



Gare de Chelles © Atelier Schall - Société des Grands Projets

Benefit from State-of-the-Art Infrastructures

Real Estate Solutions Tailored to Your Needs

Paris Region offers unique opportunities for companies and investors, with a wide array of real estate options, including office spaces, third spaces, and logistics facilities. The ongoing Grand Paris Express project will significantly improve connectivity to urban hubs, business centers, international airports, and high-speed rail stations, further boosting the Region's status as a premier real estate destination.

A Gateway to Global Opportunities

With a comprehensive network of 25,000 kilometers of roads, three international airports, seven TGV stations, and Haropa Port, Paris Region serves as a vital transportation hub, providing seamless connections to global markets. This strategic location allows businesses to easily access customers and expand their reach not just within France and Europe, but across international markets in Africa, Asia, and the Americas.

Advancing Sustainable Mobility

Paris Region leads in sustainable mobility with an expanding public transport network, including the Grand Paris Express, which enhances connectivity and reduces emissions. The Region focuses on reducing congestion, improving air quality, and promoting clean alternatives like electric vehicles and shared mobility.

Competitive Telecommunications and Energy Rates

France is equipped with state-of-the-art telecommunications and energy infrastructure, offering significant cost advantages for businesses and individuals. This advanced infrastructure makes Paris Region an attractive choice for those seeking competitive telecom and energy rates.

Europe's Largest Scope of Real Estate Solutions

With an impressive 55 million m² of available space, Paris Region offers a vast and diverse real estate market, making it an enticing hub for various industries, research, and lifestyles. The landscape has evolved, with companies shifting from traditional office setups to flexible alternatives and external venues. Home to numerous coworking spaces and the world's largest startup campus, Paris Region cultivates a collaborative and synergistic business environment.



Village des Athlètes © Paris 2024

Office Space

Surface area
55.5 million m²

Paris Region office space is estimated at 55.5 million m² of floor space by 2023, making it one of the world's largest.

ORIE, 2024 – Data 2023

Over **1,500** areas for business activity

L'Institut Paris Region, 2024

34 business districts

L'Institut Paris Region, 2024

- Immediate supply: **5.6 million m²**
- Vacancy rate: **9.5%**
- Take up: **1.75 million m²**
- Space under construction: **1.5 million m²**

Immostat, Deloitte 2024, Q4 2024

Office rents in Paris Region

Prime rent in central Paris

- **€1040/m²/year**

Prime rent in La Défense

- **€530/m²/year**

Average rent in Paris Region

- **€448/m²/year**

JLL 2024, data Q3 2024

Paris Region: Twice Cheaper Than London in Office Rent

Net effective cost to occupier (annual per SQ FT) (in USD)			
Rank	Country / Territory	Market	Net effective cost to occupier (annual psf), in USD
1	United Kingdom	London (West End)	287
2	Hong Kong SAR	Hong Kong SAR	232
3	USA	New York (Midtown)	205
4	United Kingdom	London (City)	174
5	Japan	Tokyo	160
6	Switzerland	Zurich	151
7	Singapore	Singapore	147
8	United Arab Emirates	Dubai	131
9	USA	San Francisco	130
10	France	Paris	124
11	South Korea	Seoul	109
12	Chinese Mainland	Beijing	109
13	Chinese Mainland	Shanghai	107
14	India	Delhi NCR	106
15	USA	Los Angeles (Downtown)	105
16	India	Mumbai	97
17	USA	New York (Downtown)	92
18	Republic of Ireland	Dublin	88
19	USA	Washington DC	87
20	Netherlands	Amsterdam	86

Savills Research, Global Occupier Markets: Prime Office Costs – Q3 2024

All You Need to Scale Up

Paris Region has seen a steady rise in remote work options, including coworking spaces, business centers, and shared offices. This expansion responds to several emerging trends, such as the increasing mobility of self-employed individuals, the desire to reduce commuting time, the need for welcoming environments that foster collaboration and creativity, cost-effective real estate solutions for large corporations, and the socialization needs of the growing population of micro-entrepreneurs.

1,031
 "third places", providing flexibility to the workforce, comprising:

- 409 coworking spaces
- 256 shared offices
- 126 fablabs
- 230 business creation or development support sites

L'Institut Paris Region, 2025

The World's Biggest Start-up Campus

A unique campus and community in the heart of Paris.

- 50,000 m² campus
- over 7,000 startups since its creation
- 30+ international startup programs
- Coliving space: 100 apartments, home to 600 entrepreneurs

Station F, 2025

The Grand Paris Express: A Great Opportunity for Urban Projects

To enhance its attractiveness and competitiveness in our globalized world, Paris Region is undertaking major infrastructure and urban planning projects. This includes the Grand Paris project, the largest urban project in Europe, which will provide a new transport network, new residential projects, office districts, and R&D hubs open to international competitions to reinvent Paris Region and adapt it to environmental, economic and social issues.

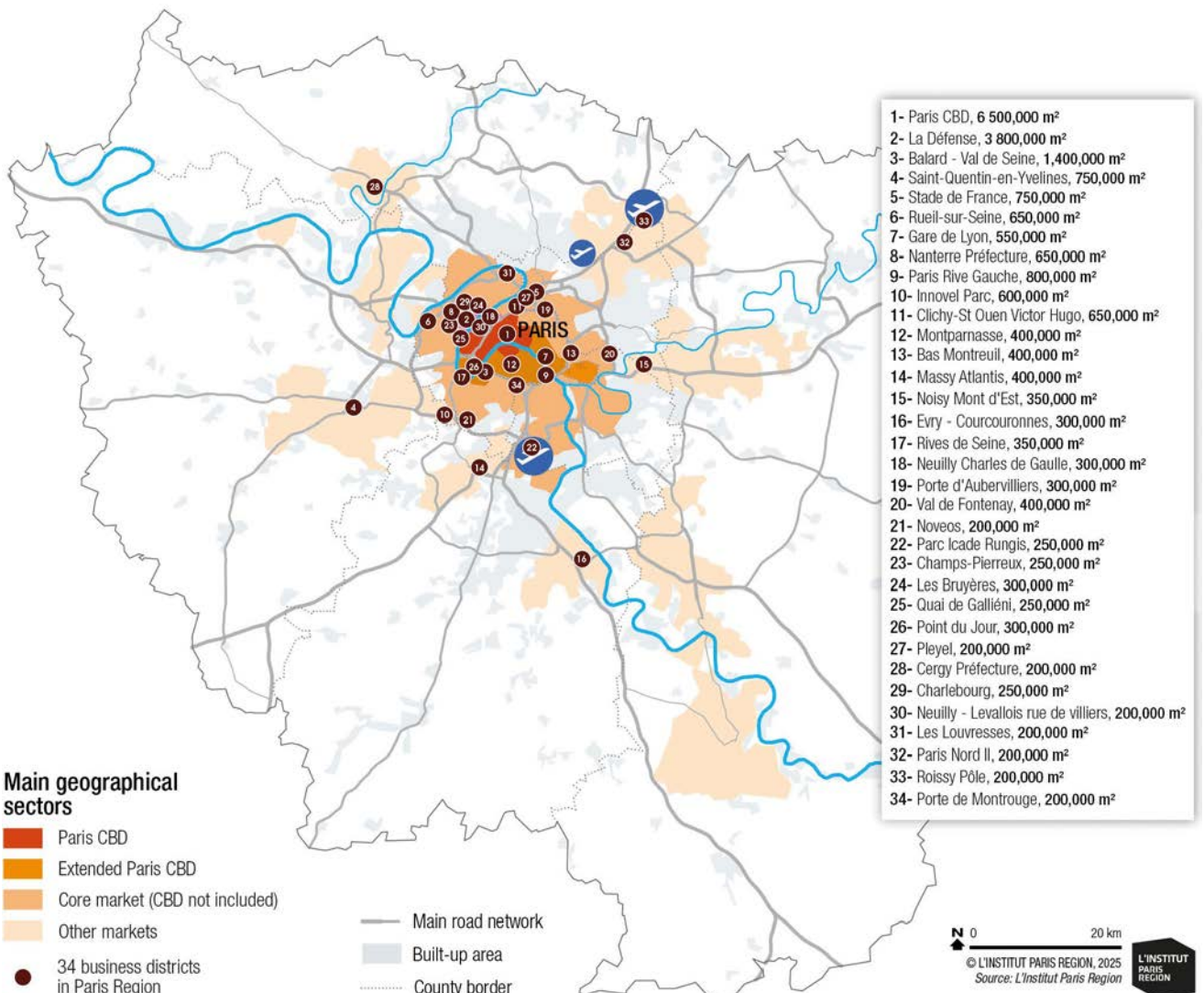
The Grand Paris Express, the new metro under construction by Société des Grands Projets, is paving the way for this substantial metropolitan dynamic by accelerating the urban renewal process in 140 km² of neighborhoods within an 800-meter radius of each station on the rail line. It represents a total development potential of 32 million m².

About 100 real estate projects will be developed by Société des Grands Projets on land acquired for the construction of the Grand Paris Express, for a total floor area of 1 million m²:

- 8,000 diversified housing units (of which 1,200 have already been granted a building permit)
- 43,000 m² of retail and services in addition to the 20,000 m² inside the stations
- 380,000 m² of offices, logistics, and industrial real estate
- 70% of the projects will be made of bio-sourced or geo-sourced materials of which 50% wood

Société des Grands Projets 2025

Paris Region Office Market



A Major Growing Mobility Hub

Strategically positioned at the heart of Europe, Paris Region offers businesses unparalleled access to a vast market of over 500 million customers and key urban centers across the continent. The Region features a modern, secure, and advanced transportation infrastructure, including a rapid metro system, suburban trains, 7 high-speed train stations, and 3 international airports. This well-connected network ensures seamless travel within the Region and easy access to destinations in France, Europe, and beyond. Paris Region is undertaking significant public infrastructure initiatives. Major projects are currently in progress, with the Grand Paris Express being a notable example, all set for completion by 2030.



Gare Saint-Denis Pleyel © Pascale Guery

A Gateway to Europe and the World

By plane

Paris Aéroport, OAG, UAF, Skytrax, 2024

- 3 international airports
- 664,700 aircraft movements
- 119 countries and 328 destinations reachable from Paris

103.4M
passengers

By train

SNCF, Île-de-France Mobilités, Transilien, 2024

10
main stations including

7
TGV high-speed train stations

Paris-Charles de Gaulle (CDG)

- #6 Best Airport in the world (Skytrax)
- #7 Busiest International Airports in the world by seats, #3 in Europe (OAG)
- #7 World airport for passengers carried (OAG)
- 70.3 million passengers
- 460,900 aircraft movements
- 320 destinations

Paris-Orly

- 33.1 million passengers
- 203,800 aircraft movements
- 180 destinations

Paris-Le Bourget

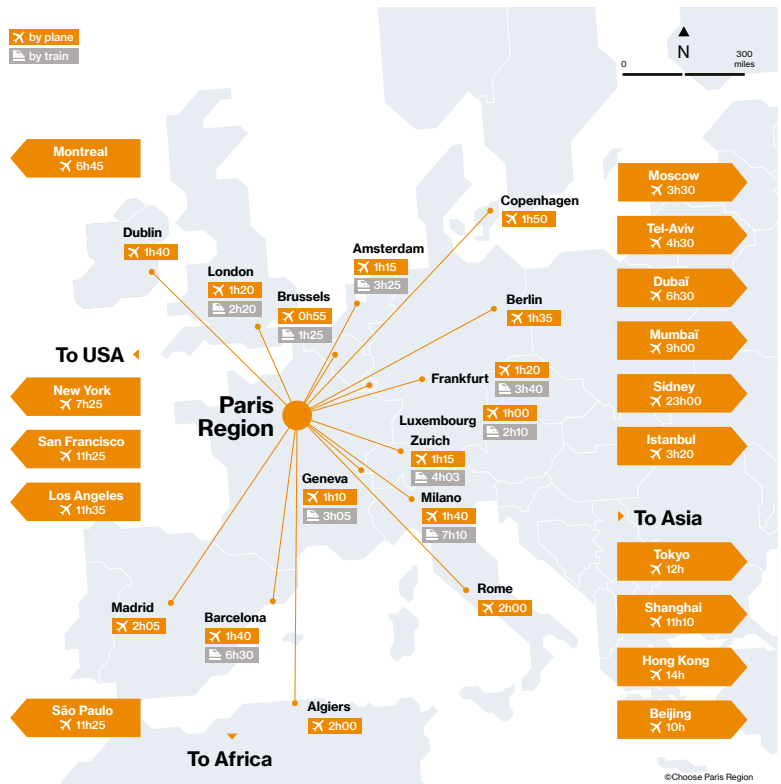
- Europe's leading business airport and leading airport for medical and sanitary flights
- 54,724 flights

Other airports

- 2 business aviation airfields
- 8 general aviation airfields
- 1 heliport

- 1.8 billion passengers in Paris Region (70% of French Traffic)
- 6,000 trains per day
- 400 stations
- In 2023, 5 railway stations saw over 100,000 daily travelers
- Paris Gare du Nord, Europe's largest train station: 226.7 million passengers
- Paris Gare de Lyon: 110.5 million passengers
- Paris Saint-Lazare: 103.4 million passengers
- Paris Montparnasse: 64.5 million passengers
- Paris Est: 39.8 million passengers
- Juvisy-sur-Orge (Ouigo trains): 35.3 million passengers

Paris Region, Connected to Europe and the World



Paris Region boasts the largest air hub in continental Europe, with most major European cities reachable within a two-hour flight. Efficient and direct high-speed train (TGV) connections, especially with Belgium, the Netherlands, Germany, and Luxembourg, further enhance its accessibility. Coupled with its strategic geographical location and top-tier transport infrastructure, Paris Region serves as a central hub for easy access to other markets, notably Africa and the Middle East.

The Paris Austerlitz, Bercy, Est, Lyon, Montparnasse, Nord, and Saint-Lazare train stations serve the entire Paris Region, as well as destinations across France and Europe. Every day, 6,200 trains and 425 TGVs carry 19 million French and European passengers to over 200 destinations.

2hrs16 between Paris Nord and London with Eurostar. Up to **11** trains a day. **7** days a week.

SNCF, Eurostar, 2024

A Dense and Unique Regional Transport Network

The local transportation system provides a wide range of ever-growing options, including public transport, bicycles, electric and traditional scooters, self-service vehicles, autonomous cars, buses, and automated subways.

New urban infrastructures are opened every year for the benefit of the people of Paris Region, tourists and event organisers.

3.3 billion trips by public transport in Paris Region		
Mode of traffic	Lines	Trips (in millions)
Subway	16	1,411
Train – RER*	14	1,267
Streetcars	14	361
Bus/night buses	1,536	1,128
Total	1,580	4,167

Île-de-France Mobilités d'après RATP, SNCF, 2024, data 2023
*High-speed metro

Mass Transit in Paris Region

A competitive monthly public transport subscription, at **€88.80** in 2025
Île-de-France Mobilités, 2025

The rail system in Paris Region carries **1.8 billion** passengers annually.

- **4th world's longest** network
- **2nd busiest** railway network in the world after Tokyo
- **225 km** of metro lines + **200 km** under construction: **309** subway stations
- **1,700 km** of RER and train lines
- **Over 400** Transilien Train Stations
- Transilien **8 lines** connect the major railway stations in Paris to the suburbs.
- **3 million+** people travel on the network each weekday.
- RER network: **5 lines** serving **249** stations and stops, including **33** in Paris, covering a total of **600 km** of railway tracks.
- Every day, **2.7 million** commuters on the RER lines in the Region
- **Tramway: 127 km** of tramways and tram-train, **235 Tram** stations, 7 days a week
- **Line 14: 1 metro every 85** seconds

Île-de-France Mobilités, RATP, Transilien, data 2024

Active Mobility, Bicycles and Electromobility

Walking remains the primary mode of travel for Paris Region's inhabitants followed by car and public transport. The year 2024 was marked by strong growth in the supply and use of bicycles and electric bikes.

Velib Metropole, Self-Service Bicycle System

- **20,000** bikes: **60%** traditional bicycles **40%** electric power-assisted bicycles
- **1,470** stations in Paris and **62** municipalities
- **200,000** daily uses
- **400,000** subscribers

Open data Paris 2024

Véligo Location, a Long-Term Rental Service (6 to 9 months) of Electrically Assisted Bikes

- **20,000** bikes
- **1,000** Cargo Bikes
- **More than 100,000** subscribers

Île-de-France Mobilités, 2024

Free-Floating Bike Scooter and Moped Operators

- E-bikes: **20,000** in Paris and (**30,000** e-bikes during the Olympic Games)
- E-Mopeds: **3,000** e-mopeds
- E-Scooters: More than **1,000** in the suburbs, forbidden in the City of Paris
- **1** operator in Paris, **600** electric cars

L'Institut Paris Region 2024

Carsharing Services in a Loop

- **1,200** Mobilib slots in Paris
- **300** Utility vehicles, 3,5 to 4,2 km³ in **50** stations

L'Institut Paris Region, Data.gouv - Open Data 2024

Carpooling

- **14,000** trips per day (a week of November) with the apps of short-distance carpooling (Karos, Blablalines, Oui'Hop, etc.).

Mobility Dashboard, L'Institut Paris Region, 2024

A Wide Public Transportation Network, Extended Further by the Grand Paris Express

The Grand Paris urban project is providing a new metro network, the Grand Paris Express, which will be fully completed by 2031. It involves heavy investments in modernizing and expanding the public transport network.

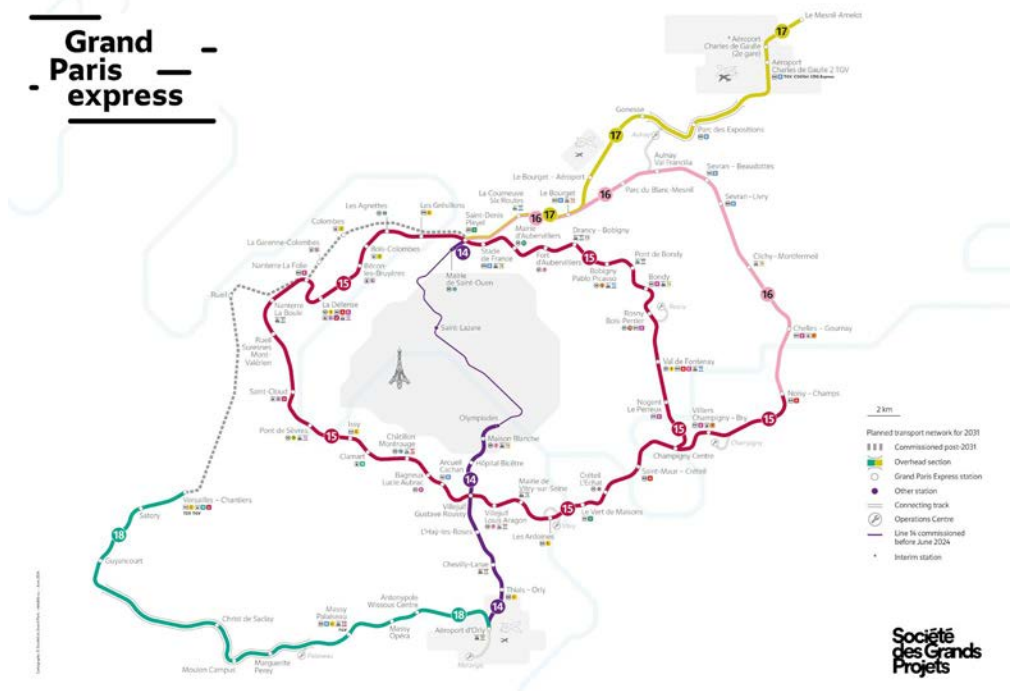
- **200 km** of additional automated metro lines
- **68** new stations
- **Close to 3 million** passengers everyday
- **1** train every 2 to 3 minutes
- **€36.1 Bn** invested

The Grand Paris Express is set to serve and link Paris Region's **3** airports, business districts, scientific clusters as well as many cultural, health or sport facilities

Société des Grands Projets, the owner of the Grand Paris Express project, is also developing approximately **1 million m²** of floor space on the land acquired for the construction of the new metro network.

The Grand Paris Express, New metro lines for Paris Region residents and visitors

With the Grand Paris Express and the 200 kilometers of new lines being built, new areas will emerge with good transport connectivity and with more affordable land and real estate prices.



Efficient and Cost-Effective Logistics

Strategically situated at the intersection of two major European freight corridors, Paris Region stands out as a prime logistics and shipping hub. With a population of over 12 million and a catchment area of 25 million within a 200-kilometer radius, it leads France in imports (28.7%) and exports (24.4%).

E-commerce is thriving, including doorstep deliveries.

To meet evolving logistics demands, innovative solutions are actively being sought, attracting major industry players and positioning the Paris Region as a dynamic leader in the logistics sector.



Logistics on the Seine River in Limay (Yvelines) © Adobe Stock

Significant Capacity in Logistics and Real Estate

Warehouses :

- Available: **1,620,000 m²**
- Take-up: **345,000 m²**
- Vacancy rate: **5.6%**

Région Île-de-France, 2024, BNP Paribas Real Estate, 2024, data Q3/2024

Paris Region at Very Competitive Logistics Costs

Prime Rents in Q2 2024, €/m ² /year Warehouses over 5,000 m ²	
London (United Kingdom)	315
Dublin (United Kingdom)	140
Birmingham (United Kingdom)	132
Manchester (United Kingdom)	132
Munich (Germany)	126
Hamburg (Germany)	102
Berlin (Germany)	98
Barcelona (Spain)	96
Düsseldorf (Germany)	95
Frankfurt (Germany)	95
Madrid (Spain)	91
Amsterdam (The Netherlands)	90
Rotterdam (The Netherlands)	90
Venlo (The Netherlands)	78
Greater Paris (France)	75
Brussels (Belgium)	67
Lyon (France)	67

European Logistics Market, Q2 2024, BNP Paribas Real Estate, 08/2024

Air, Road, Waterway and Railway Logistics

Paris Region annually produces **249 million** tons of goods, primarily transported by road (89%), followed by river (6%), and rail (5%). This dynamic region handles both domestic and international trade, receiving imported consumer goods through two major corridors: a road-only route via the port of Antwerp and a multimodal route through Le Havre Port.

SDES, VNF, Haropa, data 2022

Paris CDG/Orly Airport

#1 EU cargo

Airport

OAG, 2024

Air

- Cargo City at Paris-CDG, Europe's largest, with **300 hectares** dedicated to cargo, home to **12** of the world's 14 leading cargo operators
- Paris-CDG: Around **90%** of air cargo transported in France
- **1.9 million** tons of freight and mail handled
- **83** aircraft parking stands devoted to cargo alone.
- **6** freight stations
- **320** cities served worldwide from Paris CDG

Aéroports de Paris, 2024, data 2023-2024

Road network

- **620 km** of highways,
- **490 km** of national roads,
- **38,194 km** of local roads
- Freight: **221.6 million** tons of goods leaving, arriving, or transiting the Region every year
- Road freight within the Region represents **4.93 billion** tonne-kilometers

SDES, data 2022

#1

French river port for the transport of goods

#1

Europe's river port

Waterway

- **70** urban ports, including
- **6** multimodal platforms
- **500 km** of navigable waterways
- **1,300 ha** of port areas
- **6** container terminals
- Waterway: **20.9 million** metric tons of goods
- **186,054 TEUs** were handled
- **1 million m²** of warehouse space

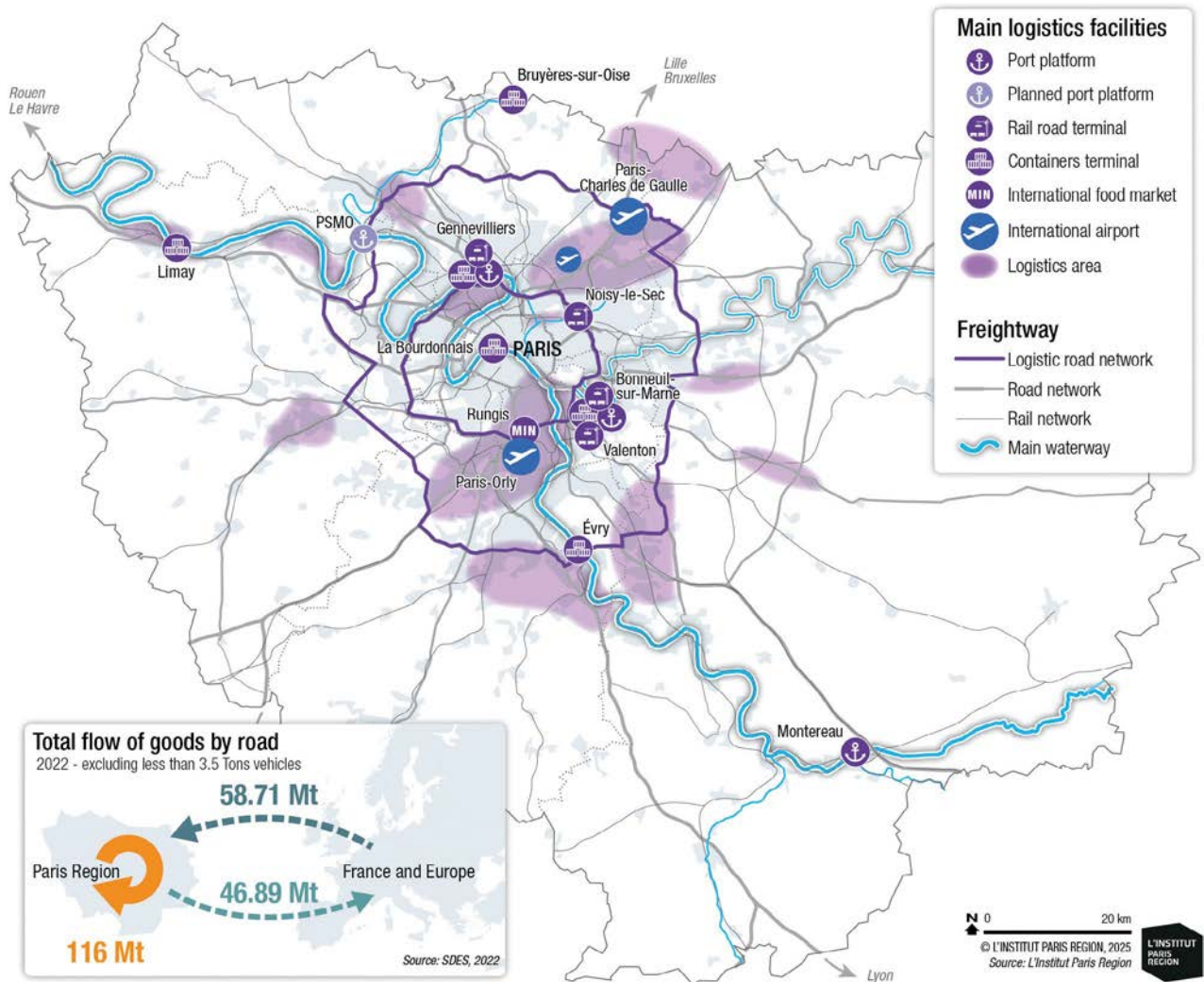
VNF, 2024, data 2022, Haropa, Data 2023

Rail freight

- **11.8 million** metric tons of goods by rail, including **1.85 million** through Paris Region ports
- **5** rail/road terminals (since 2024)
- Valenton **#1** Rail/Road terminal in France
- Railway activity Materials: **4.6 million** metric tons

Setra, Haropa data 2022, Unicem, 2019

Logistics in Paris Region (2025)



Optimizing freight transport

The primary multimodal supply chain system was developed to optimize goods transportation. HAROPA port serves as the key maritime gateway to Paris Region, offering a multimodal approach that fosters innovation in sustainable logistics. It handles over 20 million tons of goods each year, effectively removing more than a million trucks from the roads.

Flow of Goods Through Main Ports in Paris Region			
	Waterway (thousand tons of goods)	Containers (TEUs*)	Railway (thousand tons of goods)
Gennevilliers	3,456	134,152	833
Limay	1,078	4,314	524
Bonneuil-sur-Marne	1,211	22,784	495
Bruyères-sur-Oise	460	-	not connected to rail
Evry	325	-	not connected to rail
Précy-sur-Marne	84	5,024	not connected to rail
Paris -La Bourdonnais	105	19,780	not connected to rail

* Twenty-Foot Equivalent Units - Haropa-Port de Paris, 2024, data 2022

One of Europe's Most Fiber-Connected Regions

The economic vitality of Paris Region is deeply linked to its advanced digital ecosystem, which supports a wide range of industries. As the central hub for all internet networks in France, the Region offers nearly complete Fiber-to-Home coverage, providing reliable connectivity to both urban and rural areas. Moreover, the Region is home to a dense network of data centers and telecommunications infrastructure, enhanced by highly competitive energy costs..



Datcenter © Unsplash

A Smart and Connected Region

Optical fiber :

- **89%** of premises in France can be connected to fiber, i.e., 9 premises out of 10
- **40 million** homes were eligible for FTTH fiber-to-the-home (2.9 million new connections in one year)
- Fiber coverage rate: **94.93%** in Paris Region, incl **97.66%** in Paris

ARCEP, 9/2024

Reliable Telecommunications and Networks

4G Mobile Telephony

- **4** operators (Orange, Bouygues Telecom, SFR, and Free)
- **99.9%** of the population is covered by at least 3 operators (99.5% for the 4th operator)
- **100%** coverage in the Paris metro (tunnels and stations)

ARCEP, 9/2024

Most affordable mobile and fixed Internet packages in Europe

In France, strong competition in telecoms allows consumers to benefit from some of the lowest prices in Europe, according to the Belgian telecoms regulator IBPT.

France is by far the cheapest country and has the largest number of active brands. Both main brands (Bouygues, SFR, Orange, and Free) and their secondary brands (Sosh, NRJ Mobile, Red-by-SFR) offer subscriptions up to 100 GB.

Cheapest mobile subscription:

- France: **10 €**
- The Netherlands : **30€**
- Luxembourg: **33€**
- Belgium: **38 €**
- Germany: **50€**

IBPT, 2024, data 2024

Fixed Internet subscription prices range **from 32€** in France to around **70€** in the Netherlands, Germany, Luxemburg and around **78€** in Belgium.

Cutting-edge infrastructure

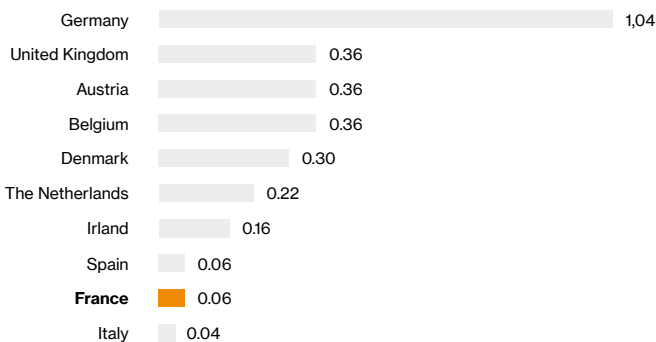
Paris Region hosts a high concentration of technology companies and internationally acclaimed competitiveness clusters. These entities benefit from advanced digital infrastructures, including ultra-high-speed internet, robust cybersecurity, cloud services, and competitive energy costs.

Number of commercially launched 5G sites in Paris Region				
	Bouygues Telecom	Free Mobile	Orange	SFR
Number of 5G sites	2,377	2,633	1,895	1,888
Progression of sites since 06/30/2024	+69	+42	+92	+85

ARCEP, 12/2024

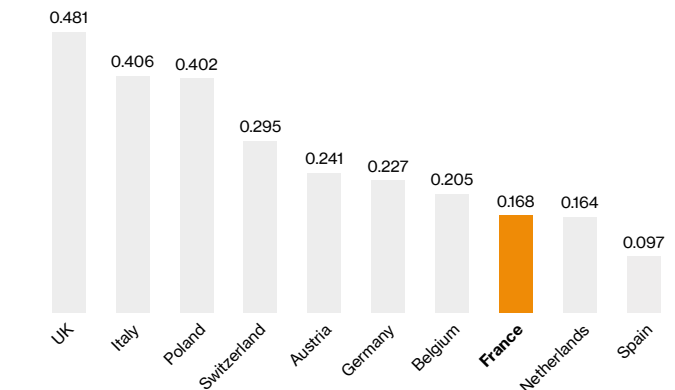
France offers very competitive Telecom and Energy Costs

Average cost of broadband (Per megabit per month in USD) in Europe 2023



Cable.co.uk 2024, data 2023, Selection of Countries

Electricity Prices for Business, kWh, Euro



Global Petrol Prices, 2025, Prices 03/2024, Selection of Countries