



# 3 HOUCHE

THE AVENUE'S  
BEST-KEPT SECRET

PARIS 8



### SOME PLACES CAN'T BE CAPTURED IN WRITING

They reveal themselves in hushed tones, like a shared secret.

3 Hoche is one of those places. A standard gate.

Behind, the extraordinary... The beating heart of the building: a large, lush garden hidden from sight.

### 3 HOCHÉ DOESN'T STOP THERE

The floors of the building conceal other secrets: a vast office space, bathed in light from both sides. Further up, a rooftop terrace commanding views of the Eiffel Tower.

Offering privacy and immensity, discretion and splendour, between land and sky...

At 3 Hoche, confidentiality is a rare privilege, reserved for insiders.





# THE MARKERS OF SOMEWHERE SPECIAL

*When it's there, no need to say more...*

4,700 sqm  
on a single floor

2,000 sqm  
planted rooftop terrace

466  
workstations

1,000 sqm  
of accessible terraces

2,7 m  
ceilings

6<sup>th</sup>  
floor

3  
entrance halls

60  
parking spaces

2  
bike areas

Q4 2026  
delivery

## ENVIRONMENTAL ACCREDITATION







NEIGHBOURHOOD:  
A STRATEGIC LOCATION

ACCESSIBILITY

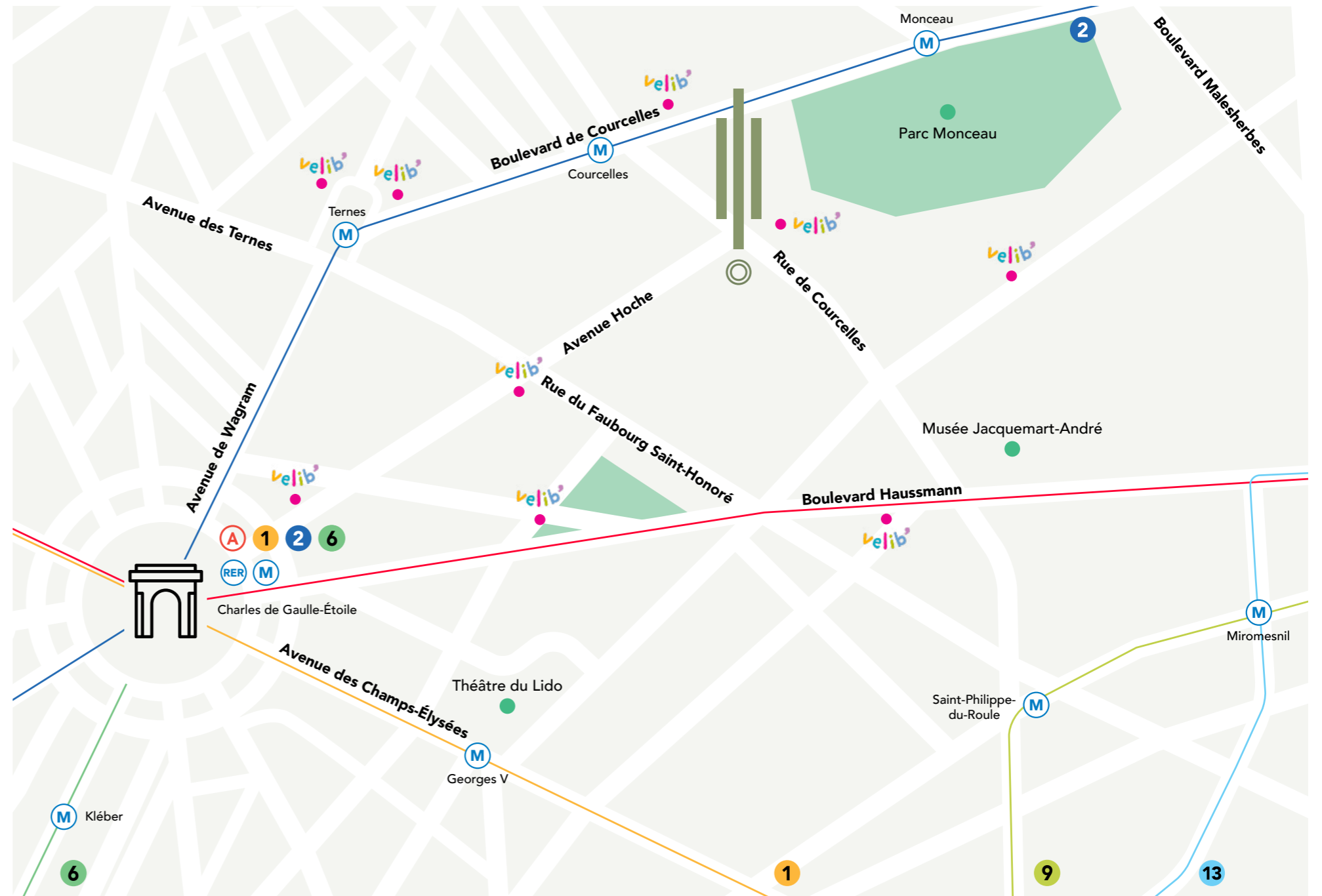
# BETWEEN THE HUSTLE AND BUSTLE OF THE CITY AND THE PEACEFULNESS OF A SECRET GARDEN

Connected, but not exposed.

3 Hoche delivers on a rare promise: being perfectly connected to the capital's hotspots while cultivating a haven of serenity.



Courcelles	4 min.	-	-	-
Étoile	10 min.	2 min.	3 min.	3 min.
Saint-Lazare	20 min.	10 min.	15 min.	8 min.
Chatelet-les-Halles	-	10 min.	21 min.	30 min.
Gare du Nord	-	20 min.	25 min.	25 min.
La Défense	-	20 min.	25 min.	18 min.
Orly	-	-	45 min.	40 min.
CDG	-	-	1 hr	45 min.



**A LIVELY NEIGHBOURHOOD**

A PLACE WHERE EVERY STREET HAS ITS SECRETS, EVERY BUILDING ITS REGULARS

Inspiring trails through the Parc Monceau, local cafés that lure you in for morning coffee, and business lunches in the select restaurants of the Golden Triangle.

And just a few streets away, the life of the locals... gourmet markets, lively terraces, regulars chatting at the bar. With its elegant shop windows, discreet galleries, noted bookshops and small, fashionable restaurants, at 3 Hoche, life runs at its own pace.

Energetic, inspired, and perfectly Parisian.



**RESTAURANTS**

- Our local favourites
- On the go
- Something special
- Afterwork





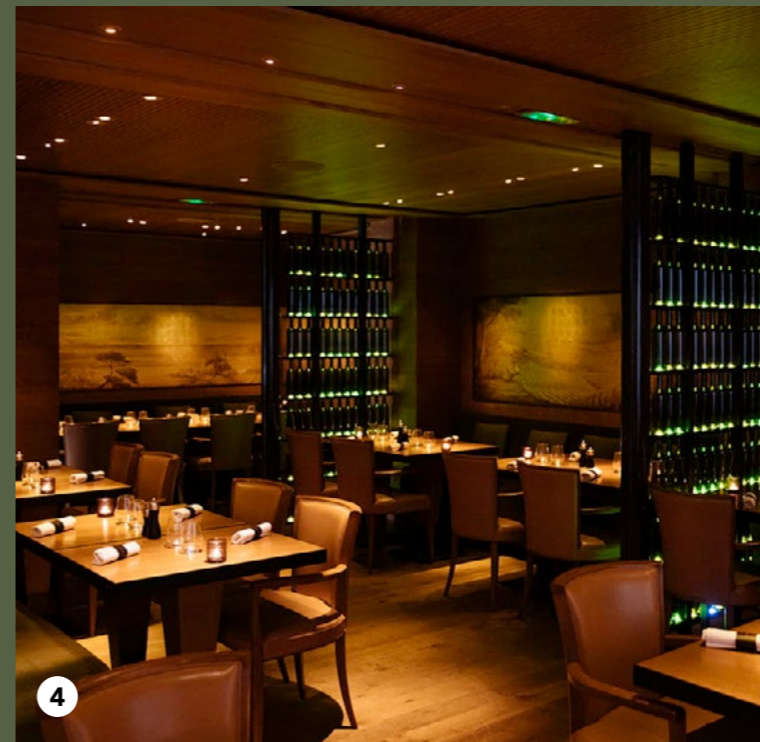
1



2



3



4



5

- 1 Hôtel Lord Byron
- 2 Restaurant Sphère
- 3 Galanga par Monsieur George
- 4 Les 110 de Taillevent
- 5 Bar 1807

THE HEART OF THE BUSINESS DISTRICT

# THE CENTRE OF GRAVITY FOR THOSE WHO ARE SHAPING THE FUTURE

In this rare corner of the 8<sup>th</sup> arrondissement, the big names don't need to stand out; they make their presence felt. This district has been home to major corporations for a long time, and is now attracting those that are looking for an address that reflects their ambitions. A centre of influence, cultivated with the utmost discretion.







THE BUILDING:  
A SECRET OASIS

## THE BUILDING

# SIMPLICITY AND SOPHISTICATION

Designed for demanding uses, 3 Hoche has imbued its occupant flow with a natural fluidity. Three separate halls protect the confidentiality and identity of each entrance, while services are pooled through a shared base. The result is a building that's intuitive... where everything seems easy, because everything has been perfectly crafted.





SERVICES

SERVICE AS  
A DISCREET ART

3 Hoche cultivates an ambitious vision of convenience  
to make life easier.



512  
bike spaces

1,200 sqm  
new-generation  
food court

560 sqm  
fitness

400  
seats





**ROOFTOP TERRACE**

EXCLUSIVE VIEWS  
FOR INSIDERS

Perched at the top of 3 Hoche is an unexpected garden:  
2,000 sqm of nature with 360° views over the city.  
A place where you can work differently, entertain with delicacy,  
or change your perspective.

Here, you can cultivate the art of seeing without being seen...  
feeling far away, without ever leaving the heart of Paris.



EXCEPTIONAL  
LAYOUT





#### WORKSPACE AND LAYOUT

## ONE FLOOR, INFINITE POSSIBILITIES

On the 6<sup>th</sup> floor, an exceptional 4,700 sqm space opens out to the light offering a rare opportunity in the heart of Paris. Designed to accommodate 466 workstations, it is structured into three independent zones, allowing the occupants to work in teams or completely privately. Fluid occupant flows, 2.70 m ceiling height, and unobstructed views for the eye and the mind. A unique space, where every square meter counts, and where you can work with ease and tranquility.

**4,700 sqm**  
on a single floor

**466**  
workstations

**2.7 M**  
ceilings

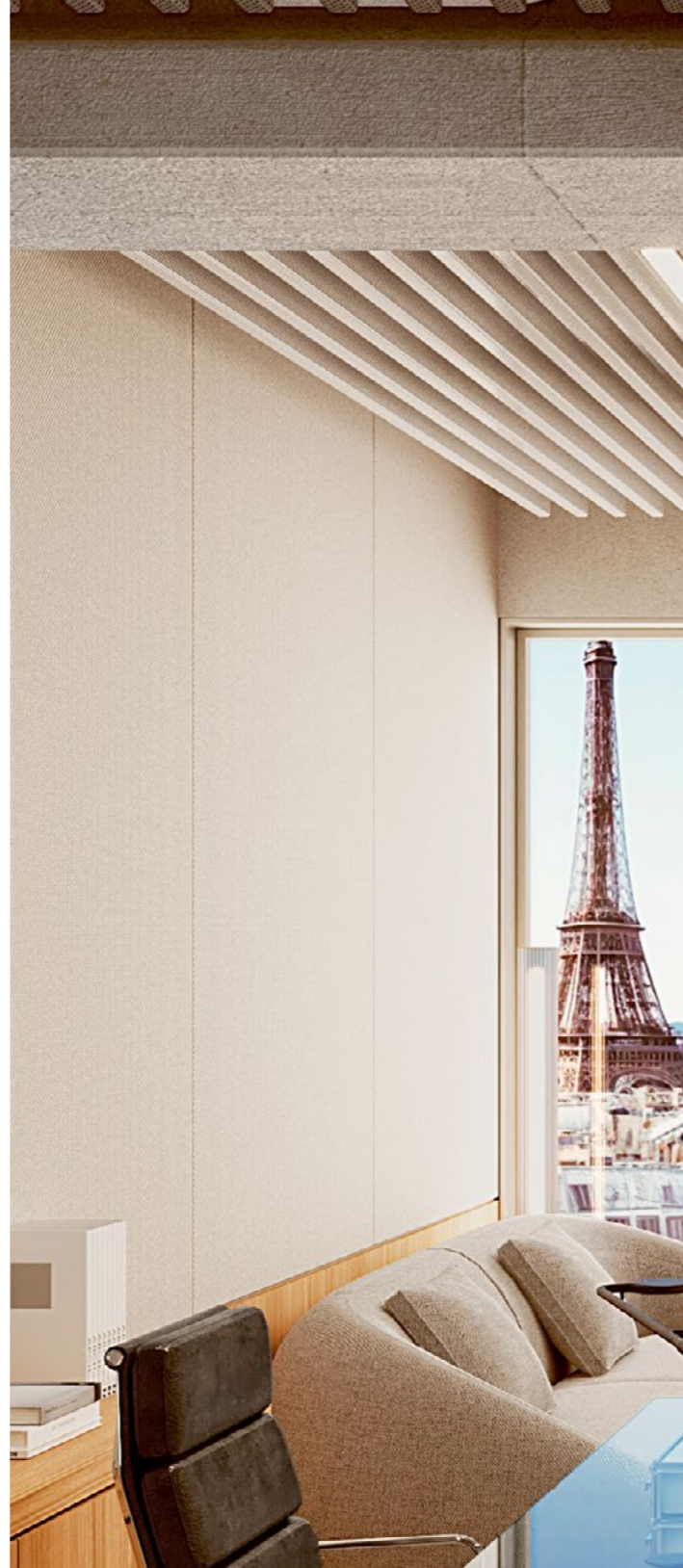
**WORKSPACE AND LAYOUT**

A CONTEMPORARY  
TAKE ON AN  
EXCEPTIONAL SITE



**Nicolas Salmeron, Architect, BSTLL**

"What's surprising about this asset is the way it reveals itself. Everywhere, light and horizontality define your experience. This isn't your typical Parisian tertiary building. This place has very singular cachet, almost Anglo-Saxon. One of the project's main goals was to preserve the building's DNA: its concrete structure defines its identity."



## OUTLOOK

# ADAPTING, NOT CHANGING

The modularity of the space is expressed with the same finesse as its architecture. It can be divided into separate zones while retaining its clarity, light and calm. Built-in flexibility, allowing the space to adjust without ever altering its core.



SPACE PLANNING

MIXED OPEN PLAN

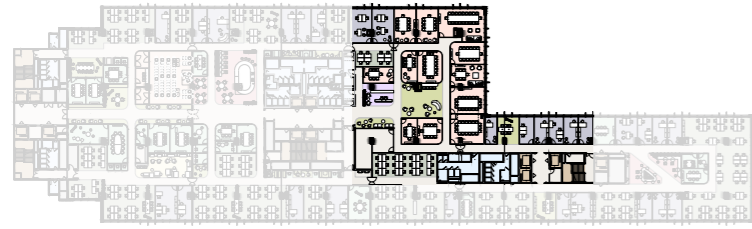
- Walkways
- Lifts and stairways
- Open space
- Private offices
- Meeting rooms and pods
- Front Desk
- Open workspace/lounge
- Tea room
- Auditorium
- Book Club
- Restrooms
- Technical room

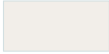



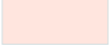


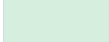


"PLACES THAT ADJUST...  
TO THE IDEA. TO THE MOMENT. TO THE MOOD."



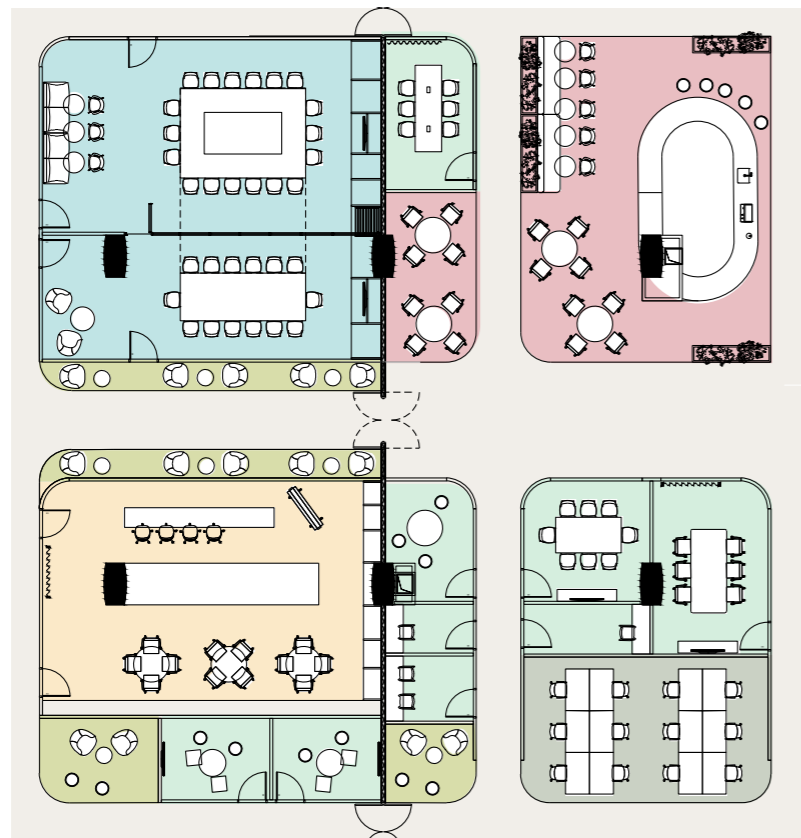
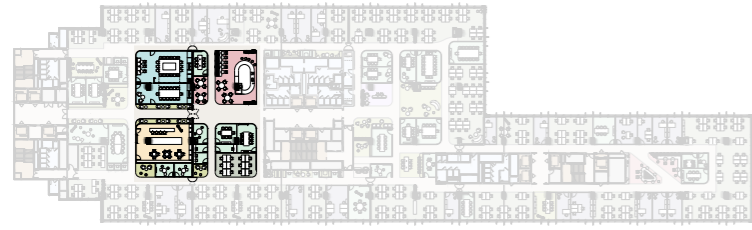
# SUITE Club

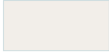
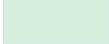


- |   |                        |   |                       |
|---|------------------------|---|-----------------------|
|  | Walkways               |  | Front Desk            |
|  | Lifts and stairways    |  | Open workspace/lounge |
|  | Open space             |  | Customer suite        |
|  | Private offices        |  | Restrooms             |
|  | Meeting rooms and pods |   |                       |



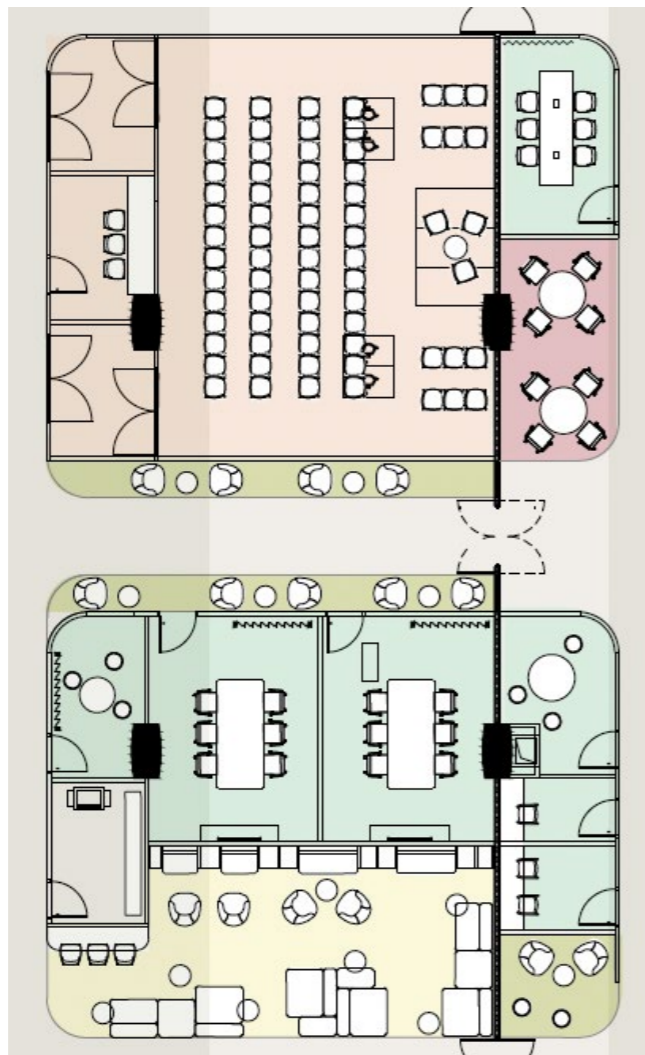
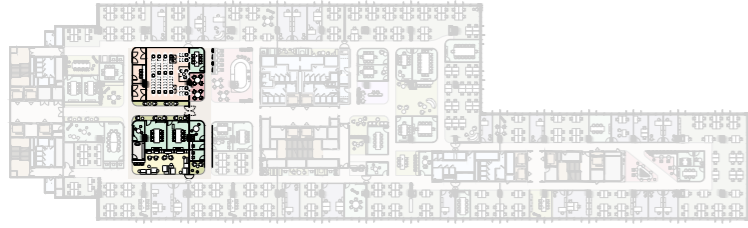
# CRAFT Club



- |   |                       |   |                       |
|---|-----------------------|---|-----------------------|
|  | Walkways              |  | Open workspace/lounge |
|  | Lifts and stairways   |  | Tea room              |
|  | Open space            |  | Double meeting room   |
|  | Meeting room and pods |  | Craft Club            |



# SHARE *Club*



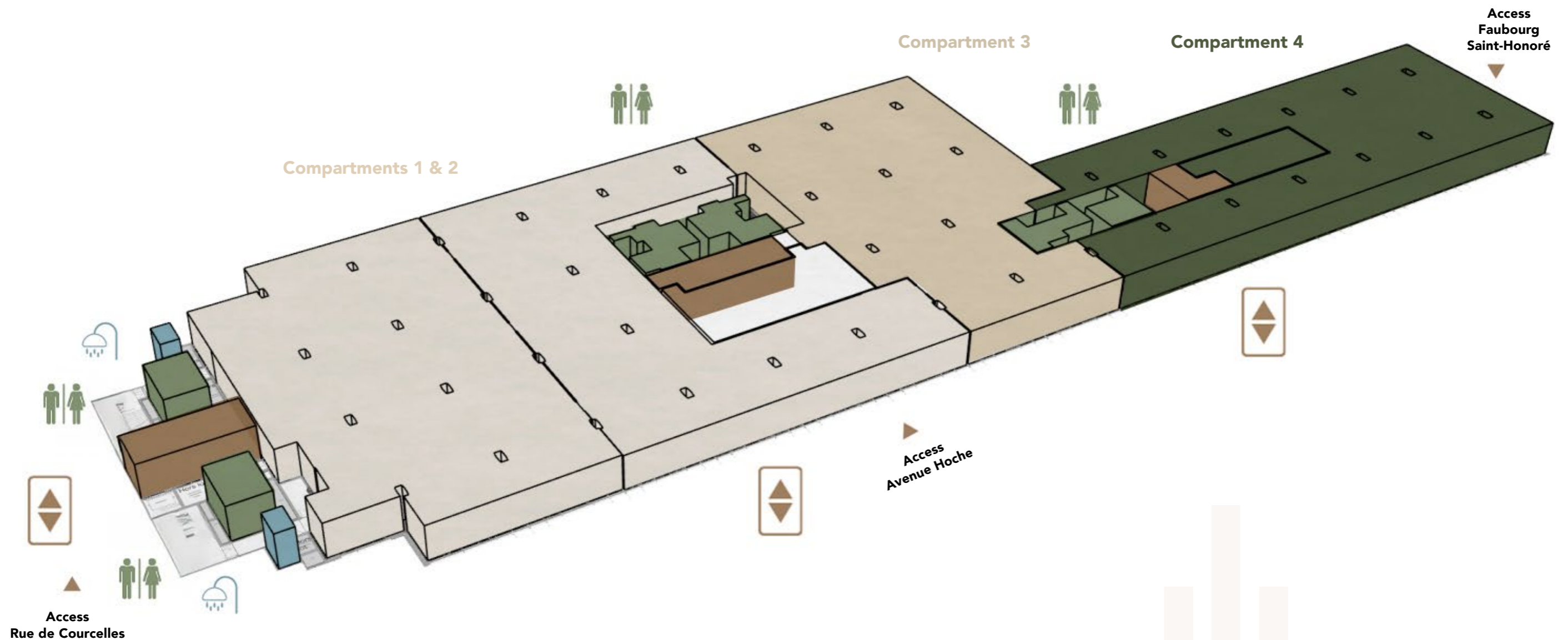
- Walkways
- Book Club
- Meeting rooms and pods
- Auditorium
- Open workspace/lounge



# TECHNICAL DESCRIPTION

# TYPE OF WORK

- Replacement of all the façade and creation of opening windows
- Renovation of waterproofing and creation of an accessible rooftop terrace at R+8
- Upgrade to current fire safety standards and increased capacity to 1 per 10 sqm
- Replacement of heating and cooling production/distribution systems
- Replacement of lifts serving the lobbies
- Renovation of the office space and common areas (halls, landings, etc.)
- Creation of a food court, gym and bike parkings
- Certifications: HQE Excellent, Breeam Excellent, BiodiverCity, Décret Tertiaire 2050
- Architects BSTLL and Moatti-Rivière



## PARKING

- 3 basement levels
- 60 parking spaces reserved for the 6<sup>th</sup> floor, located on levels -2 and -4.

## FAÇADES

- High-performance full-height double-glazing: fixed and partially opening modules
- Façade segments: 1.50 m
- One opening window for every 2 segments
- External BMS-controlled electric canvas blinds

## COMMON AREAS

### Halls

- Stone floor
- Decorative wood laminate cladding and painted walls
- Metal and plaster ceilings
- Stainless steel lift landing doors and frames

### Landings

- Metal ceiling with embedded decorative lighting
- Floor coverings: central carpeting and porcelain stoneware along the edges
- Stainless steel lift doors and frames
- Laminated wood panels on walls
- Glass doors in front of offices

## LIFTS

R+6 is served by separate lift banks for each compartment:

- Compartments 1,2 & 3 / Halls 1 & 5:  
2 banks of four
  - Hall 5: 4 x 1,600 kg including 1 goods lift
  - Hall 1: 4 x 1,600 kg
- Compartment 4 / Hall 3:  
1 bank of three
  - 3 x 1,600 kg and 1 x 1,350 kg goods lift
  - 1 lift per lobby for rooftop access
  - Separate lifts from the ground floor provide access to the parking lot

## REGULATIONS

French Labour Code

## STAFF NUMBERS

466 people, i.e. 1 person / 10 sqm

## OFFICE SPACE

Ceiling height of 2.70 m

### Office space finishings

- Raised Floor: reemployed A2, s1, d0, 2 cm thick, delivered without carpet
- Acoustic suspended ceilings with felt louvres on the façade and mineral acoustic tiles with embedded lighting in the central section

### Restrooms

- Smooth painted ceiling
- Invisible doors with laminate-finish joinery
- Decorative mirror and mirror at washbasin
- Corian washbasin
- Direct, indirect and recessed lighting and decorative wall sconces
- Porcelain stoneware on floors and back wall of cubicles
- Duravit Starck 3 wall-hung toilet
- Wall-mounted electronic taps and soap dispensers

### Showers

- Two showers in compartment 1, and plumbing for additional showers in compartment 3
- Porcelain stoneware on floors and back wall of cubicle
- Smooth painted ceiling
- Painted walls

## HEATING, VENTILATION, AIR CONDITIONING

### Production of hot and chilled water

2 urban heating and urban cooling substations which will guarantee the following temperatures:

- Summer: 26°C +/-1°C indoors by 32°C outdoors
- Winter: 19°C +2/-1°C by -5°C outdoors

### Air conditioning

- 2 blocks comprising 2 double-flow air conditioning units equipped with rotary heat exchangers, located on the terraces at R+8
- 4-pipe fan coils for façade areas and 2-pipe fan coils in the central area
- Air renewal: 30 m<sup>3</sup>/h per person for offices, meeting rooms and halls
- 20% of each compartment can be used for meeting spaces in any area

## FIRE SAFETY

- Smoke extraction: Natural air supply, mechanical extraction
- Category A Fire Safety System with type 1 alarm

## PLUMBING

Hot water production in tanks

## LIGHTING

Presence-detection LED lighting and/or brightness depending on zone, controlled by BMS

## HIGH-VOLTAGE AND LOW-VOLTAGE BUILDING MANAGEMENT SYSTEM

### High voltage

- Main distribution from the building's transformer room to the main LV board
- 3 distribution boards (1 per zone)
- Feeders with two quick-connect inputs each, for the standard and invertible networks, supplied via connection boxes located in the raised floor

### Low voltage

- Raised floor cable trays for IT distribution according to pre-defined layout
- 6<sup>th</sup> floor machine rooms with protective measures for future IT rooms, provided in each compartment
- Protective access control measures on partition doors and landing doors between lift lobbies and private areas

### BMS

Class A BMS controlling air conditioning/heating, lighting and blinds with multifunction remote controls



Non-binding document, February 2026. Design and production: **TERRE DE SIENNE**  
Photography: Getty Images visuals from the websites of Hôtel Lord Byron, Restaurant Sphère, 110 de Taillevent, Galanga par Monsieur George and Bar 1807. The mood boards presented in this document feature visuals generated using artificial intelligence tools. Space planning and impressions by BSTLL / Moatti & Rivière.  
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