



Paris 12 — Les Messageries

Messenger

New vision

MESSENGER

PAR ESPACES FERROVIAIRES & FRANKLIN AZZI



Learn more at
espacesferroviaires.sncf.com/b1

ESPACES
FERROVIAIRES





Located in the heart of the rehabilitated Les Messageries rail site, Messenger offers around **10,618 m²** of commercial space.



9 559 m²
Offices



494 m²
Retail



565 m²
Urban logistics space

HQE
sustainable
building:
Excellent

BREEAM:
Excellent

E3C1

**Ready2
Services:**
1 star

BiodiverCity

**Fully
reversible
office/
residential**

Promoter:

- Espaces Ferroviaires
- Deputy project owner: JLL

Project management team:

- Lead architect: Franklin Azzi Architecture
- Co-contracting architect: Hame
- Landscape design: Atelier Foïs
- Consulting engineers, structures & facades: C&E Ingénierie
- Assistance to contracting authority, wood framing & structural design: Charpente Concept
- Consulting engineers, fluids: SFICA
- Consulting engineers, environment: ZEFÇO
- Consulting engineers, acoustics: Cabinet Jean-Paul Lamoureux
- Consulting engineers, kitchen: Influence Restauration
- Costing: AE 75
- Project management, works: ARTELIA
- Safety: CASSO & Associés
- Geotechnical engineering and site remediation: SAGA
- On-site supervision: SOCOTEC
- Health & safety coordination: BECS

- Building permits filed: **Q4 2021**
- Call for tenders: **Q1 2022**
- Design phase ends: **Q2/Q3 2022**
- Works begin: **Q4 2022**