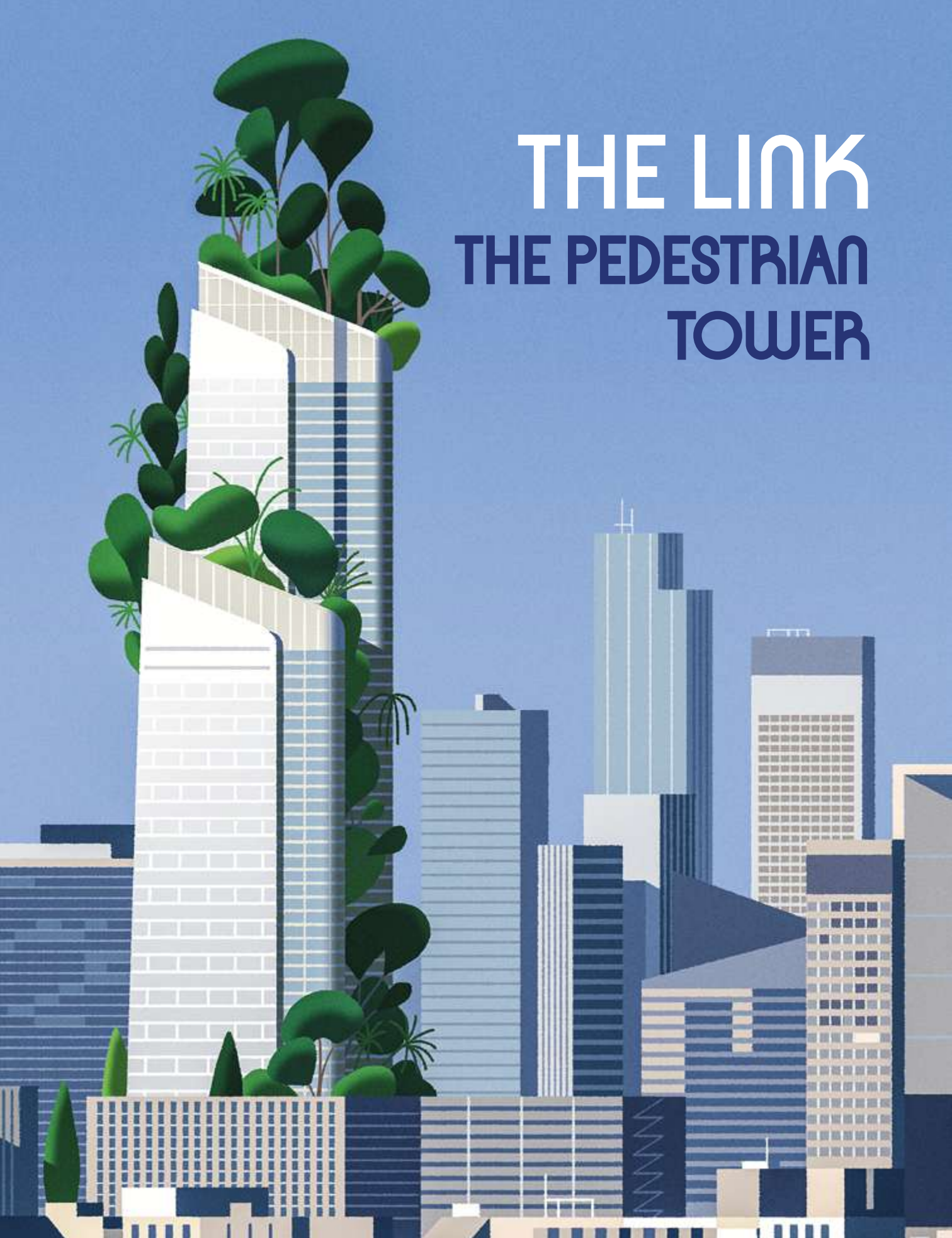


THE LINK

THE PEDESTRIAN TOWER



MICHELET
AREA
LA DÉFENSE

THE
LINK

CITY OF
PUTEAUX

PONT DE NEULLY
TOWARDS PARIS PORTE MAILLOT

THE LINK





②



①

1
THE RING ROAD

The ring road slows down on the Puteaux side and opens up to pedestrians and cyclists.

2
THE LINKS

30 linking walkways connect the high-rise's two wings.

3
LA DEFENSE PLAZA - COURS MICHELET

The building is located in the center of the Michelet area, which will be entirely rearranged and reconfigured.



③



④



⑤



⑥

4
THE TERRACES AND HANGING GARDENS

Every workstation is less than 30 seconds from an exterior area.

5
THE ROOFTOP GARDENS

Two rooftop gardens, one on each wing, offer a panoramic view of Paris.

6
A TAMED ENVIRONMENT

Less traffic and slower speeds will promote new types of mobility.

INTERVIEW

PHILIPPE CHIAMBARETTA

Architect, Founder of PCA-Stream



ERIC DONNET

Chief Executive Officer, Groupama Immobilier

ED

“The Link combines verticality and horizontality in an unprecedented, harmonious way. This new-generation, new-design high-rise traces a new path for La Défense.”

What does The Link mean to you?

PC Pure happiness! This project is an opportunity to finally do something different in La Défense and invent a new relationship towards work. This is a real privilege for an architect, especially since it's been 10 years since the last high-rise project in La Défense. I thought the dream was over, but now everything is possible again.

ED We are proud to be part of this unique and exceptional project. It's a fantastic adventure involving 30 engineering and design offices and 1,000 people for its construction. The Link is also a powerful symbol, because its financing, design, construction and use are 100% French.

How does The Link's architectural design represent a break with the past?

ED The Link combines verticality and horizontality in an unprecedented, harmonious way. The building stretches its two walkway-linked wings, each designed for human interaction. It brings together all the good ideas that have been suggested or developed for other buildings, including green spaces, wide terraces, rooftop gardens, large windows and services on all floors.

PC

“More than a real estate asset, the building was designed as a management tool to promote collective intelligence.”

PC More than a real estate asset, the building was designed as a management tool to promote collective intelligence. It's made for walking around, so people can meet up easily and have informal discussions. The 6,000 square-meter duplexes with their large open stairwells, the easily accessible outdoor spaces, the numerous convivial areas and the transparent design all foster fluid movement and well-being.

Will The Link respond to environmental expectations?

ED We planned for the next 100 years and the generations who will follow us. The building is reversible, because its structure and construction methods allow for all types of uses. Designed to accommodate offices, it may house a hotel or shops in the future.

GROUPAMA IMMOBILIER

Groupama Immobilier is the Groupama Group's management vehicle specialized in real estate activities (commercial and residential). On behalf of its principals, the company manages a €3.2 billion portfolio, making it one of France's leading managers of real estate assets. It develops customized, open-ended, fully self-financed projects to reinvent the city and showcase its heritage.

PCA-STREAM

Founded in 2000 by Philippe Chiambaretta, PCA-Stream brings together a team of 80 architects, art historians, city planners, landscape designers and engineers. PCA-Stream sees a multidisciplinary approach to architecture as the only valid way to address today's major issues. It is one of the few architecture firms in the world with an applied research studio focused on new working habits and productive cities.

PC The Link will use half as much energy as a traditional high-rise. Its light-bathed photovoltaic panels will harness the sun to supply 20% of the energy consumed each day. The building's double-skin façade will ensure a maximum temperature of 24°C in all seasons, thereby limiting the need for air conditioning and reducing energy consumption.

What will The Link bring to La Défense?

PC The Link marks the end of slab planning, with its artificial separation from the ground. This project will accelerate La Défense's transformation and reconnect the district with the city. It provides an opportunity to open up Cours Michelet and link the plaza to the city of Puteaux by taming the ring road.

ED Given its location, The Link will significantly transform the skyline of La Défense and the entire image projected by the business district. It will send a forward-looking message of architectural boldness. In today's environment, that's a sign of confidence and optimism.

6,000

SQ.M

OF FLOOR SPACE

opening up in La Défense
for the first time in 30 years.



12,000

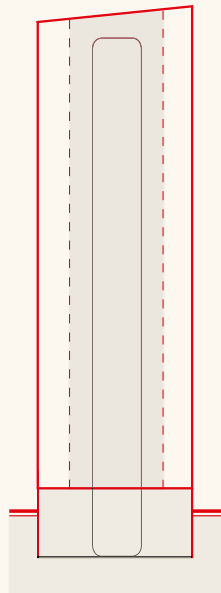
EMPLOYEES

can be accommodated in this
new-generation high-rise.

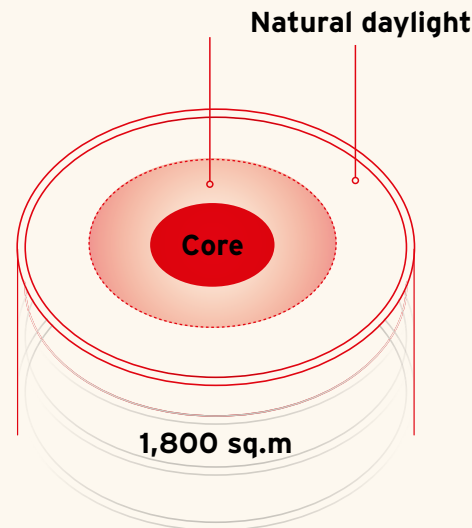
TRADITIONAL HIGH-RISE

NO

Single-height
1,800-sq.m floor plates



Indirect daylight



Natural daylight

Rarely see colleagues, even though they are just one floor below.

Vertical partitioning hampers the flow of people, information and ideas.

Wait until the end of the day to breathe fresh air.

An all-mineral environment and slab design that prevents essential contact with nature. Need to take the elevator to get outside.

Cut yourself off from nature.

An all-mineral environment and slab design that prevents essential contact with nature.

Travel down to the building's base to eat.

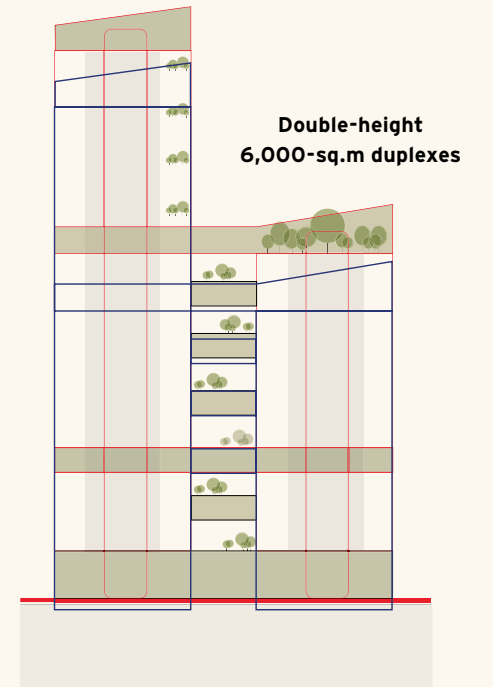
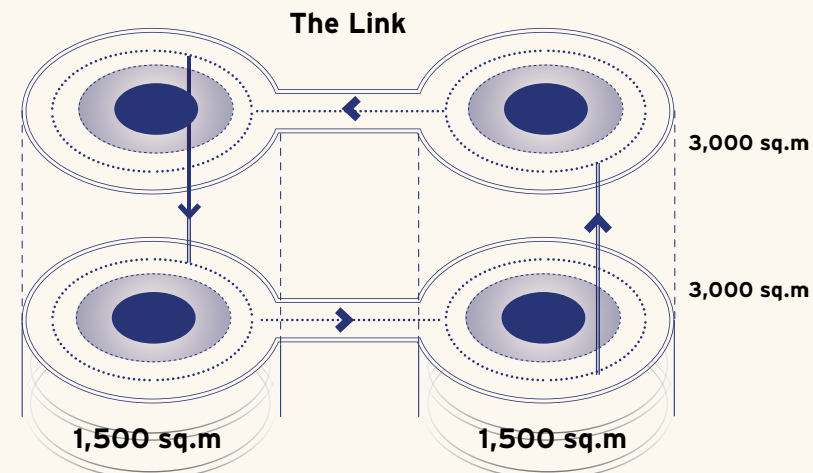
All food services are located at the bottom.

Settle for a limited view.

In traditional high-rises, the user's view is restricted by the size of the windows.

THE LINK

YES



Meet up easily with colleagues.

The Link invents a new type of horizontality, with two wings linked by 30 walkways and generous 6,000-sq.m duplexes.

Get your fill of chlorophyll.

The Link brings the outdoors in with 2,800 square meters of terraces, hanging gardens, rooftop gardens and more.

Admire Paris and its historical axis

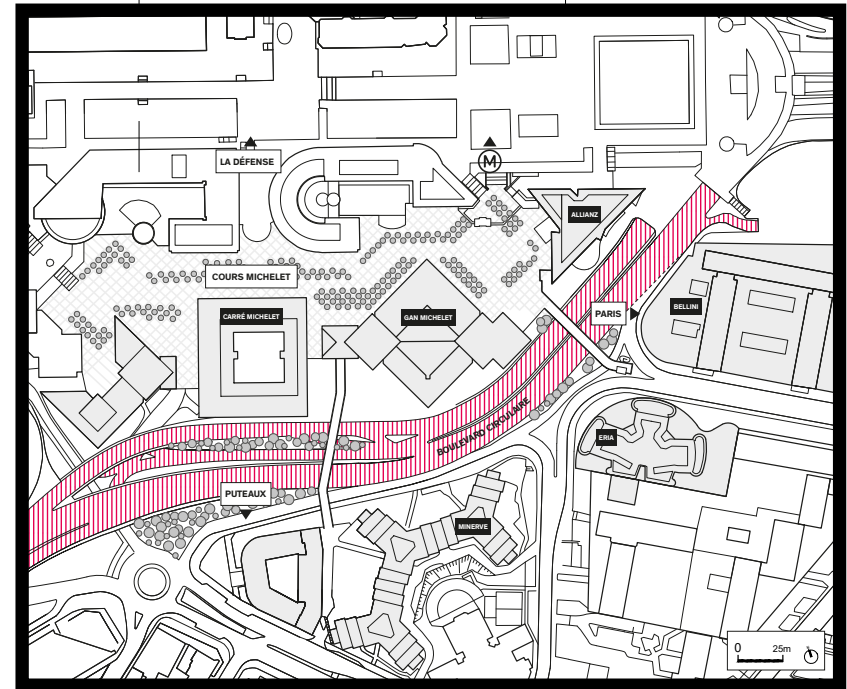
(Arc de Triomphe - Concorde - Tuileries) from the one-of-a-kind belvedere.

Get together at different levels.

The Agora, the linking walkways and the panoramic club are just three examples of "village squares" designed to foster chance encounters.

Enjoy a panoramic view from your office.

Thanks to the floor-to-ceiling windows, everyone in the building has an unobstructed view.



TODAY

CALM
&

COLLECTED

La Défense is organized on an artificial slab more than 18 meters above the ground (13-meter variation where The Link is located) that disconnects it from the surrounding environment. Back in the 1960s and 70s, the idea was to build a spacious, autonomous and bright business district sheltered from the urban hustle and bustle, like an island in the city.

THE RING ROAD

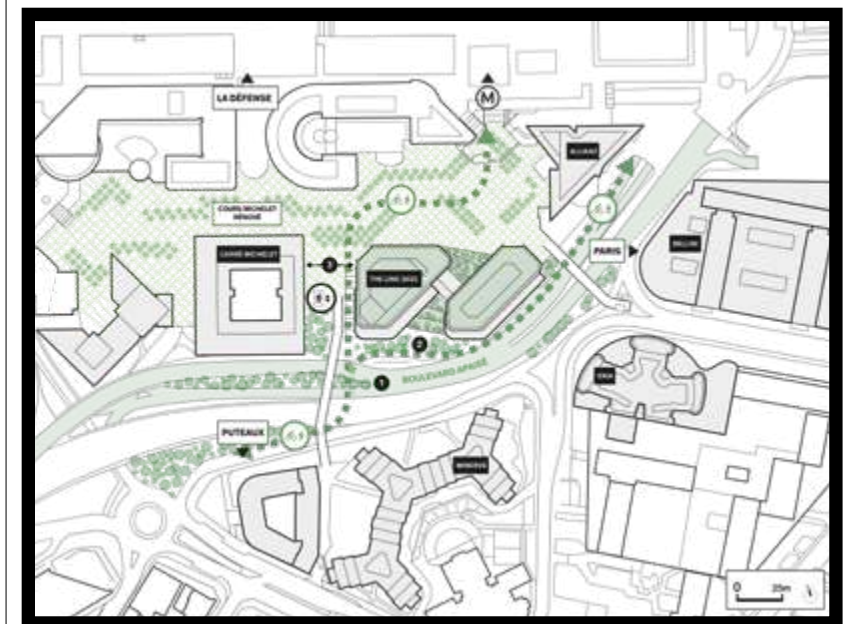
A 70-meter No Man's Land

The La Défense business district is currently cut off by a noisy urban highway where bicycles are prohibited. As proof of the automobile's long-time reign, the expressway can only be crossed via a few overhead walkways that are complicated.

Breaking the Barrier

With The Link, the ring road will open up on the Puteaux side to the increasingly numerous pedestrians and cyclists coming into La Défense. Traffic will be tamed with stoplights and crosswalks.

TOMORROW



ARCHITECTURE & Urban Planning



AN URBAN CHALLENGE

The Link has seized the opportunity to break with the urban planning of the 1960s and 70s. While the trend at that time was to build stand-alone business districts, the ethos now is to mix uses so as to create spaces that are alive all week long, at all times of the day. Business and office districts are increasingly mixed, and they draw their energy from the beat of the city. Given the property's dimensions (6,000 sq.m), its proximity to the city of Puteaux and its central location on Cours Michelet, The Link will change the district's contours and usher in a new era by:

Completely Renovating Cours Michelet

Michelet is a historic section of La Défense, but today it is locked-in, stone-gray and incoherent. Tomorrow, it will be completely rearranged and reconfigured. Traffic flows will be revisited, ground coverings will be renovated, urban furniture will be modernized and green spaces will be added.

Connecting La Défense and Puteaux

So close and yet so far... The city of Puteaux is just a stone's throw away, but getting there on foot is difficult given the complex, uninviting walkways and itineraries. Located slightly apart from where the current building stands, The Link will be the first high-rise in La Défense to be directly connected to Puteaux. Tomorrow, the city, its stores and its numerous amenities will be fully accessible to The Link's users. It will be easy to stroll over to the shop-lined streets at lunchtime or after work.

Part of the New Skyline

Visible from all of Paris and situated along the historical axis that starts at the Tuileries, The Link will be the symbolic entrance to La Défense. It will create a new, more balanced and resolutely contemporary skyline.

AN ICONIC STRUCTURE

More than a new building, The Link is a revolution in the high-rise landscape. Being the tallest isn't the objective here; architectural inventiveness is what counts, with a convivial, energy-efficient building that multiplies the potential of its footprint by 20 and opens out onto the city.

The Link is two high-rises connected by 30 linking walkways. The Link isn't just spectacular architecture. It's an ingenious, atypical high-rise that leverages bold technical thinking to ensure its stability and sustainability, meet environmental challenges and address new ways of working.

UP



From top to bottom, greenery is everywhere, creating a more pleasant and cheerful visual experience as you gaze out the office window, exit the elevator and look up at the façade. Sit back and sip your coffee, get some sun or plan a project with colleagues or customers from The Link's green belvedere and terraces.

ROOFTOPS

Magical !

Employees and visitors will enjoy a panoramic and iconic view from the two rooftop gardens, one on top of each wing. A 170-sq.m private garden will be reserved for VIP guests on the 50th floor of the Arche wing, while a 650-sq.m planted belvedere overlooking the river will offer a breathtaking view of Paris on the 36th floor of the Seine wing and provide a tranquil place to relax and recharge close to the sky.

& DOWN

AGORA

La Défense on One Side, Puteaux on the Other

The resplendent triple-height Agora welcomes you to The Link as you enter the building, offering a majestic and transparent setting for people to cross paths, meet up and greet each other. Like a lively village square that reflects the changing seasons, it leads to reception areas, the Business Center, the Conference Center, service areas, restaurants and most of the amenities for building users. The Agora opens onto the La Défense plaza on one side and the city of Puteaux 13 meters below on the other, offering an impressive introduction to The Link. Vibrant and light-filled, it can be transformed as needed to stage an exhibit or organize an event.



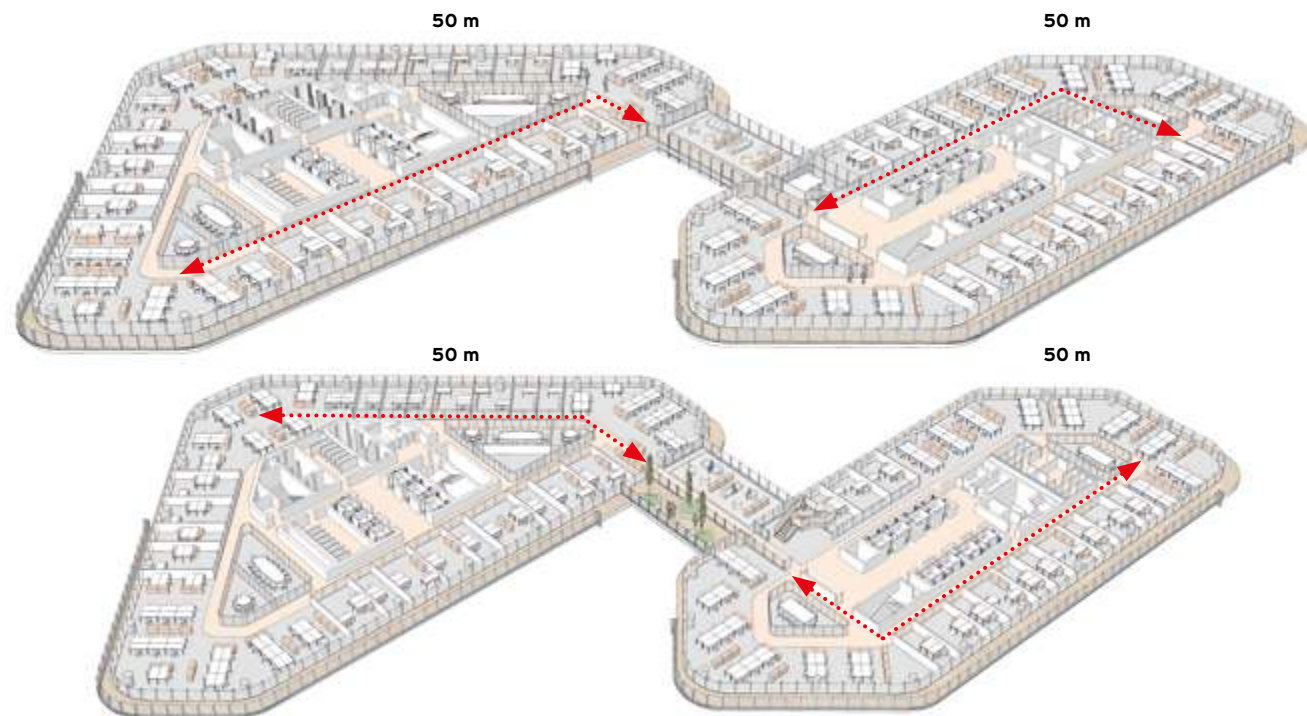
HORIZONTALITY

A HIGH-RISE THAT SPREADS ITS WINGS

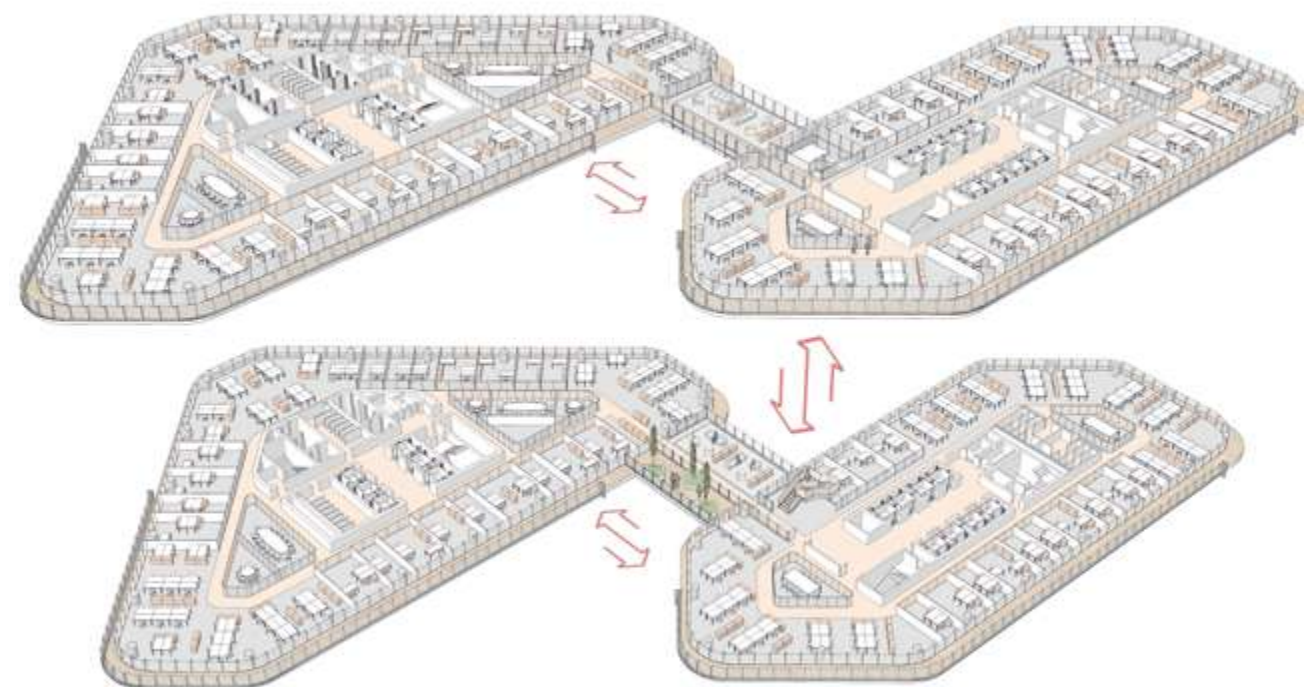
With its two wings linked by 30 walkways, The Link offers spacious 3,000 sq.m floor plates - an unheard of feature for high-rises in La Défense. Thanks to its ingenious flow patterns, the linked design fosters all types of exchanges and collaborative working.

This innovation creates an uninterrupted horizontal pathway that invites employees to walk from one area to another, enhances their sense of belonging and reflects the change in management methods towards increasingly flat organizations.

DISTANCE TO THE LINK



VERTICAL LINK VIA OPEN STAIRWELL



Verticality

THE LINK
242
METERS
La Défense

The Sun Always Shines Above the Clouds

At 242 meters, The Link will be the tallest high-rise in France. The fully transparent structure will have a remarkable view of greater Paris and the capital's center, providing its occupants with an unmatched perspective. Instead of concentrating the convivial areas and amenities at the base, the design shifts the center of gravity by placing services and informal spaces at different levels. And to limit waiting time to no more than 30 seconds, the building will be fitted with 24 double-decker elevators.

FIRST
231
METERS
La Défense

MONTPARNASSE
210
METERS
Paris

INCITY
202
METERS
Lyon

But not as tall as the Eiffel Tower!
(324 meters)

MICHELET
127
METERS
La Défense





The management revolution

Management is going through a profound transformation in response to the aspirations and demands of today's generation, with a greater focus on caring, cooperation, cross-functionality, confidence, transparency and autonomy.



OFFICE SPACE AS A SERVICE

In the past, the development of office space was mainly governed by financial and functional considerations. Once seen primarily as a cost center to be optimized, office space is now looked at as a management tool that can support new working methods and help employees thrive. To be sure, the COVID-19 pandemic and digital technologies have created a distance between employees and their offices, but this is not a structural phenomenon. More than ever, the office is:

- The place where social ties are formed, a key factor in professional development.
- The repository of corporate culture.
- A place for coming together, collaborating, learning and creating.
- A source of attractiveness that can enhance your employer brand.

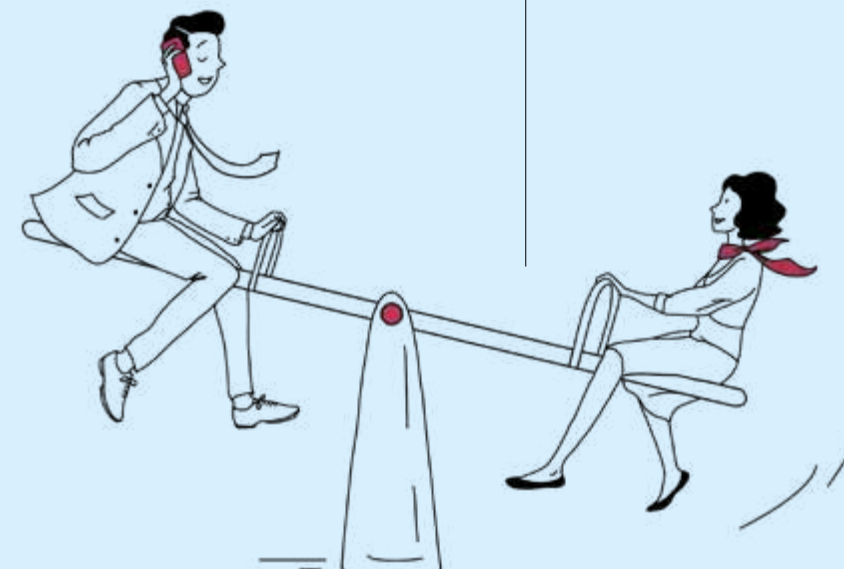
That said, in response to the aspirations of incoming generations and the new situation created by the health crisis, office real estate must:

- Provide flexibility, with modular spaces that can be configured as desired and needed.
- Encourage the circulation of ideas to promote collective intelligence.
- Contribute to well-being with quality workspaces that are more agreeable, efficient and service-oriented.

Companies are looking for flexible floor plates, where high-density areas alternate with spaces purposely created for collaboration. For all these reasons, accessibility, urban connection, quality services, flexibility and pride are all top-of-mind factors in today's office design.

What do they want?

A harmonious work-life balance even as digital technology has paradoxically broken down the barriers between home and office. A meaningful job, even if means having several professions in one career. To be trusted and empowered, as has been the case for teleworkers. To participate in quick-paced, collaborative projects that provide stimulating opportunities.



Inventing a New Model

HIGH RISE

WHAT DO TODAY'S TALENTS WANT?

They want informal offices, terraces, rooftop gardens and collaborative spaces in fun and lively urban areas. Yet today's high-rises are often located in business districts cut off from the surrounding neighborhood and are comprised of 1,800-sq.m floor plates that can house 150 employees at most on each level. Employees find themselves isolated in sealed-off compartments with centralized air conditioning and ventilation, closed façades and windowless stairwells.



A FRESH TAKE FOR A NEW EXPERIENCE

The Link takes the high-rise into the agile mindset. The building is seen as strategic management tool, not just a real estate asset. Its design introduces horizontality, fluid movement and mobility and fosters physical and mental well-being, contact with nature and human interaction. Features include 6,000-sq.m floor plates that can house up to 500 employees, hanging gardens in each duplex, planted walkways linking the two wings, a light-filled Agora and a terraced base opening directly onto the neighboring city of Puteaux.

INDOOR & OUTDOOR

30 SECONDS TO THE GREAT OUTDOORS

The Link is a green high-rise that brings the outdoors in with terraces, hanging gardens, planted rooftops and more. It meets people's physiological need for daily contact with nature. Greenery is everywhere, from the Agora terraces that open onto the plaza to the two wings' rooftop gardens, not to mention the linking walkways. In all, The Link offers 2,800 sq.m of greenery - a record for a high-rise in La Défense.

SHORT WALK

It takes just 30 seconds for employees to walk to an exterior area, without even having to take the elevator.

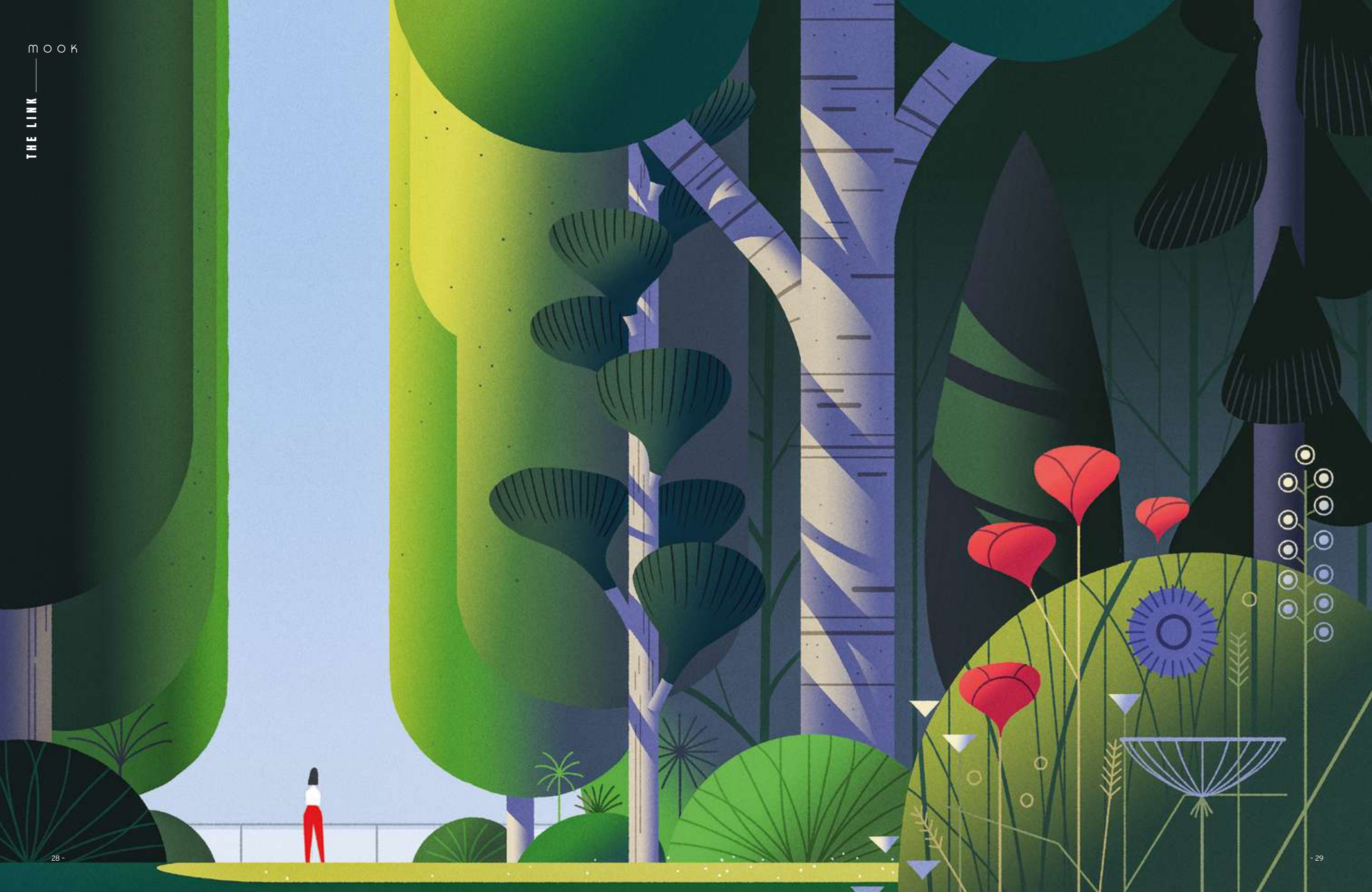
Calming
to work in
and beautiful
to look at.



MORE THAN ONE PLACE TO WORK

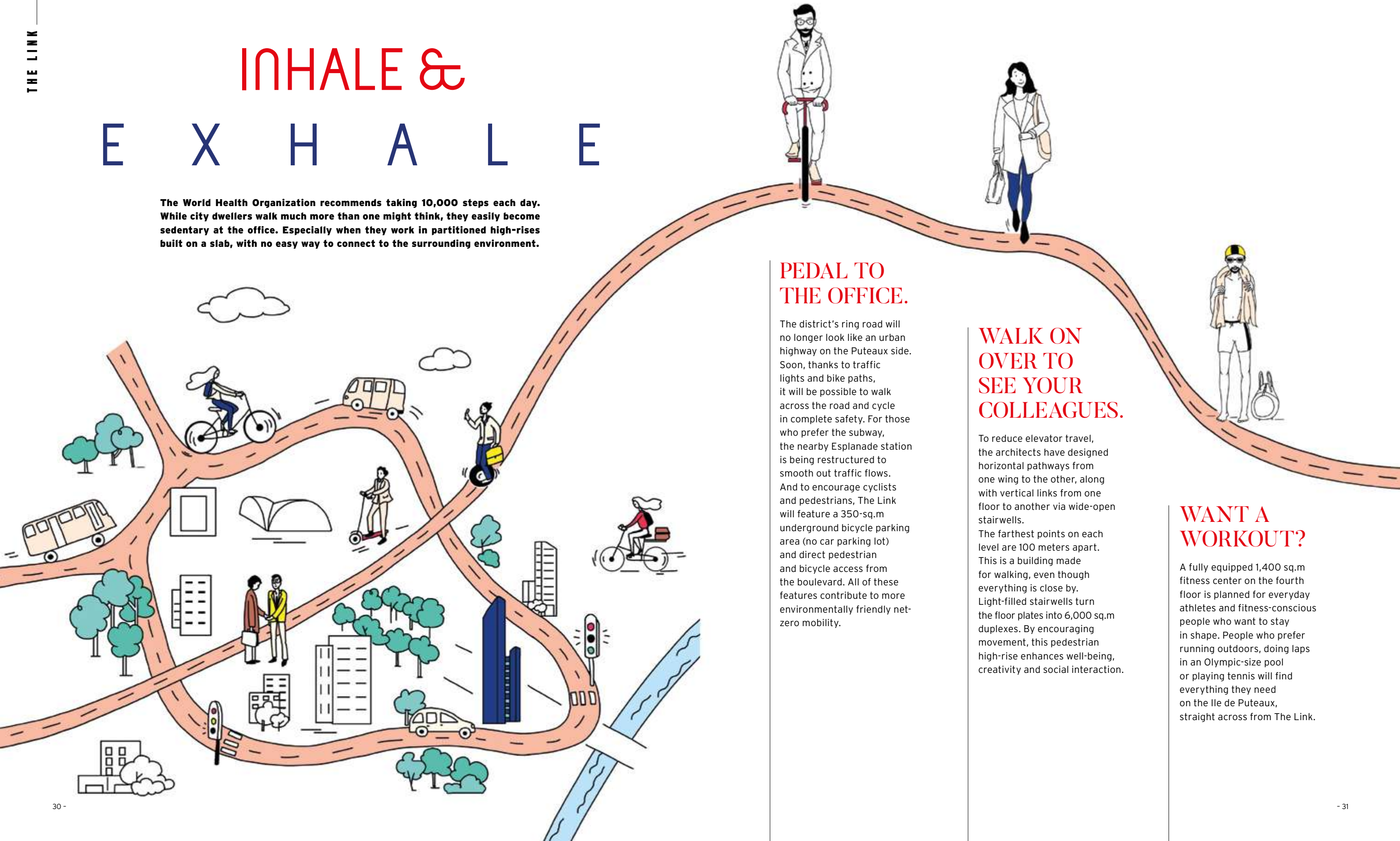
With The Link, every part of the building is useful and efficient, especially the exterior spaces and gardens, where people can easily work thanks to digital technology. These areas provide a spot for holding informal meetings, fine-tuning presentations, writing emails, or making phone calls. No space is wasted. On the contrary, areas that were once overlooked are now a source of sociability, interaction and well-being. Even better, they optimize individual performance and multiply the opportunities for chance meetings that benefit collective intelligence and cohesion.

- **SIX LARGE PLANTED TERRACES (40 TO 150 SQ.M)** opening out from the Agora at the building's base
 - 3 facing La Défense
 - 3 facing Puteaux.
- **15 HANGING GARDENS** measuring 35 sq.m at the level of the linking walkways (one per duplex).
- **ONE 600-SQ.M PARK** open to all employees on the top of the Seine wing.
- **SIX 70-SQ.M WINTER GARDENS** in the upper levels of the Arche wing, or one for two floors.
- **ONE 170-SQ.M GARDEN** on top of the Arche wing.



INHALE & EXHALE

The World Health Organization recommends taking 10,000 steps each day. While city dwellers walk much more than one might think, they easily become sedentary at the office. Especially when they work in partitioned high-rises built on a slab, with no easy way to connect to the surrounding environment.



PEDAL TO THE OFFICE.

The district's ring road will no longer look like an urban highway on the Puteaux side. Soon, thanks to traffic lights and bike paths, it will be possible to walk across the road and cycle in complete safety. For those who prefer the subway, the nearby Esplanade station is being restructured to smooth out traffic flows. And to encourage cyclists and pedestrians, The Link will feature a 350-sq.m underground bicycle parking area (no car parking lot) and direct pedestrian and bicycle access from the boulevard. All of these features contribute to more environmentally friendly net-zero mobility.

WALK ON OVER TO SEE YOUR COLLEAGUES.

To reduce elevator travel, the architects have designed horizontal pathways from one wing to the other, along with vertical links from one floor to another via wide-open stairwells. The farthest points on each level are 100 meters apart. This is a building made for walking, even though everything is close by. Light-filled stairwells turn the floor plates into 6,000 sq.m duplexes. By encouraging movement, this pedestrian high-rise enhances well-being, creativity and social interaction.

WANT A WORKOUT?

A fully equipped 1,400 sq.m fitness center on the fourth floor is planned for everyday athletes and fitness-conscious people who want to stay in shape. People who prefer running outdoors, doing laps in an Olympic-size pool or playing tennis will find everything they need on the Ile de Puteaux, straight across from The Link.

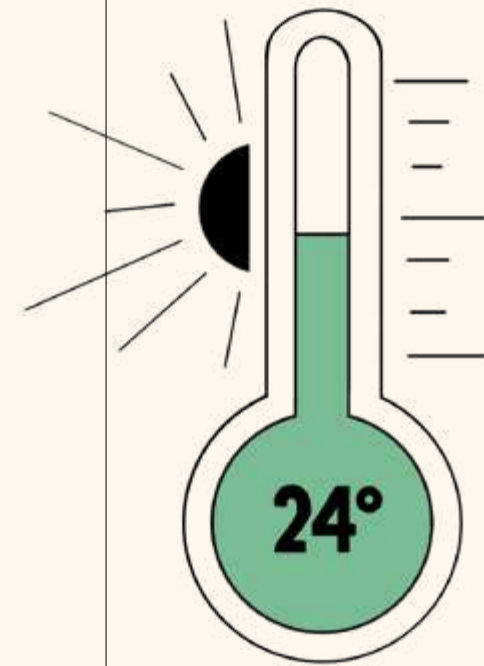


Capturing all the light

Being able to see the sky as you exit the elevator or sit at your workstation changes everything. The Link is a light-filled high-rise where the sun never blinds you or overheats the interior. All of the workstations benefit from natural daylight and are located less than 50 meters from a lounge and a garden. This luminous ambience is made possible by the all-glass façade, featuring floor-to-ceiling windows without frames or sills – a rare quality in an office high-rise. The transparency makes it easy to get your bearings (you can see the Seine wing from the Arche wing) and a sense of unity. The weather and the seasons are no longer abstract concepts, and the view is simply magical. The same clarity defines the natural-light-filled Agora, from which you can see the city.

50
METERS

Distance from every workstation to a lounge and garden.



Harnessing and taming the sun

The transparent façade is also protective. In fact, it comprises a double skin on the most-exposed sides. A 90-centimeter intermediate cavity separates the two layers – a highly effective technique that guarantees a maximum indoor temperature of 24°C for 90% of the year. This avoids excessive use of air conditioning and encourages eco-responsible habits. Thanks in part to this insulating double skin, energy consumption will be half that of a conventional high-rise. The shading devices filter the sun's rays and protect against visual discomfort while regulating thermal performance. The Link's double-skin façade clad with photovoltaic panels can give it a slightly different look from different vantage points, depending on the angle, for an even more subtle aesthetic effect.

24
DEGREES

max. for 90% of the year.

LIGHT THERAPY FOR ALL

Thanks to the emphasis on transparency, natural light fills every space and interval in The Link, creating a bright ambiance that enhances brainpower and well-being. Good light exposure is essential for a well-regulated body clock, and it has a positive impact on both health and mood.



The virtues OF LIGHT

...

Sleep

The morning light accelerates the production of serotonin, a hormone that stabilizes mood, to replace melatonin, a hormone that facilitates the transition to sleep.

Learning

Light is a powerful stimulant for awareness and cognition.

Mood

Light has a positive impact on mood.

Hyperactivity

Higher light intensity reduces hyperactivity and attention deficit disorders.

BLOWING

HOT

AND

COLD

The Link benefits from energy autonomy. It is supplied by two separate public substations and equipped with four generators inside the building. Heat and cold production is redundant, provided by external suppliers or the building's rooftop heat pumps. This design drastically reduces the risk of an outage and limits the energy bill during demand peaks. All sensitive equipment is housed in separate fire-rated enclosures.

REDUNDANCY #1:

PUBLIC SUBSTATION
+
GENERATORS

REDUNDANCY #2:

HEAT PUMP
+
HEATING/COOLING
SUPPLIER

RADIANT CEILINGS**Comfort and Savings**

The Link is equipped with radiant ceilings that enhance comfort, reduce energy consumption and encourage eco-responsible habits. They do that by circulating hot or cold water (depending on the season) through tubing integrated in the panels. This heats or cools the ambient air by convection and radiation. Radiant ceilings keep rooms at an even temperature without any noisy equipment, drafts or dust. Best of all, this technical solution operates completely with fresh air, meaning there is no recycled air in the room.

PHOTOVOLTAIC PANELS: A RECORD IN FRANCE**→ 4,200 SQ.M**

The surface area of the photovoltaic panels installed on the façade. This is the largest surface area on a building façade in France and a first in La Défense.

→ 20%

The amount of energy used each day for artificial lighting that is produced by the photovoltaic panels.

→ 24°C

The maximum indoor temperature guaranteed for 90% of the year thanks to the double-skin façade, without exceeding 25°C in the event of a heat wave.

→ 90 CM

The width of the air space between the façade's two layers, with the first made of glass tiles to allow natural ventilation and equipped with automatic sunshades.



2

WINGS

30

LINKING WALKWAYS

3,000

SQ.M per floor plate

6,000

SQ.M per duplex

500

PEOPLE

per floor plate,
4 times more than in
a conventional high-rise

Up to

12,000

OCCUPANTS

MULTIPLYING FLOOR SPACE

Available floor space is hard to find in La Défense, yet the architect was tasked with designing a building that could house 12,000 people, versus 1,500 in the current building. To square that circle, he imagined a high-rise that could spread out in two wings linked by 30 green walkways. Put together, these wings offer 3,000 sq.m per floor plate, an unheard of amount for a high-rise in La Défense. Better still, these extra-large floor plates are connected to the floor above or below by wide stairwells, creating units totaling 6,000 sq.m. Their size and configuration organically promote movement, interaction and contact.

DIVIDING DISTANCE

The Link's horizontality encourages people to move and walk around. They can take the linking walkways to get from wing to the other and the light-filled stairs to travel between twinned floors. This makes it easier than ever to meet up with colleagues from a neighboring floor and to chat informally during chance encounters. In conventional high-rises, services are traditionally located at the base, but here, the center of gravity has shifted to the 35th and 36th floors. Best of all, there's no need to go out to the plaza to get a breath of fresh air, since every workstation is less than 30 seconds from an open area. All of the traffic flows have been designed so that people can cross paths, share information and spend convivial moments together. The Link shrinks distances, opens space up and creates a fluid environment.



Allez les bleus!

The Link: 100% French

MEETS THE HIGHEST STANDARDS WITH MULTIPLE CERTIFICATIONS

- HQE SUSTIANABLE BUILDING 2016 OUTSTANDING
- BREEAM INTERNATIONAL 2016 NEW CONSTRUCTION EXCELLENT
- WELL BUILDING STANDARD CORE & SHELL SILVER
- BIODIVERCITY BASIC

INVESTOR
**GROUPAMA
IMMOBILIER**



TENANT
TOTAL



DEVELOPER
ADIM ILE DE FRANCE
(VINCI)



ARCHITECT
**PCA-STREAM / PHILIPPE
CHIAMBARETTA**



BUILDER
BATEG
(VINCI)

TEST OF TIME

Anchored Deep in the Ground

The Link is an outsized project, designed to withstand the test of time. Resilient, lasting and sustainable, it is solidly anchored deep below the slab of La Défense. To ensure the giant is firmly anchored, its foundations stretch down more than 60 meters to the limestone layer. These are the deepest foundations ever built in La Défense.

64

METERS DEEP

STABILIZED BY 30 LINKING WALKWAYS

To ensure the high-rise's stability and structural strength, beams interlock the two wings at each of the linking walkways. This solution neutralizes all differential movement between the two wings. Solidly embedded in the wings, the linking walkways stabilize the entire building and lessen the load on the internal structure of the cores.

290,000

TONS OR 29 TIMES HEAVIER THAN THE EIFFEL TOWER



FLEXIBLE TODAY

The Link is an agile high-rise that can adapt to all types of configurations: partitioned offices, open-plan offices, mixed-use areas, flexible offices, pods and more. The electrical networks, IT and air distribution systems are installed and calibrated to serve all types of spaces, regardless of their size or location. Meeting rooms covering up to 20% of the floor space can be created at any point on each floor plate.

2121

REVERSIBLE TOMORROW

It's impossible to guess precisely how people will be working in 2121 and what their needs will be. For that reason, buildings are increasingly being designed from the drawing board to have several lives, evolving from office space to apartments, commercial space or student housing. Remarkable architecturally, The Link is also sustainable, adaptable and transformable. Nothing is finite; anything is possible - like reconversion into a hotel, for example. The base is designed in compliance with regulations governing public places, making it ready to accommodate shops, and the Seine wing floor plates' depth is compatible with hotel use. As for the two reception areas at the foot of the building and the main visitors' entrance directly in the Agora, myriad uses are possible in the future.

10 must-haves for The Link's future occupants



BINOCULARS

To look at the Tuileries garden from one of the two rooftops.



SNEAKERS

To keep in shape in the 1,400-sq.m fitness center.

BANK CARD

To indulge at the Westfield Les 4 Temps shopping center just minutes away.



SUNGLASSES

To filter out the UVs in the hanging garden.



A TICKET TO A SHOW AT PARIS LA DÉFENSE ARENA

To dance and sing along with your favorite band.



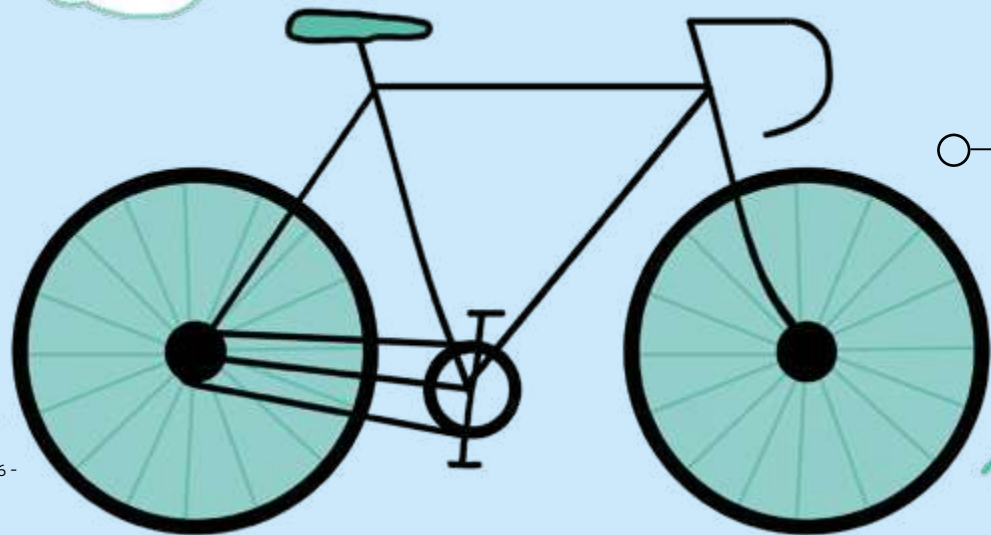
A FORK

To try out the tasty dishes in any of the building's numerous restaurants.

THE RE'S MORE TO LIFE THAN WORK

AN ART PHOTOGRAPH

To expand your horizons at an exhibit in the Agora.



A BICYCLE

To pedal along the ring-road bike paths with a song in your heart before parking in the building's secure 350-sq.m bicycle parking lot.



A PASSPORT

To fly off from Paris - Charles-de-Gaulle airport just 30 minutes away.

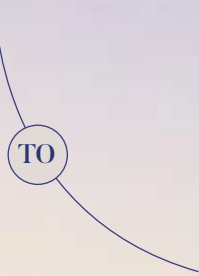
FUTURISTIC FURNITURE

To read your novel sitting in the plaza.



FROM THE LOUVRE

Visible from all of the capital's high points, The Link embodies the transformation of La Défense. It will take its place along Paris's historical axis, as well as in the world's imagination.



THE LINK



THE LINK WILL REDRAW AND REBALANCE THE LA DÉFENSE SKYLINE

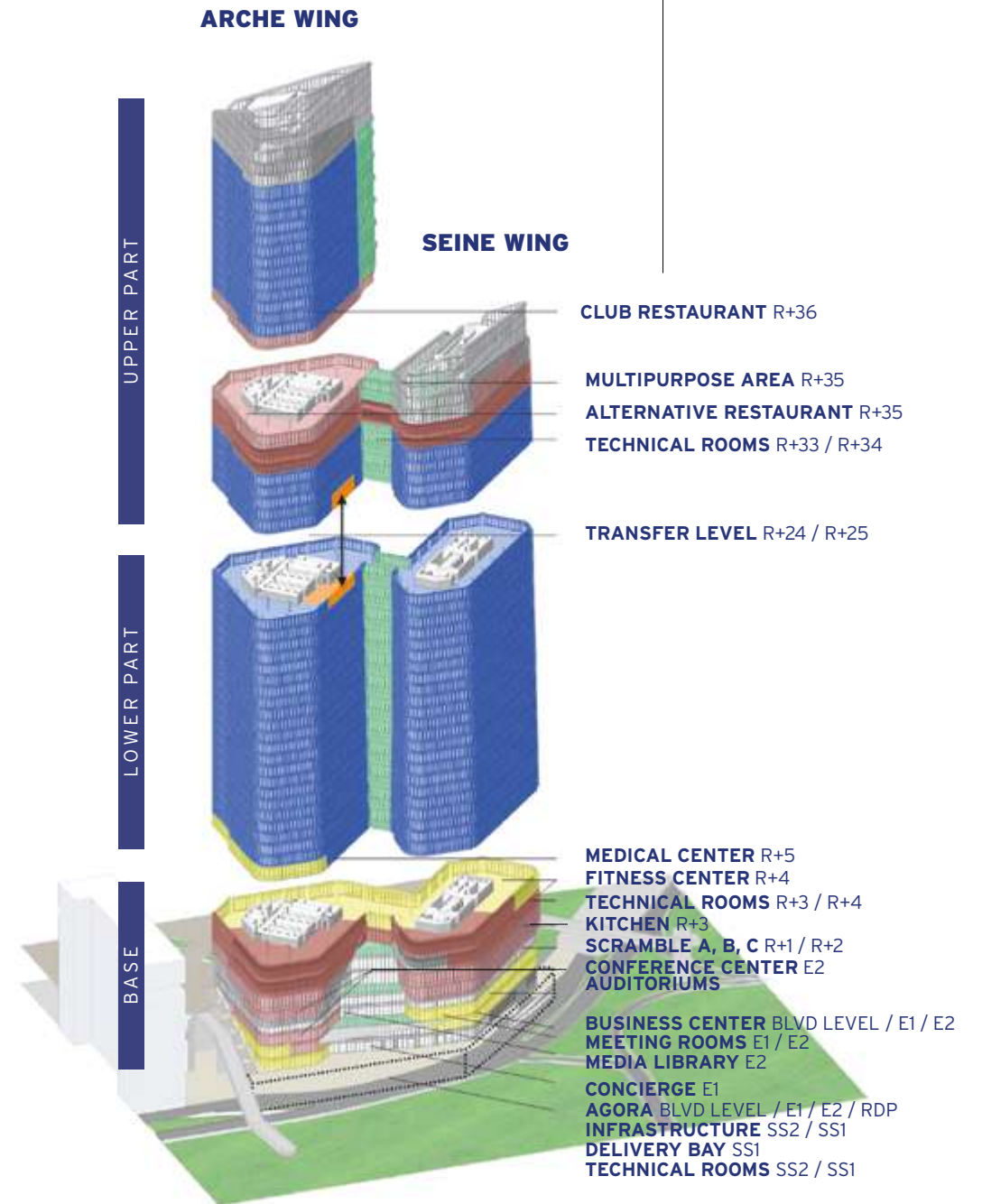
THE
LINK

The Link marks the beginning of a new era for the business district, where it will serve as a new symbolic gateway.



EVERY FLOOR IS CLOSE TO EVERYTHING

In conventional high-rises, all the amenities are located at the base, but here, the center of gravity has been shifted to the 35th and 36th floors. There's no need to go all the way down to the bottom to eat lunch, get a breath of fresh air or request technical services. Everything is right near the offices.





Here,
everything
is calm, sensual
and transparent

With their unprecedented size and arrangement, the duplexes will create autonomous, organic living areas that are agreeable to work in. These easily accessible and fully flexible spaces are perfect for all types of collaborative working.

①

BOTANICAL

The Winter Gardens

In the Arche wing, everyone on 37th to 48th floors is less than 50 meters from a 70-sq.m winter garden with natural ventilation, protected from the wind.



THE LINK

14

IN

INNOVATIONS

⑤

ATYPICAL

The Links

30 walkways link the two wings, creating 3,000-sq.m floor plates - unprecedented in La Défense. Enhanced with some 40 sq.m of open-air hanging gardens, the linking walkways can serve as informal workspaces or panoramic meeting rooms.



③

THERMAL

The Double Skin

The south side of the building features a second skin of glass tiles. The 90-cm cavity between the two skins is equipped with sunshades to regulate the temperature (24°C maximum for 90% of the year). The windows, sunshades and photovoltaic cells can be accessed for maintenance via service passageways.

②

BENEFICIAL

The All Glass Façade

Exceptional for a very tall building in France, the floor-to-ceiling windows without frames or sills provide abundant natural light and an unobstructed view of Paris. This makes it easy to get your bearings (you can see one wing from the other). The façade is fitted with a record 4,200 sq.m of photovoltaic panels.



⑥

VISUAL

The Agora

Offering a majestic triple-height entrance on the plaza side and a transparent view of the city through the building, the Agora cascades down the stairs to the boulevard located 18 meters and three floors below.



④

PRACTICAL

Direct access to the plaza and mass transit

A vast 30-meter opening at the base is accessible to pedestrians, cyclists and people with reduced mobility to reconnect La Défense, with subway Line 1 less than a minute away.

⑦

HISTORICAL

The City-Side Entrance

The Link is the first high-rise in La Défense with an entrance on the Puteaux side. The planted forecourt makes it easy to arrive on foot, on a bicycle or directly in a taxi.



⑩

TECHNICAL

The Double-Decker Elevators

In a first in La Défense, the high-rise will feature 24 double-decker elevators, which can be accessed at two different levels but travel together. By combining the cabs in two sets, depending on the height of the desired floor, this solution reduces waiting time to 30 seconds at most, even during peak periods.

⑬

NATURAL

The Duplexes

Each level comprises a 3,000-sq.m floor plate - unprecedented in La Défense. Each duplex creates an organic space conducive to walking around. Enhanced with some 40 sq.m of open-air hanging gardens, they can serve as informal workspaces or panoramic meeting rooms.



⑧

AERIAL

The Club

Located next to the belvedere park on the 35th and 36th floors, a panoramic bar, a 250-sq.m multipurpose area and a restaurant club that can seat 200 will welcome professional and festive events and give the high-rise its center of gravity.

⑪

CONGENIAL

The XXL Business Center

In the three lower levels: 70 meeting rooms, two 150-seat and one 250-seat auditoriums and an in-house incubator. Above, five areas for food services, coffee shop/coworking and restaurants with terrace seating. On the 4th floor: A 1,400-sq.m fitness center with a view (equivalent to an entire floor in a traditional high-rise).

⑭

ESSENTIAL

Autonomy

The Link is supplied by two separate public substations and equipped with four generators inside the building. This redundant supply means the risk of a power outage is infinitesimal. In the event of an incident, the separation of production and distribution in different enclosures and the redundant sources ensure uninterrupted power supply.



⑨

IDEAL

The Open Rooftop Gardens

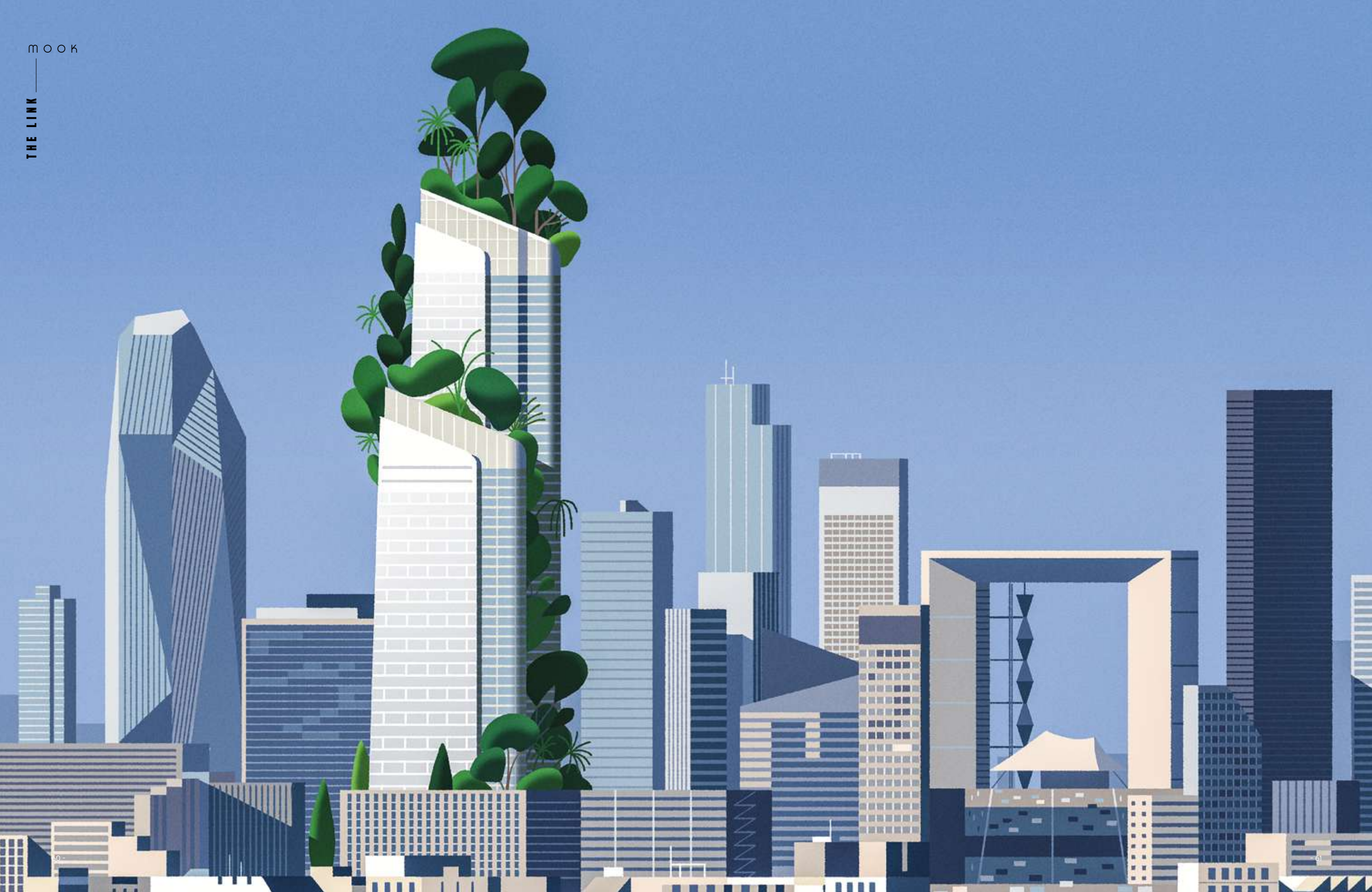
On the 36th floor of the Seine wing, a 600-sq.m belvedere park open to all employees overlooks the river, offering a new view of Paris. On the 50th floor of the Arche wing, a private rooftop garden reaches up to the sky.

⑫

VITAL

The Terraces

In a first for La Défense, six large terraces will unfold at the foot of the building - three on the plaza and three on the city, for a total of 500 sq.m (of which 280 sq.m. of green space). These balconies overlooking the Michelet area and the city of Puteaux create a human and visual connection with local life.



242

METERS HIGH

30

WALKWAYS
LINKING THE
TWO WINGS

15

HANGING
GARDENS

2,800

SQ.M OF EXTERIOR
GREEN SPACE

3,000 SQ.M

NATURAL DAYLIGHT FLOOR PLATES

130,000

OF OFFICES
AND SERVICES

SQ.M

6,000 SQ.M

DUPLEXES THAT CAN EACH ACCOMMODATE
UP TO 500 WORKSTATIONS

4,200 SQ.M
OF PHOTOVOLTAIC
PANELS



2025

INAUGURATION

