

BUILDING DEVELOPER



©Franklin Azzi Architecture; Hame, partner architect; L'Autre Image

Paris 12 – Les Messageries

Messenger

New vision

MESSENGER

PAR ESPACES FERROVIAIRES & FRANKLIN AZZI



Learn more:

www.messenger.paris

ESPACES
FERROVIAIRES





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Located in the heart of the rehabilitated Les Messageries rail site, Messenger offers some **11,065 m²** of mixed-use building space.



9,873 m²
offices



467 m²
retail/shops



725 m²
urban logistics space

HQE™
sustainable
building:
Excellent

BREEAM
Excellent

E3C1

**Ready2
Services:**
1 star

BiodiverCity®

**Reversible
office/
residential**

Building developer:

- Espaces Ferroviaires

Project management team:

- Architects: Franklin Azzi Architecture/ Hame
- Consulting engineers: C&E Ingénierie/SFICA/EDEIS
- Consulting engineers, fluids: SFICA/EDEIS
- Assistance to contracting authorities, environment: ZEFECO
- Costing: AE 75
- Studies coordinator: ARTELIA
- Project management, works: EDEIS
- Safety: CASSO & Associés
- On-site supervision: SOCOTEC
- Health & safety coordination: BECS

Construction:

- GO and wood framing: Legendre/ Arbonis
- CET: Spie
- Facades: Savare Eiffage
- Sealing/waterproofing: Smac
- Vertical transportation: Schindler

- Design phase ends: **Q4 2022**
- Building permit filed: **December 2022**
- Call for tenders: **Q4 2022/Q2 2023**
- Works begin: **Q1 2024**
- Delivery: **Q4 2025**

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Non-binding information; studies currently in progress, March 2024