m of dual-aspect office space, an almost 1,200-sq.m atrium and access for those with reduced mobility. It is also 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 Jump building, completed in 2023 and designed by Kaan Architecten, stands out for its energy consumption optimised through an innovative geothermal solution. It has also obtained a number of labels and certifications: NF HQE certification for sustainable buildings with an Excellent rating, BREEAM certification with an Excellent rating, the E+C- label (energy-plus and low-carbon buildings) with an E2C1 rating and BBCA Excellent. The building is also designed for mixed use, as it already houses a 180-room hotel under the easyHotel brand.

Leases with climate criteria

Icade and the Seine-Saint-Denis department's main administrative offices have chosen to sign leases with climate criteria that are in line with the objectives of the Paris Agreement and Eco Énergie Tertiaire, France's energy efficiency initiative for service sector properties. Both parties commit to (i) establishing an ongoing, constructive dialogue between the tenant and landlord, (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 Seine-Saint-Denis Departmental Council’s teams to the flagship Pulse and Jump buildings which showcase Icade’s expertise. They combine innovative design, state-of-the-art energy performance and a wide range of amenities. Both buildings have excellent access to public transport services and are located in the Portes de Paris business park, where almost 8,000 employees enjoy a pleasant working environment every day thanks to the care and attention given to the outdoor spaces,” explained Audrey Camus, Head of Icade’s Property Investment Division.

“This regrouping of the Council’s main administrative offices embodies our goal to increase the appeal and quality of our services. This is our duty towards Seine-Saint-Denis and its residents. For the Council, being under the same roof represents not only a budgetary and environmental opportunity but, above all, a unique chance for our institution to take action to improve the quality of working life for our employees and offer better service to the public,” stated Stéphane Troussel, President of the Seine-Saint-Denis department.

ABOUT ICADÉ

Icade is a full-service real estate company with expertise in both property investment (portfolio worth €6.4bn as of 12/31/2024 – 100% + Group share of joint ventures) and property development (2024 economic revenue of €1.2bn) 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.icable.fr/en

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