

Cultivate your  
difference

BYOS

Notre futur. Votre empreinte.



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## Credo

LIKE AN INVITATION TO COME BACK...

To cross the threshold into your new home.  
With promises of a hybrid living space,  
a new, smooth, and intuitive way of working.

Walking through open-plan offices,  
a green walkway, offices intermingling with living areas.

Go on up to the top floor,  
Where you'll find a terrace with a calm,  
serene, and inspiring panorama.

Step away, then come back.

Feel a little at home.

As if you're invited to settle in.

## Cultivate your difference.

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# The Grand Parc Campus,

a leading centre for health research and innovation



**A science campus with an international reach, offering facilities dedicated to local life.**

At the heart of the Vallée scientifique de la Bièvre, just a few minutes from Paris and from Orly airport, the Grand Parc Campus develops research and innovation activities dedicated to cancer research and health around the internationally-acclaimed Gustave Roussy cancer centre. The aim of the biocluster is to create a dynamic ecosystem combining health care services, public and private research, education, and innovative companies, with the Villejuif Bio Park incubator as its cornerstone.

**“Here, all the living conditions are adapted to the needs of the site’s residents and employees: housing, jobs, transport, living environment, shops, services, etc.”**

**36**

research teams  
totalling  
**1,150** people

**620**

doctors

**1,150**

caregivers

**3,300**

students and professionals  
trained per year

FOCUS

## Gustave Roussy, the heart of the Grand Parc

Gustave Roussy is Europe’s leading cancer centre and among the world’s top 5 in the area of oncology research and care. Certified by France’s National Health Authority as a “High Quality Care” facility, the hospital treats patients with all types of cancer. It specialises in the treatment of rare and complex tumours. The teams meet the challenge, pushing the boundaries of science to offer patients more personalised and innovative care and nourish the hope of curing cancer in the 21<sup>st</sup> century.





# A “fast-growing” appeal

The Grand Parc Campus is a true commercial hub, combining services dedicated to innovation, health, and education.



**150,000 m<sup>2</sup>**  
dedicated to the scientific  
and commercial centre

**20,000 m<sup>2</sup>**  
dedicated to the health professional  
education and training centre

**30,000 m<sup>2</sup>**  
of facilities, shops, and services

**215,000 m<sup>2</sup>**  
of housing

**82**  
hectares of urban  
development zone

**30**  
hectares of parks and  
natural areas

**An exciting mix of uses and  
developments to promote  
quality of life.**

With its shops, restaurants, housing,  
offices for a variety of activities, the  
university, the Grand Parc Campus  
is a vibrant, stimulating location.

It is designed to facilitate the movement  
of people and create an atmosphere  
conducive to relaxation, with,  
for example:

- The “La Traverse” path, which connects  
pedestrians to the “Coulée Verte”  
walkway spanning Paris.
- The “Promenade des Horizons”  
provides a link between the city’s  
new “Parc des Hautes-Bruyères”  
and far horizons.
- The “La Redoute” esplanade marks  
the entrance to the sector and hosts  
occasional events.
- A system of squares punctuates  
the public space with various  
distinctive services.



# A strategic location

at the gates of Paris

## The Campus’ location and its ease of access actively contribute to its appeal.

Located in Villejuif, BYOS is at the heart of the Grand-Orly Seine Bièvre area, providing rapid access to all the main attractions of Paris and the Greater Paris area. The future Villejuif–Gustave Roussy station will be a veritable transport hub, with connections between metro lines 14 and 15. Paris will be just two metro stations, or 4 minutes away. By car, the proximity of the A6 motorway provides rapid access to both the capital and Orly airport.



14 opening in Q4 2024  
15 opening in Q4 2025

“No matter how you travel, you can reach the Campus quickly and easily.”





## A new area of expression

For architect **Éric Lapierre** of **Studio Experience** and **Studio Biehler Graveleine**, **BYOS** offers a unique response to the challenges of the property business and new ways of designing a workplace.

### ARCHITECTURAL VISION

#### Turning urban constraints into an advantage

"We had to design BYOS to comply with the town planning requirements of the Vallée de la Bièvre and take into account the topography of the site where it was to be built. To achieve this, we designed the building in the form of a tripod, to blend perfectly with the landscape and offer great views to all of its users, no matter where they are in the building."

#### Beautiful views of the exterior

The views from the BYOS building floors are unobstructed, and each one is unique. you can see Paris to the north; take in the entire Vallée de la Bièvre to the west; and to the south, you have a panorama of Villejuif and the surrounding area.

#### Visibility is just as important

The campus where BYOS is built stretches along a hillside. By car, the campus is easily visible from the motorway running alongside it. The building's architecture immediately catches the eye when you exit the metro station. The unique shape of BYOS plays a key role in providing high visibility for companies establishing offices there.

#### The atrium, a central area full of life and light

"The atrium is a veritable village square bathed in natural light from all sides, especially from its vast skylight. This is where community life comes together, so we've created easy access from here to the restaurant, the co-working area, and the cafeteria. An atypical, informal space, the atrium communicates directly with the outdoor terrace and campus gardens."



"While BYOS is designed like a typical contemporary office building, we have given it a distinctive identity that is uniquely its own."

*Éric Lapierre, architect*



The indoor street

#### An indoor street with a view of the sky

"BYOS employees walk along this exceptional space as if they were strolling the paths of a garden. With floor-to-ceiling windows, the indoor street becomes a link between the surrounding nature and the heart of the building."

#### Outdoor spaces to work differently

BYOS is perfectly integrated into the natural environment of the campus, and offers its users a wide range of green spaces outdoors. The garden on the ground floor and the large terrace with its pergola on the seventh floor are ideal locations for internal events and informal outdoor meetings. Of course, all these spaces promote the development of biodiversity.

"The building's tripod shape lends itself to original floor designs with easily-understood work and social areas."

*Studio Biehler Graveleine*



“With its elegant curves and transparent facades, **BYOS** blends naturally into the Campus landscape.”





# BYOS is a living space,

in perfect synergy with its surroundings

BYOS is a living space that freely communicates with the Grand Parc Campus, adding to its appeal.

The shape of the building and its many entrances and exits allow users to move from one place to another quickly and easily. The services, the vast lobby, and the Atrium are meeting places that encourage dialogue and collective creativity.

The glassed-in street on “La Traverse” offers a suspended moment before accessing the various services on the ground floor.

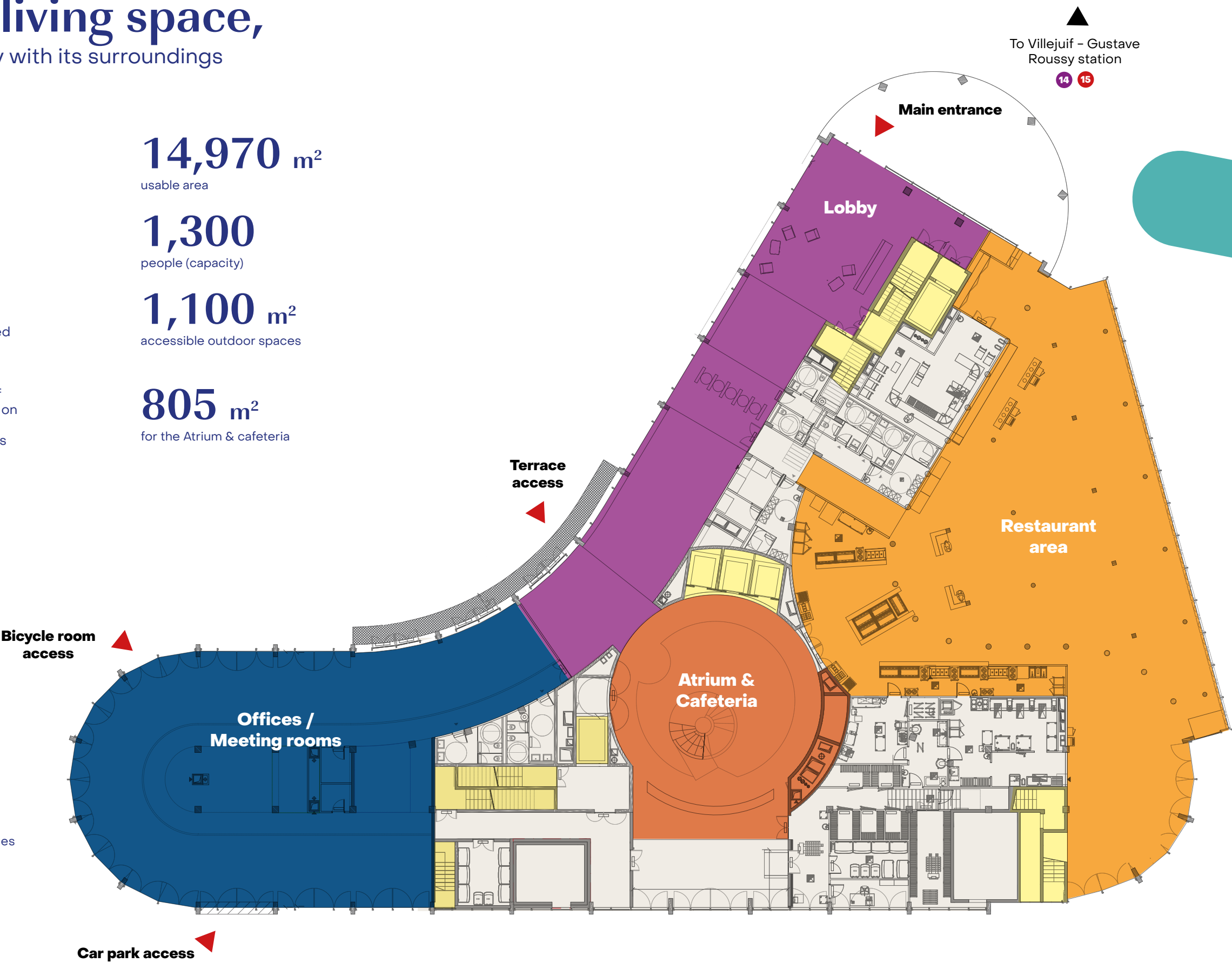
As the focal point of BYOS, the Atrium serves a variety of purposes: offices, services, etc. It has all-natural lighting on each floor and offers an unobstructed view of the Vallée de la Bièvre. Conceived as a place of exchange, it creates a powerful synergy between employees and fosters team cohesion.

14,970 m<sup>2</sup>  
usable area

1,300  
people (capacity)

1,100 m<sup>2</sup>  
accessible outdoor spaces

805 m<sup>2</sup>  
for the Atrium & cafeteria



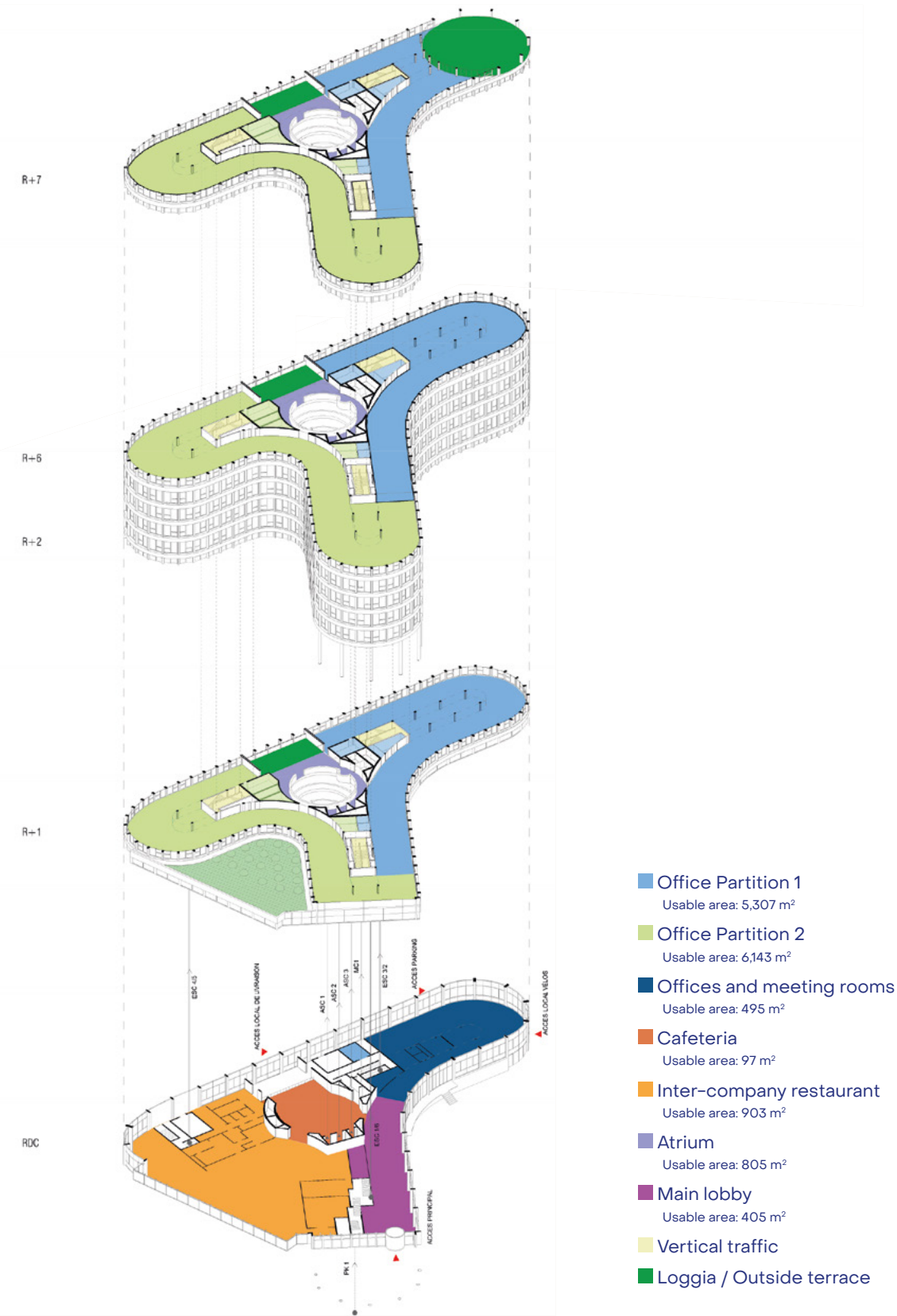
- Lobby & indoor street
- Restaurant area
- Atrium & Cafeteria
- Offices / Meeting rooms
- Vertical circulation
- Plant rooms / Sanitary facilities



Flash this code to download the BYOS application and discover the building.



# BYOS is a flexible building, designed for healthy living



“The BYOS architects took care to build in easy circulation to make the building both user-friendly and efficient.”



BYOS designed this hospitality area to give each user a unique welcome.



Flash this code to see a 360° image of the Lobby.



# BYOS is a cradle of creativity,

encouraging new ways of working

**BYOS' vast floors all enjoy direct natural light.**

Every workspace is designed to be organised according to the wishes and activities of its users: open space, partitioned, or mixed. The very small number of columns simplifies the surfaces and volumes. The rounded office spaces enjoy panoramic views of Paris and the Vallée de la Bièvre.

**14,970 m<sup>2</sup>**  
usable area

**1,850 m<sup>2</sup>**  
per floor

**90%**  
direct natural light

**2.70 m**  
ceiling height

**11 m<sup>2</sup>**  
per workstation





# From the BYOS terraces, breathtaking views of Paris and the Vallée de la Bièvre



## Seeing and being seen

The extensive terrace on the 7<sup>th</sup> floor is an exceptional space, offering views of Paris and La Défense that span more than 180 degrees. It invites you to recharge your batteries and, like the many terraces and planted areas available within BYOS, provides a special working space for users.

Its proximity to the A6 motorway gives it optimum visibility and a strong visual impact. This strategic and favourable location will facilitate access for future users.

40

trees planted

2,618 m<sup>2</sup>

green areas, including 21% outdoors

A resolutely green building with a rigorous CSR approach recognised by the best labels and certifications.



“Excellent” Level

BREEAM®

“Very Good” Level

Osmoz

“Levier bâti”



“E2/C1” Level



“Gold” level



# Inside BYOS,

the services make life easier

154

underground parking spaces

335

seats in the restaurant area

118

bicycle docks

30

seats for the cafeteria

## Soft mobility is encouraged in and around BYOS.

There are 118 docks for cyclists, along with a locker room and showers.

## Everyday life is always easier.

Areas dedicated to services allow building users to concentrate on their professional activities.

## The user-friendliness of the premises is entirely in line with new working trends.

The large restaurant, bathed in natural light, is open to the outside and allows BYOS users to eat as they please. A restaurant area designed for productivity during off-peak hours and informal meetings. With its outdoor terrace, the cafeteria at the heart of the Atrium is a bright, central space, ideal for informal meetings and discussions over a snack.



Flash this code to see a 360° image of the Atrium.



# Technical and functional description

## Overview

Byos is developing 14,970 m<sup>2</sup> of usable floor space on G+7 levels over 2 infrastructure levels, with 154 parking spaces, including 52 electric vehicle slots (20 equipped units and 32 pre-equipped). The parking spaces comply with the French NF P91-120 standard. In addition, more than 220 m<sup>2</sup> will be dedicated to bicycle parking (around 118 slots). The maximum occupancy for the office space is set at 1,300 people. The emergency exits are designed to accommodate this population for optimal flexibility and scalability of occupancy. To this end, the technical installations will accommodate 1 workstation/11 m<sup>2</sup> of usable space. The project is designed to provide optimal flexibility, offering both horizontal and vertical divisibility, with two independent lots per floor. Each standard floor has a surface area of around 1,850 m<sup>2</sup>. The office floors are bright, lit mainly by direct natural light with a 90% daylight/SUN efficiency.

## Programmatic data

The building is not a high-rise (IGH), and is classified under the French Labour Code as office space on standard floors. Every part of it is accessible to people with reduced mobility. Each floor can be set up in an open plan, shared offices, or individual offices configuration. Most of the floors are 19 m deep, and have suspended ceilings with a ceiling height of 2.70 m ± 3 cm and 8 cm ± 1 cm raised access floors covered with carpet tiles. The air renewal system is designed such that up to 20% of the office space may be used as meeting rooms anywhere on the floor. Each partition has a water outlet available to allow the subsequent installation of tea stations. Pre-defined overload zones (500 daN/m<sup>2</sup>) will allow archival space to be installed on each of the standard floors.

## Outdoor spaces

BYOS features a number of accessible terraces and planted outdoor spaces designed by the VOGT agency:

- A central drainage ditch, landscaped and planted with trees;
- A loggia accessible to the lessees;
- A accessible terrace on floor G+7 with panoramic views of Paris and La Défense.

## Restaurant and cafeteria

The building has a company restaurant and a cafeteria:

- Restaurant: 335 seats, with a capacity of around 840 meals per day;
- Cafeteria: 30 seats, with a capacity of around 90 snack-type meals per day.

## Construction

The columns, beams, and walls of the structure are entirely of reinforced concrete. All the floors are cast-in-place floor slabs. The entire central core of the Atrium is also made of cast-in-place reinforced concrete.

## Materials

- Architectural concrete facade;
- External joinery in aluminium, black finish;
- Glass and aluminium canopy.

## Facades

The shell is designed to limit energy requirements and ensure user comfort in all seasons. The facades are designed on a 1.35 m grid, and every other grid is fitted with comfort sashes equipped with contact sensors. Shade is provided by electrically-operated interior blinds made from micro-perforated fabric. The exterior façades are cleaned and maintained using a gondola.

## High voltage

The building has two power delivery substations connected to the 20 kV ENEDIS grid, along with a private 1,650 kVa transformer station to supply power to the building's LV electrical panels, security panels, and electrical terminals. Each rental lot and specific area has its own divisional board. Each workstation is equipped with 4 floor-mounted electrical outlets (2 standard and 2 reserved for "ripple" sockets). Provisional services are provided for the electrical outlets required for reception desks and any access controls and VDI rooms. Lighting is ensured by low-luminance LED lights embedded in the ceiling, activated by motion sensors in the corridors and controlled centrally via the BMS. Average illumination level of the premises, with a uniformity coefficient of 0.6:

- Office areas: Average 300 lux;
- Meeting rooms: Average 300 lux;
- Passageways and landings: Average 200 lux;
- Sanitary facilities: Average 200 lux;
- Lobby: Average 200 lux;
- Car Park: 100 lux at floor level in vehicle traffic areas, decreasing to 75 lux at the rear of the car parks;
- 1/3- 2/3 lighting can be programmed from the BMS.

## Inverters

A room in the basement is provided for the Lessee's installation of an inverter.

## Low voltage

**VDI**  
Provisional services are planned for the installation of VDI rooms on each floor.

**TECHNICAL BUILDING MANAGEMENT**  
The building is equipped with a Building Management System (BMS) for supervising the building's technical installations.

This system will optimise the management of maintenance and operations and provide the following features:

- Monitoring of the condition of technical installations:
  - Heating, ventilation, and air conditioning;
  - High-voltage electricity and generator;
  - Lifts;
  - Plumbing;
  - Any other installation equipped with an alarm.
- Scheduled start-up and shut-down of installations (lighting, central air unit, air conditioning terminal unit, etc.);
- Building energy and fluid meters. Metering will be according to type of energy or fluid (electricity, water, heating, cooling, etc.), by area (leased area, general services) and, for electricity, by use (lighting, power, HVAC);
- Alarm and fault reporting;
- Energy metering;
- Performance monitoring;
- Recording, archiving, and publication of reports.

## Access control and security

Implementation of a complete security system including video surveillance, anti-intrusion, and access control. The building will be equipped at all external entrances on the ground floor and for sensitive areas:

- All doors accessing the building from the outside;
- Two-way car park entrance and exit (intercom panel to be positioned depending on the architectural design);
- Safety control station;
- Plant rooms.

In the lobby, provisional services (conduits) will be available for the lessee's installation of security barriers at a later date. For the private areas, these provisional services will be installed in the following locations:

- Access to office floors from the lift landings;
- Access to office floors from the staircases.

## Fire safety system

The building has a category A fire safety system with type 1 alarm equipment to broadcast the General Alarm throughout the building.



## Heating, ventilation, cooling, smoke extraction

### WATER HEATING AND CHILLING

Chilled water is produced by a set of refrigeration units. The building will be heated via a connection to the “SEMHACH” geothermal network. In summer, the system provides a maximum indoor temperature of 26 °C for an outdoor temperature of 32 °C. In winter, the minimum temperature is 19 °C for an outdoor temperature of -7 °C.

### AIR TREATMENT

Air conditioning in the offices and restaurant areas is provided by a dual-flow air handling unit with energy recovery. Office, meeting room, and landing temperatures are controlled by fan coil units, while the other high-occupancy areas and the lobby use an all-air system.

The fan coil units are supplied by 4 pipes in the suspended ceilings, fitted with 6-way valves. The hygienic air exchange is 25 m³/hour per person for offices, landings, and the lobby, and 30 m³/hour per person for meeting rooms and the restaurant.

### SMOKE EXTRACTION

Mixed smoke extraction system (mechanical extraction, air outlets via the facade openings) on the floors, allowing total flexibility in partitioning.

## Lifts

Passenger lifts:

- 1 triple bank of lifts serving all floors, located in the Atrium.
- 1 service lift serving the GROUND FLOOR and all the upper floors.
- Car park lift: 1 lift serving the lobby from the car park.

## Interior finishings

Following are the interior finishings:

### OFFICE AREA

- Carpet tiles
- Neatly finished paint on the walls
- Suspended ceilings made of mineral fibre tiles with integrated light fixtures according to the modularity of the office floors
- Raised access floor

### LOBBY

- Double height
- Travertine flooring
- Smooth-faced acoustic suspended ceilings
- Decorative lighting on walls and ceilings
- Rosewood and glass panel walls
- Laminated wood veneer doors
- Fixed and mobile seating

## Company restaurant

Double height

- Carpeting in the restaurant area
- Tiling in the kitchen area
- Perforated acoustic tile suspended ceilings
- Decorative lighting on walls and ceilings
- Fixed and mobile seating

## Atrium & Cafeteria

- Carpeted and travertine flooring
- Smooth-faced acoustic suspended ceilings
- Direct and indirect decorative lighting
- Fixed and mobile seating

## Sanitary facilities

- Laminate-finish doors
- Porcelain stoneware floor
- Glazed stoneware and painted walls
- Smooth-faced ceilings
- Recessed spotlights and strip lighting
- Wall-hung washbasins and toilet bowls with dual-speed cisterns

## CERTIFICATIONS AND LABELS

### BUILDING QUALITY AND SUSTAINABILITY



### BUILDING CONNECTIVITY



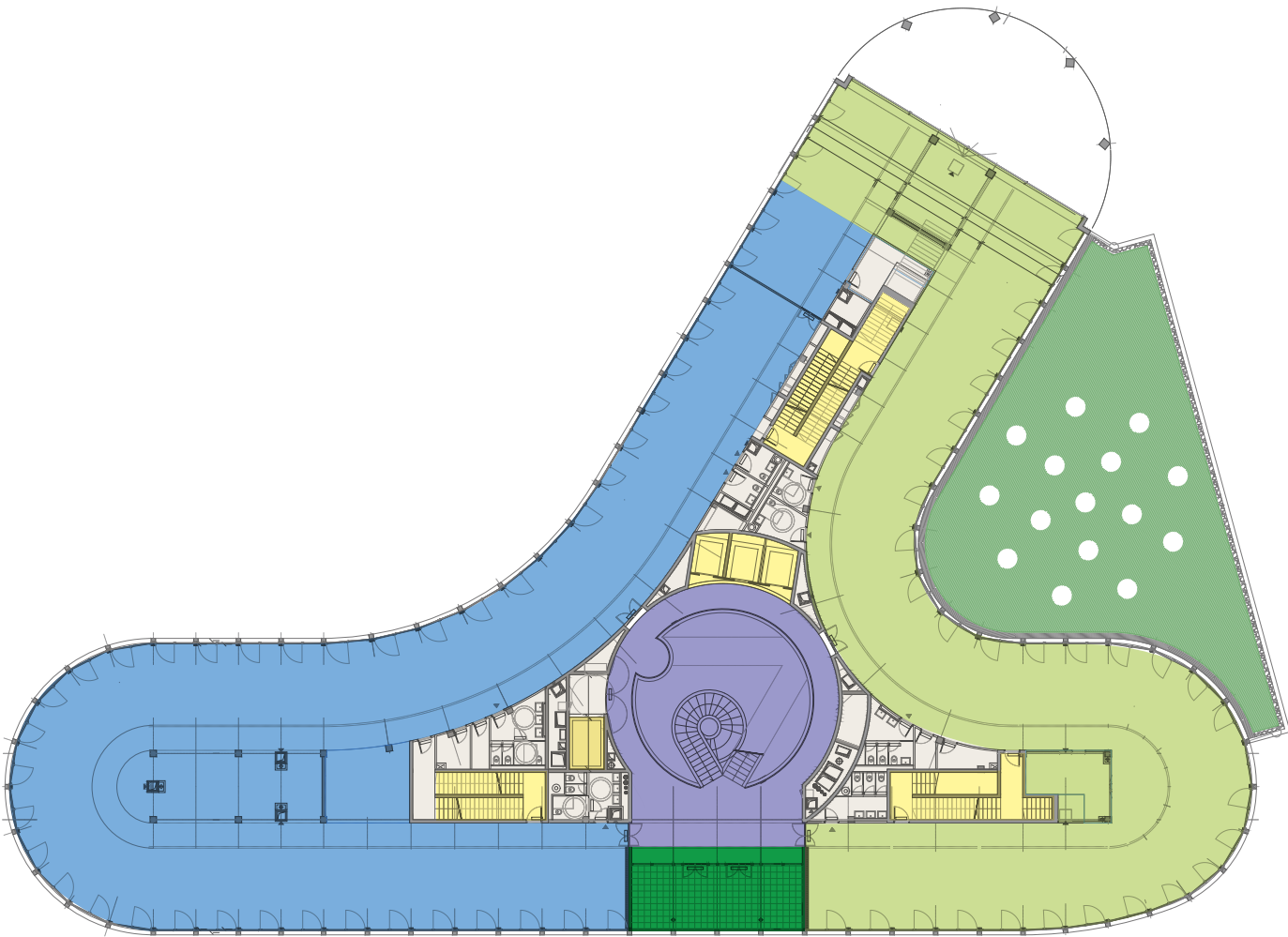
### USER WELL-BEING





standard floor

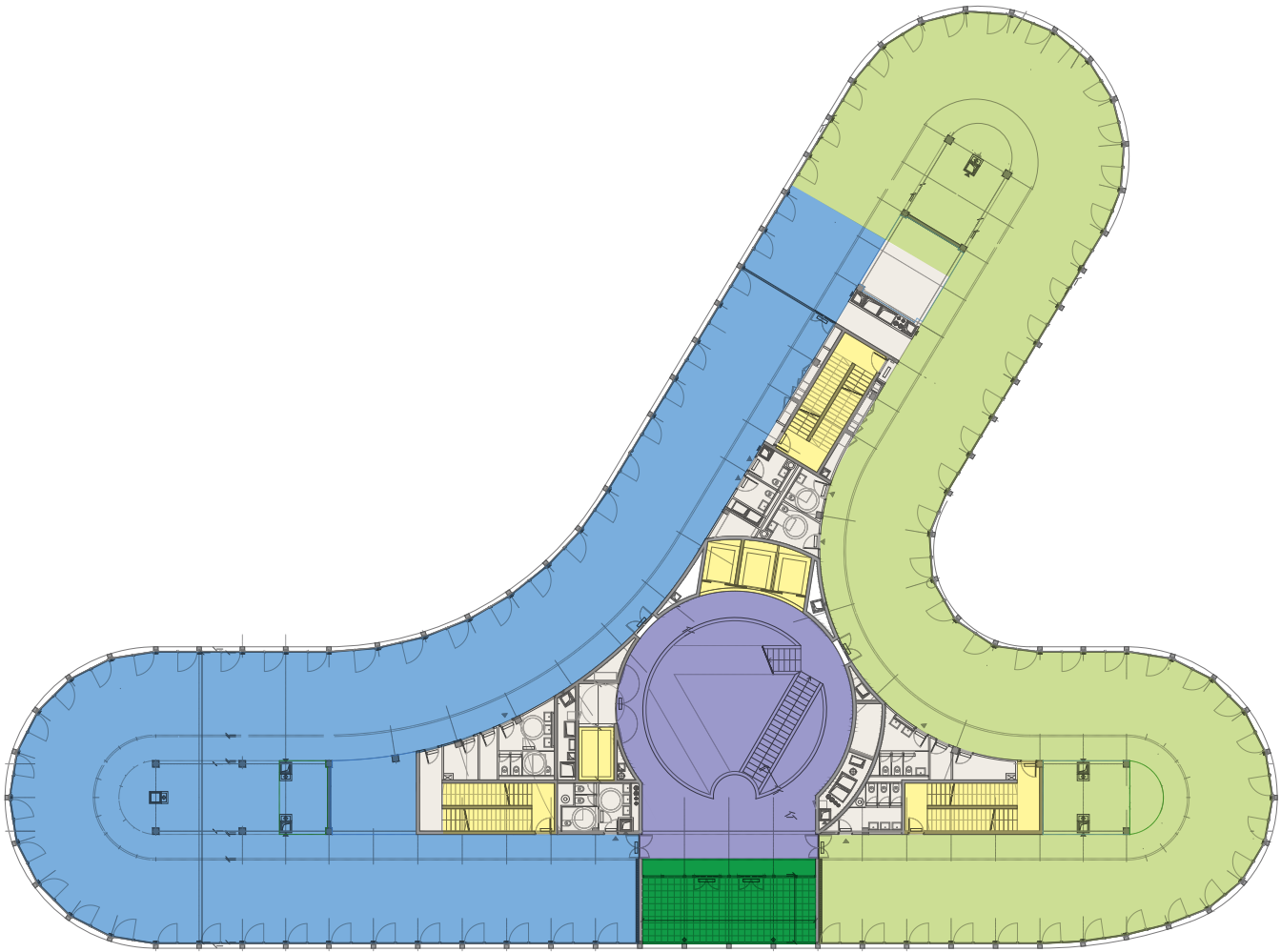
G+1



- Office Partition 1
- Office Partition 2
- Atrium
- Vertical traffic
- Plant rooms / Sanitary facilities
- Loggia / Outside terrace

standard floor

G+2



- Office Partition 1
- Office Partition 2
- Atrium
- Vertical traffic
- Plant rooms / Sanitary facilities
- Loggia / Outside terrace

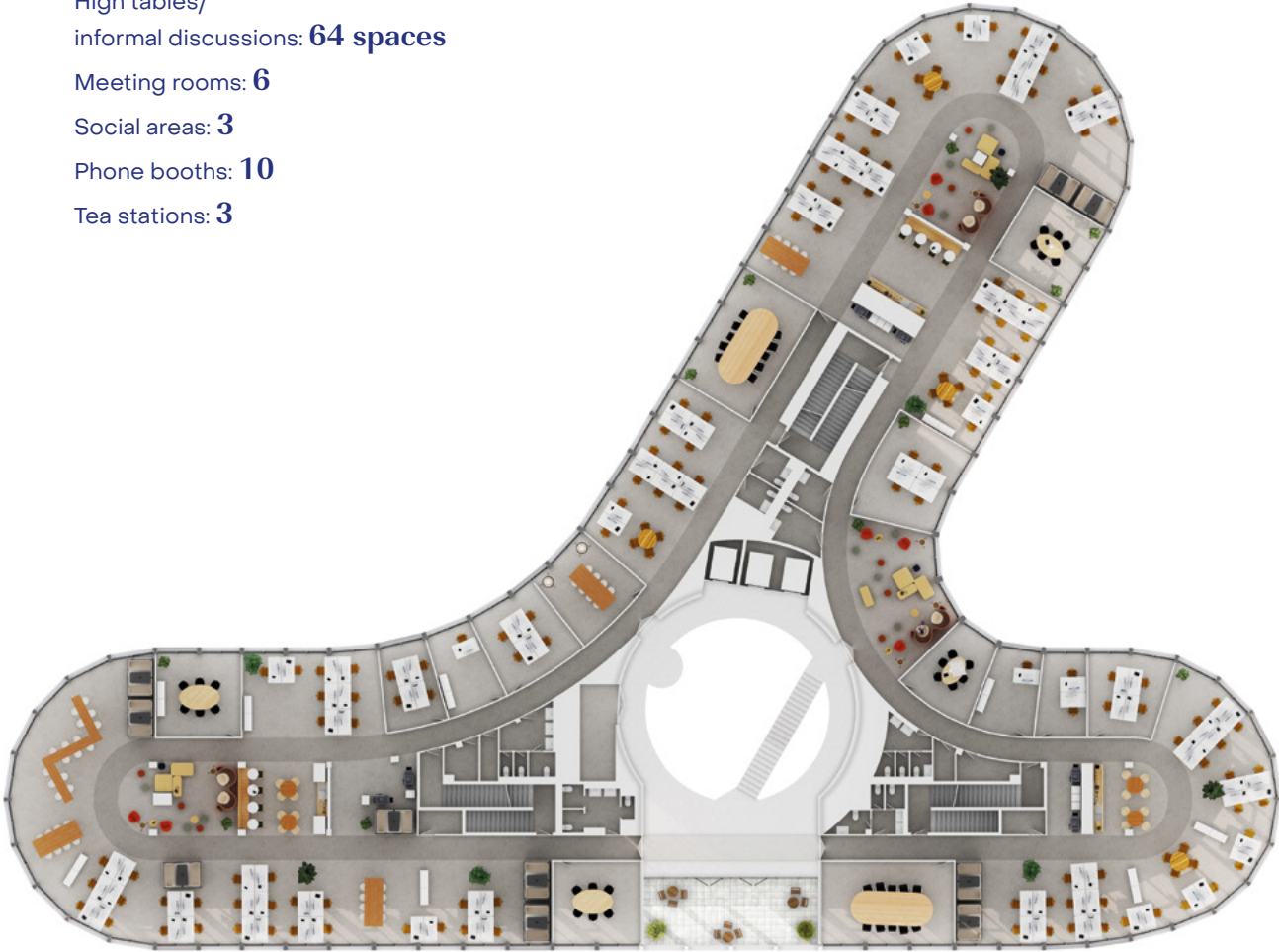


# Space planning

SEMI-PARTITIONED

G+4

- Offices: **132 spaces**
- High tables/  
informal discussions: **64 spaces**
- Meeting rooms: **6**
- Social areas: **3**
- Phone booths: **10**
- Tea stations: **3**

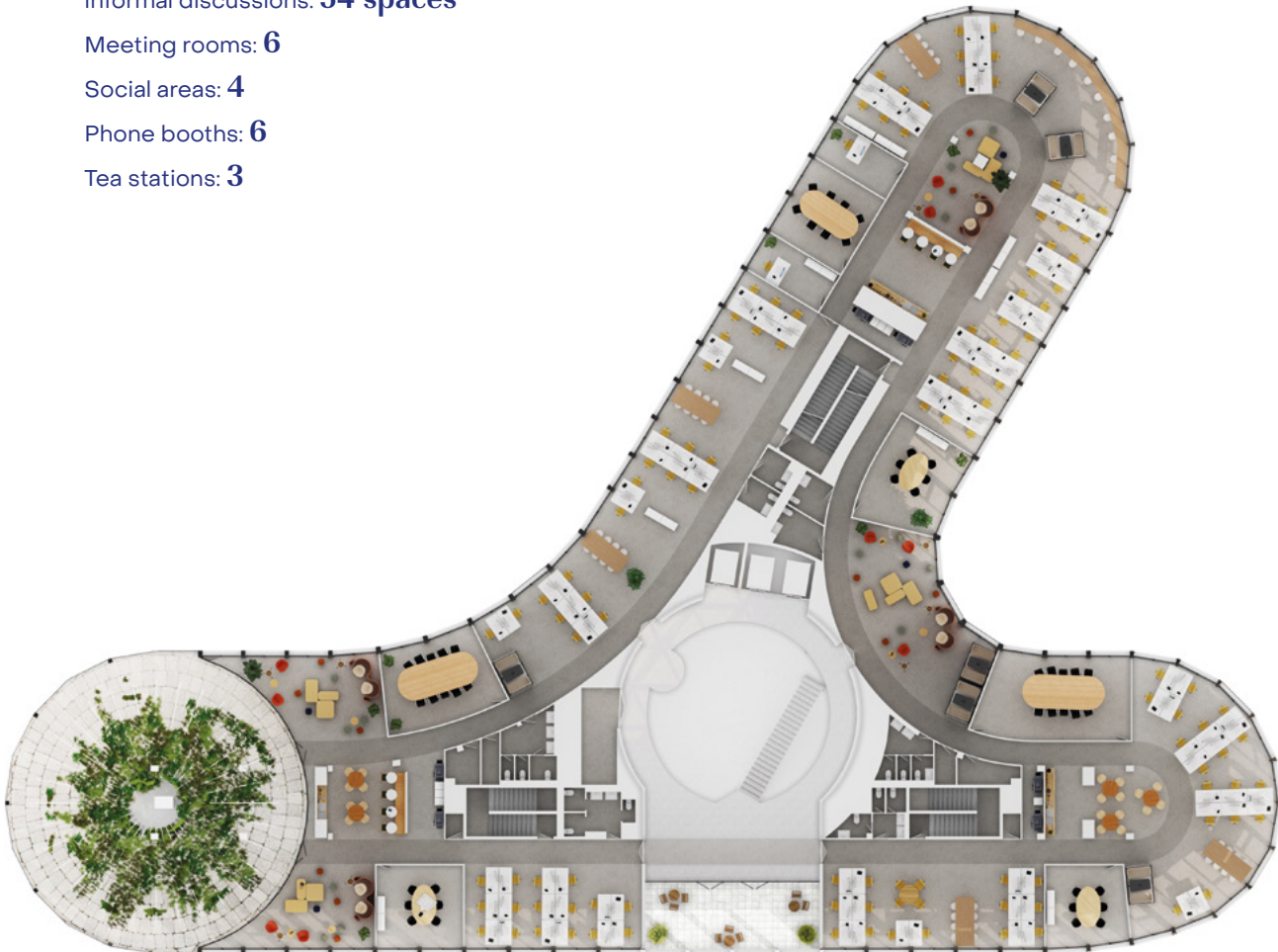


# Space planning

NEW USES

G+7

- Offices: **112 spaces**
- High tables/  
informal discussions: **54 spaces**
- Meeting rooms: **6**
- Social areas: **4**
- Phone booths: **6**
- Tea stations: **3**





# About

**Amundi Real Estate,**

Amundi’s property asset management subsidiary, specialises in the development, structuring, and management of property funds focused on the European market. With €43.3 billion under management <sup>(1)</sup>, Amundi Real Estate is NO.1 in France in terms of capitalisation for REITs and retail OPCIs (collective property investment schemes) <sup>(2)</sup> and the No. 3 office asset manager in Europe <sup>(3)</sup>.

As the leading European asset manager ranking among the top 10 global players <sup>(4)</sup>, Amundi offers its 100 million retail, institutional, and corporate clients <sup>(5)</sup> a full range of savings and investment solutions in active and passive management, covering traditional and real property assets. This offering is accompanied by technological services and tools spanning the entire savings value chain.

A subsidiary of the Crédit Agricole group, Amundi is a listed company and currently manages over €1.95 trillion in assets <sup>(5)</sup>.

**Crédit Agricole Real Estate Corporate and Promotion,**

a subsidiary of Crédit Agricole Real Estate (in line with Amundi RE above), works with its corporate and public authority clients to develop their property projects throughout France, drawing on its many areas of expertise: property strategy, town planning, promotion, restructuring, refurbishment, space planning, property management, and operating property.

Crédit Agricole Real Estate Corporate and Promotion is a recognised and trusted partner for the most ambitious property projects, ensuring compliance with three core principles: building sustainability and performance, respect for the environment and decarbonisation, inclusion and social cohesion.

(1) Source: Amundi Real Estate at end-June 2023 – Includes pockets managed on behalf of other appraisers  
(2) IEIF – December 2022  
(3) CAI – published in December 2022 based on data from June 2022  
(4) Source: IPE “Top 500 Asset Managers” published in June 2023 on the basis of AuM as at 31/12/2022  
(5) Amundi data as at 30/09/2023



BYOS

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