



23

St·Honoré

◆ FUTURE FLAGSHIP STORE ◆

———— PARIS ————

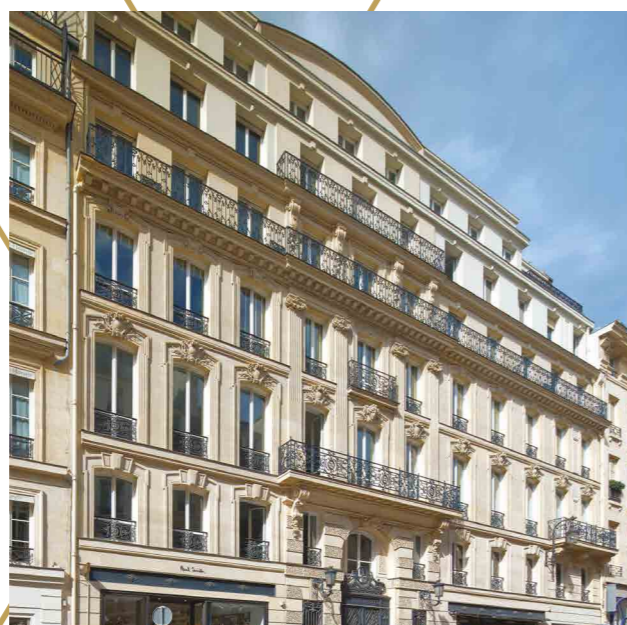


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Rue Saint-Honoré, a prime location

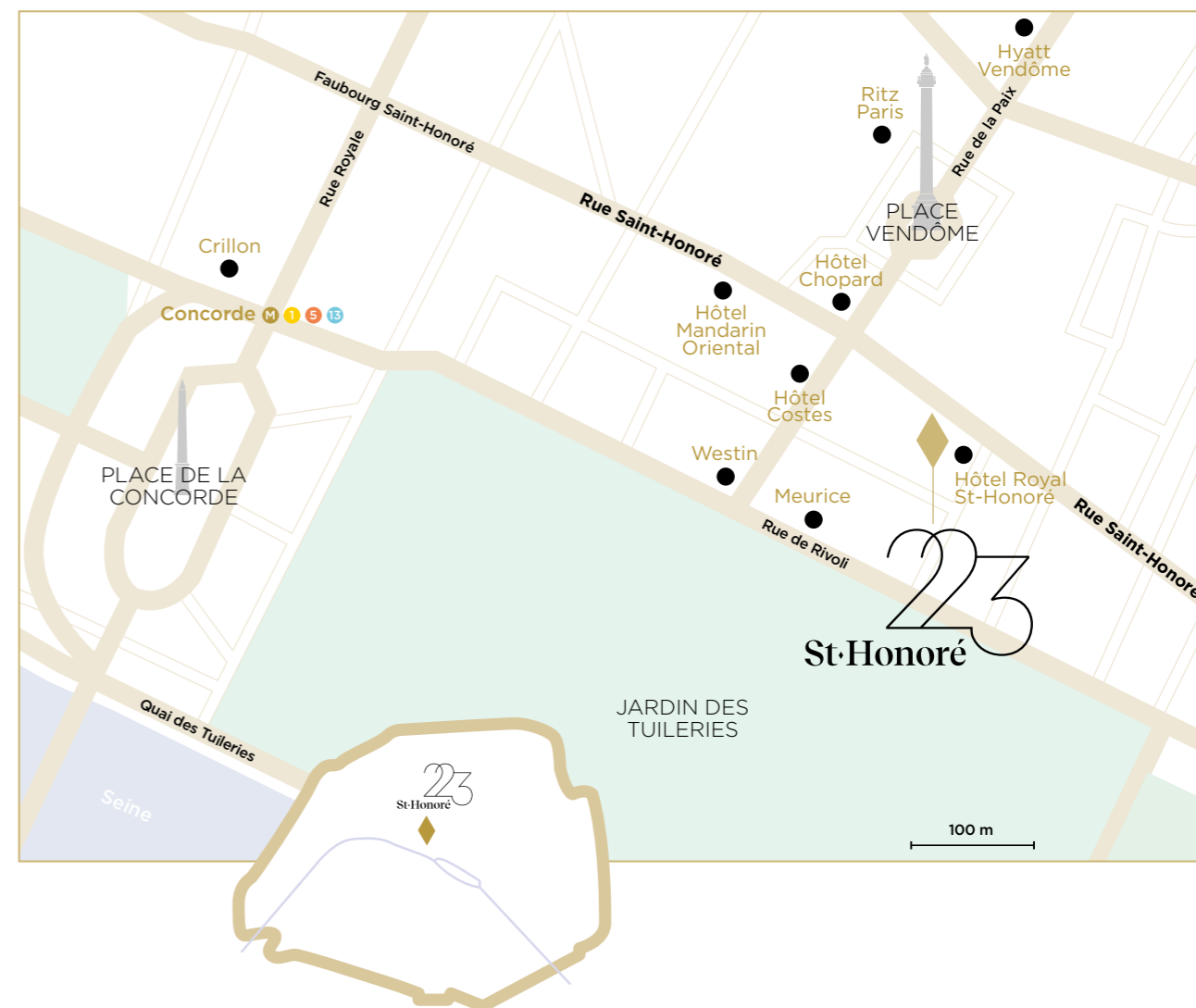
Rue Saint-Honoré,
un emplacement privilégié

The outstanding Haussmannian facade of number 223 rue Saint-Honoré houses a new flagship store designed to meet the codes and expectations of luxury brands. Located a stone's throw from Place Vendôme, just by the Saint Laurent, Louis Vuitton, Goyard and Balenciaga stores, 223 St-Honoré is a prestigious address, developing elegant and modern architecture. This retail space, unique for its great volumes, high ceilings and interior garden, gives brands the opportunity to take over a total area of 450 sq.m or 740 sq.m.

Au pied du 223 rue Saint-Honoré et de sa façade haussmannienne, s'élève un nouveau Flagship Store créé pour répondre aux codes et attentes des grandes maisons de Luxe. Situé à deux pas de la Place Vendôme, et à proximité immédiate de Saint Laurent, Louis Vuitton, Goyard et Balenciaga, le 223 St-Honoré est une adresse prestigieuse, à l'architecture élégante et moderne. Cet espace commercial, unique de par ses volumes, ses hauteurs et son jardin intérieur, offre aux marques l'opportunité de se déployer sur une surface totale de 450 m² ou de 740 m².

In the heart of the Parisian luxury lifestyle

Au cœur du luxe parisien

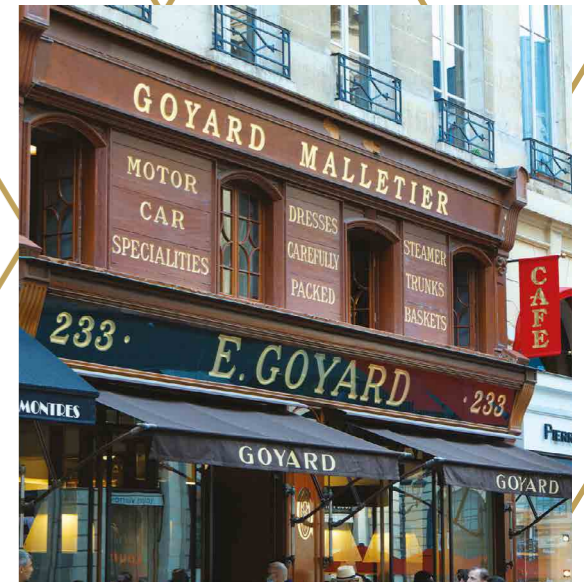


Located between Place Vendôme and Place de la Concorde, near the Jardin des Tuileries, Rue Saint-Honoré is the epicentre of refinement in Paris. 223 St-Honoré thus benefits from a privileged and strategic location. This district of Paris is home to palace hotels, restaurants and luxury stores, welcoming an international clientele in an exclusive environment.

Entre la Place Vendôme et la Place de la Concorde, à proximité du Jardin des Tuileries, la Rue Saint-Honoré constitue un axe de référence et de raffinement dans le paysage parisien. Le 223 St-Honoré bénéficie ainsi d'une localisation privilégiée et stratégique. De grands hôtels, restaurants et magasins de luxe, accueillent une population internationale dans un environnement exclusif.

Surrounded by the most prestigious fashion houses

Entouré par les plus grandes
maisons de mode



A unique shopping experience

Une expérience shopping unique

Synonymous with distinction and excellence, rue Saint-Honoré gathers all the assets of the capital. Elegant, innovative and active, it encapsulates French luxury: both uninhibited and arousing desire. Surrounded by the world's leading luxury brands, 223 St-Honoré stands out as a prime location, in the heart of an internationally attractive shopping destination. Palaces and renowned brands, both classic and innovative, contribute to the influence of an area which has become "the place to be".

Synonyme de distinction et d'excellence, la rue Saint-Honoré cristallise tous les atouts de la capitale. Élegante, innovante et active, elle symbolise le luxe à la française : à la fois décomplexé et désirable. Entouré des majors du luxe, le 223 St-Honoré s'impose comme un emplacement de premier rang, au cœur d'une destination shopping à l'attractivité internationale. Palaces et marques renommées, tant classiques qu'innovantes contribuent au rayonnement de cette artère devenue « the place to be ».



Flagship Store Project



Facade plan
Project

The 223 St-Honoré has been completely redesigned to offer a fully renovated building by the end of 2021 to office tenants. Ideal for a flagship store, this sales space offers a beautiful brightness on the ground floor as well as on the 1st floor.

223 St-Honoré develops a total area of 450 sq.m or 740 sq.m, articulated around a central planted private store patio of 43 sq.m.

The space also benefits from a connection to the urban networks for air conditioning and heating (CPCU and CLIMESPACE).

Le 223 St-Honoré a été complètement repensé pour offrir à ses occupants un immeuble de bureaux entièrement rénové fin 2021. Idéal pour un Flagship Store, cet espace de vente est baigné de lumière au rez-de-chaussée ainsi qu'au 1^{er} étage.

Le 223 St-Honoré propose une surface totale de 450 m² ou de 740 m², articulée autour d'une cour intérieure de 43 m².

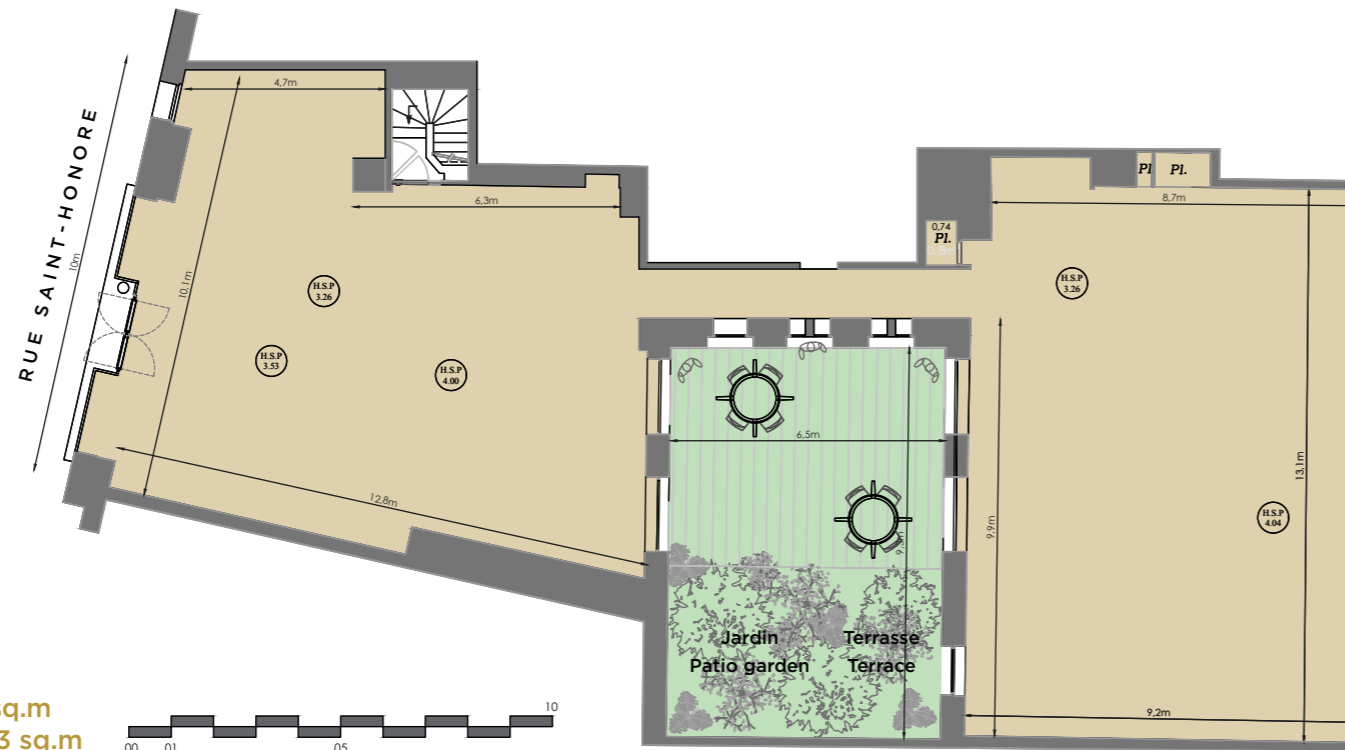
Les locaux disposent également d'un raccord aux réseaux urbains pour la climatisation et le chauffage (CPCU et CLIMESPACE).



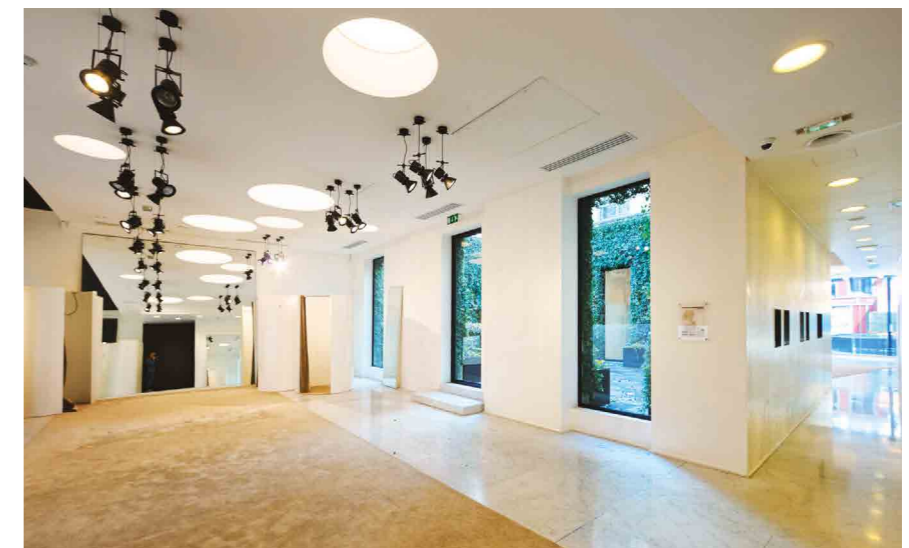
Ground
floor
rendering



Flagship Store option 01



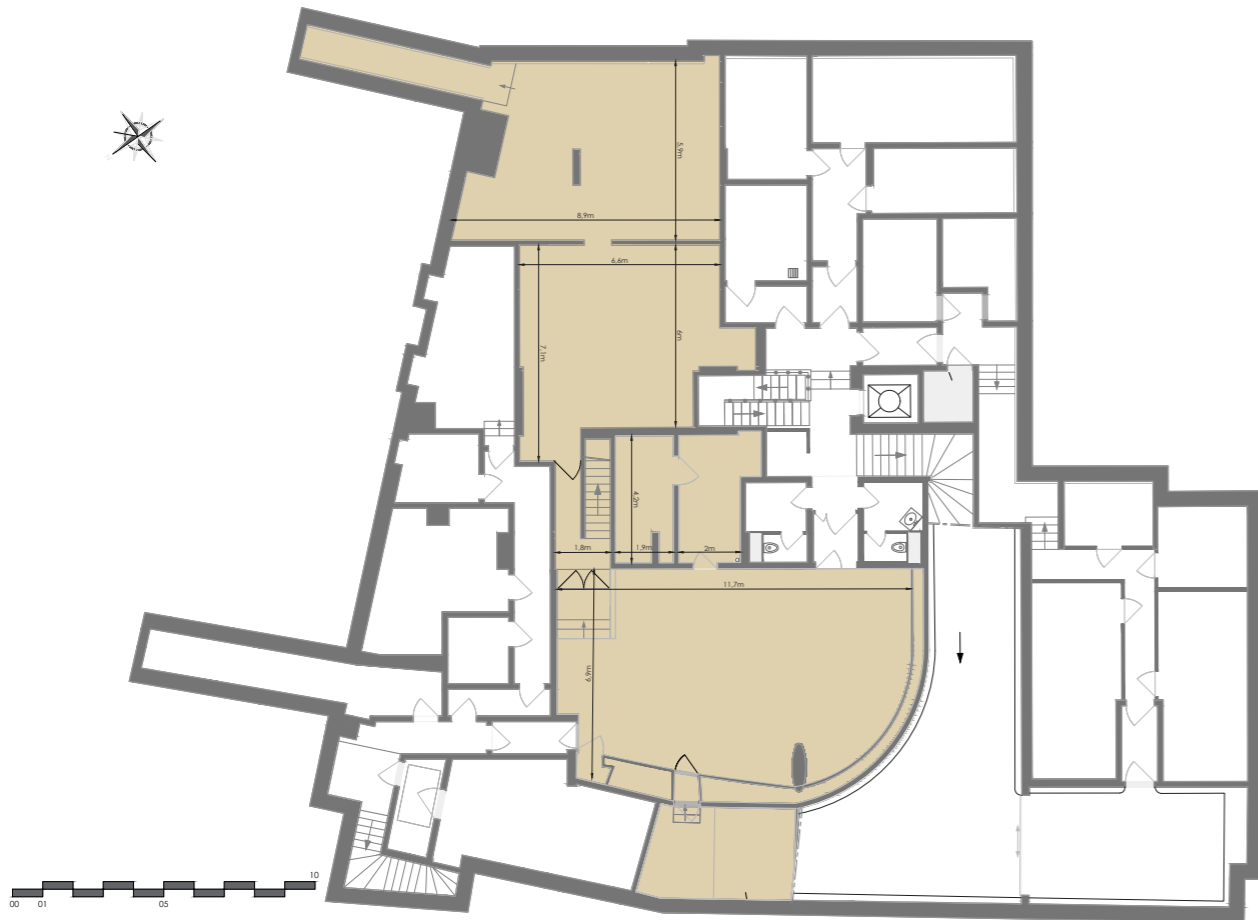
Ground Floor
Retail space: 249.50 sq.m
Private store patio: 43 sq.m



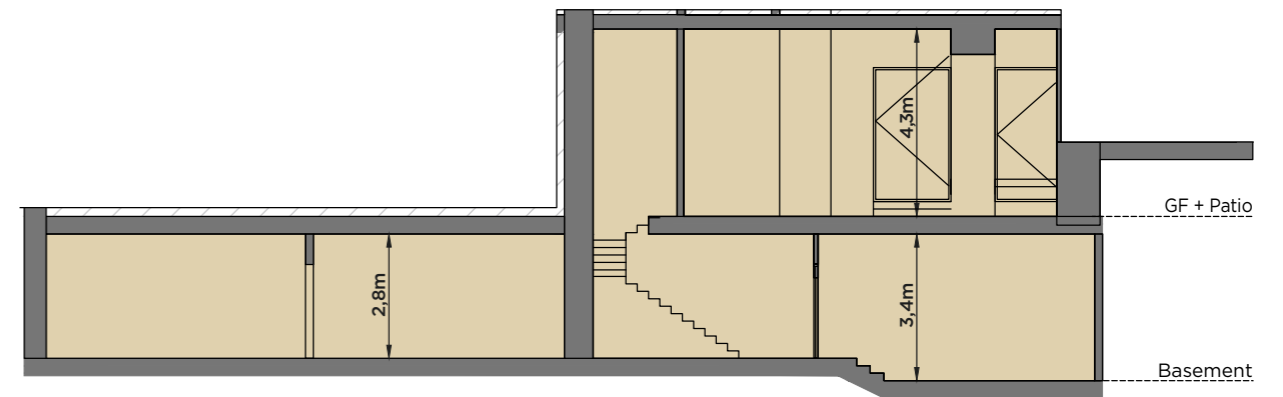
Flagship Store

option 01

Ground Floor: 249.70 sq.m
Private store patio: 43 sq.m
Basement: 201.70 sq.m



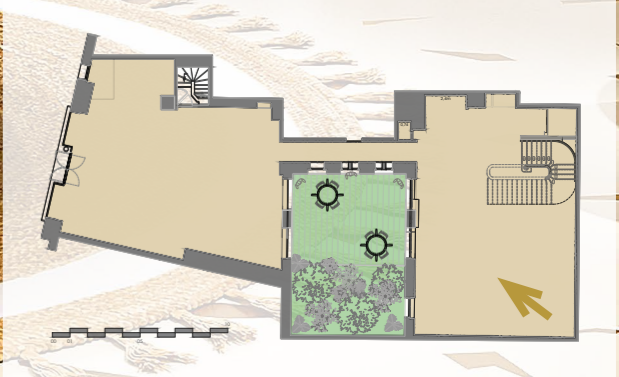
Basement
Storage space: 201.70 sq.m



Cut plan
Total: 451.40 sq.m

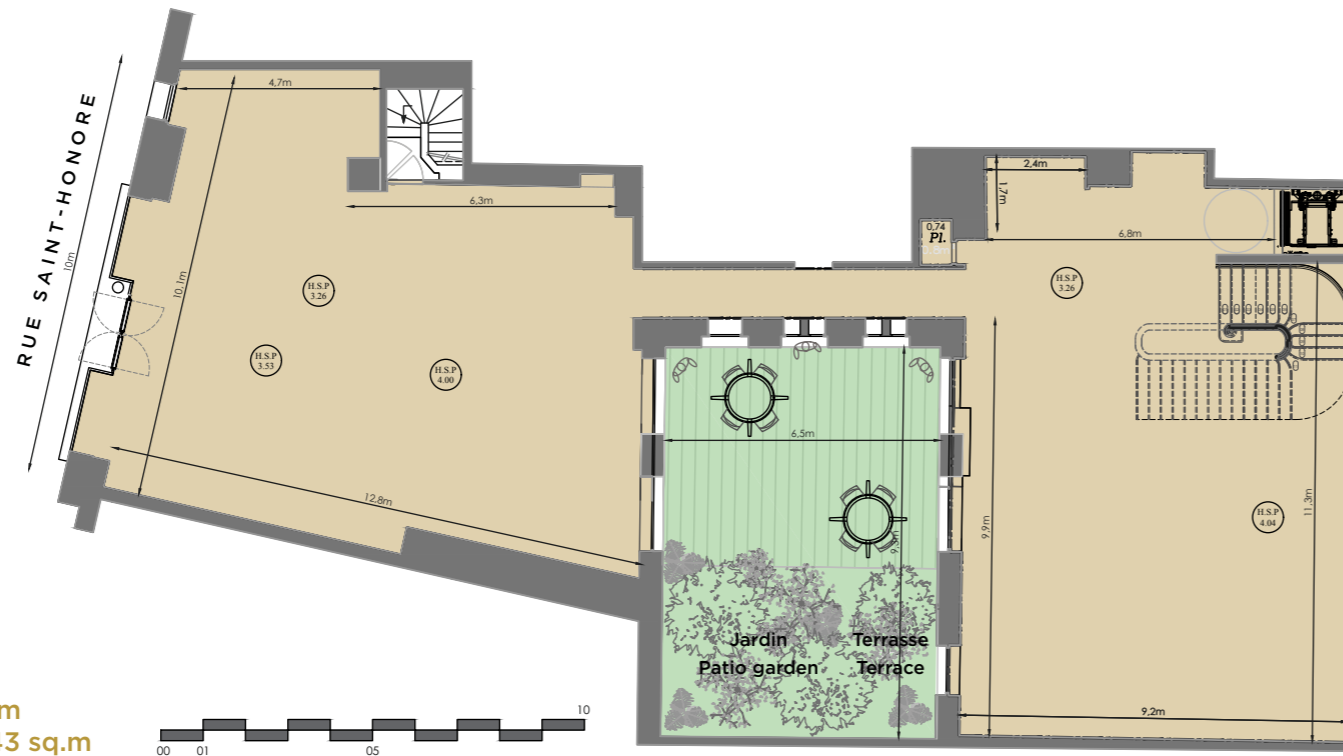


Ground
floor
rendering

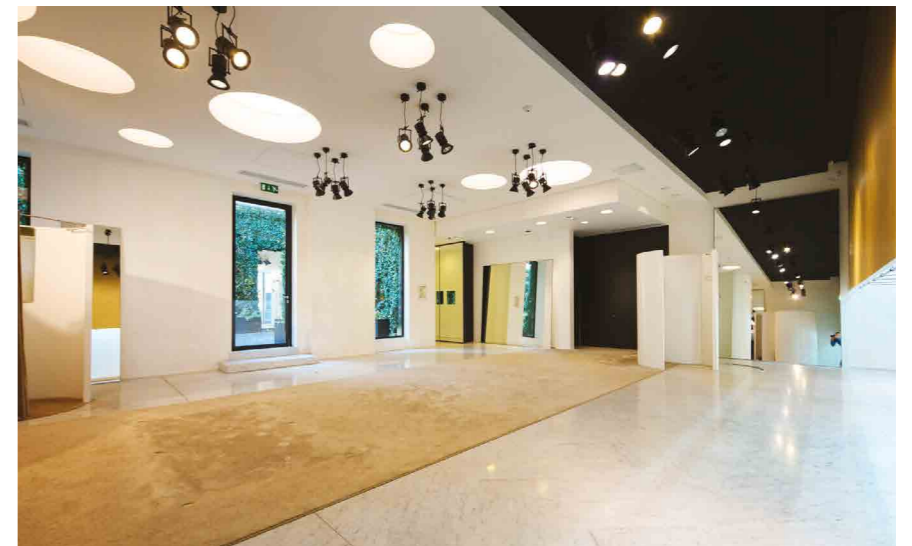
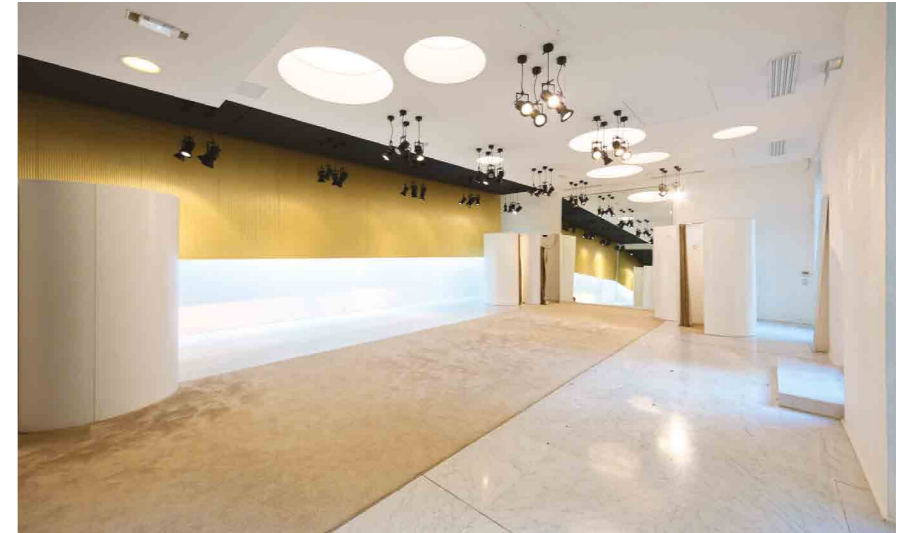
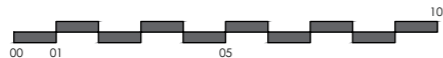


Flagship Store

option 02

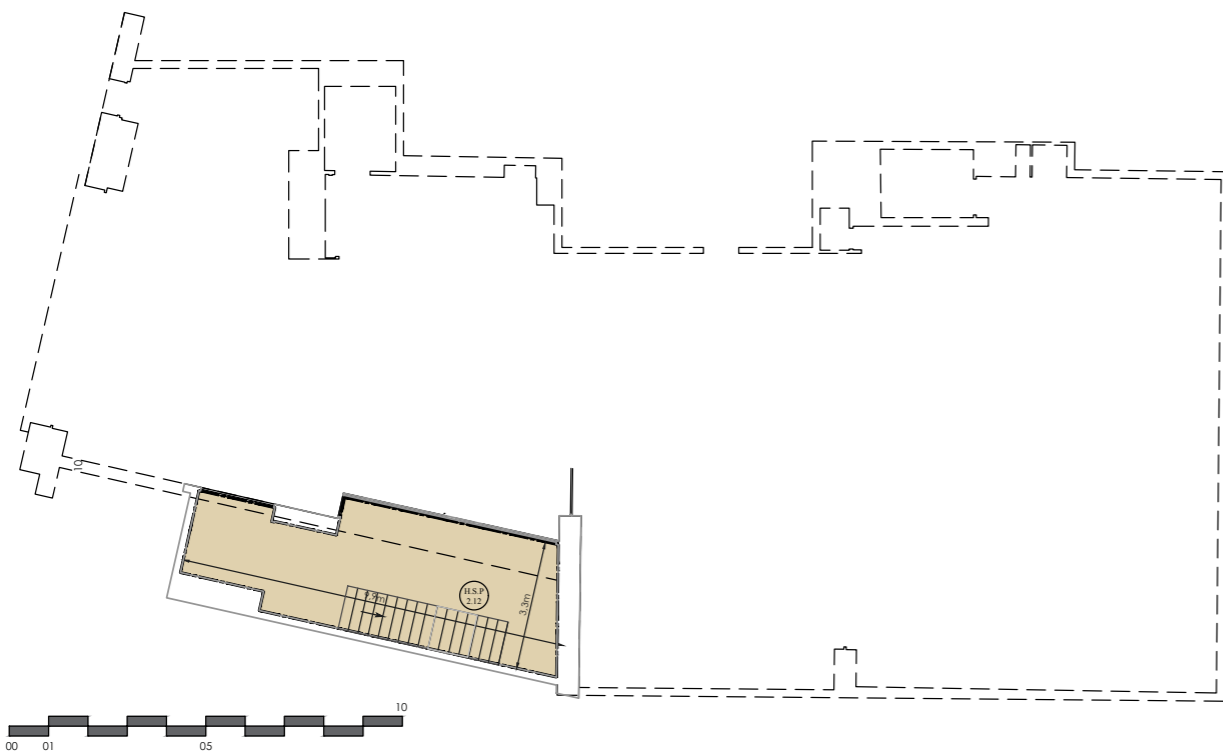


Ground Floor
Retail space: 246 sq.m
Private store patio: 43 sq.m

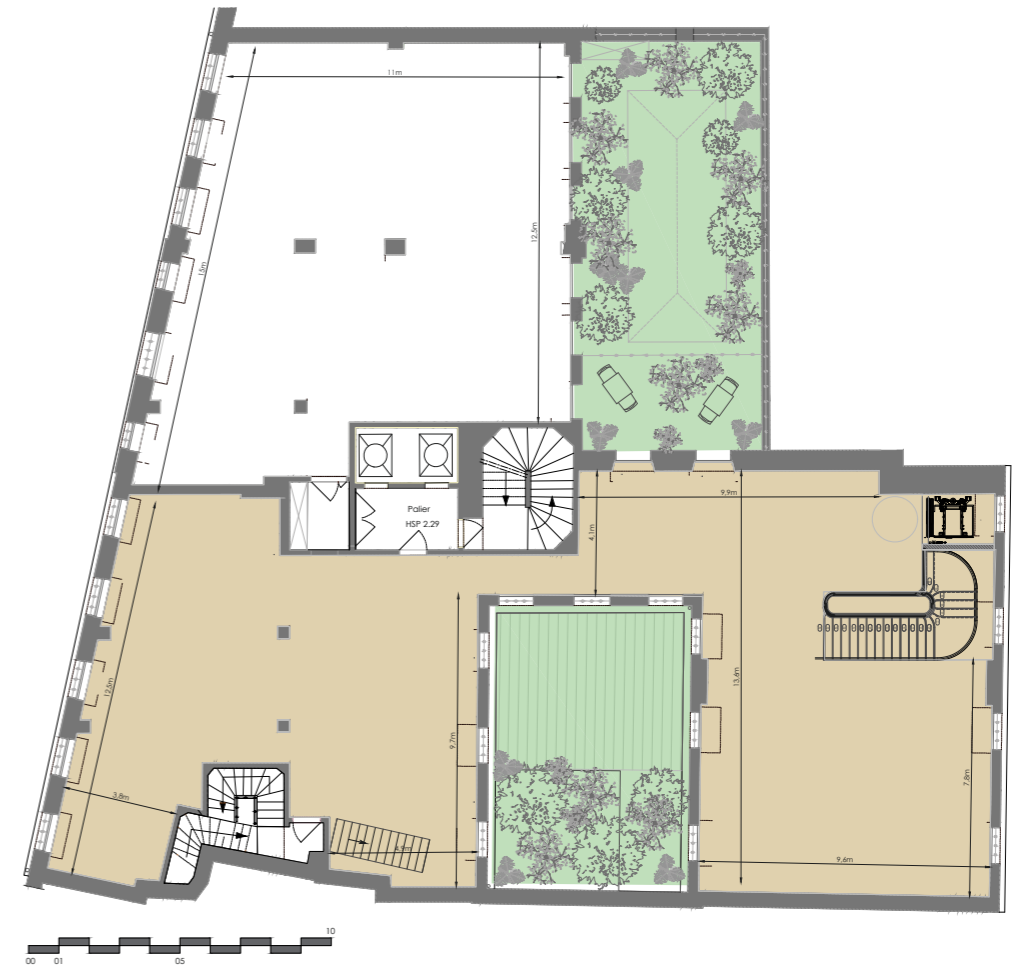


Flagship Store

option 02



Mezzanine
Surface: 27.50 sq.m

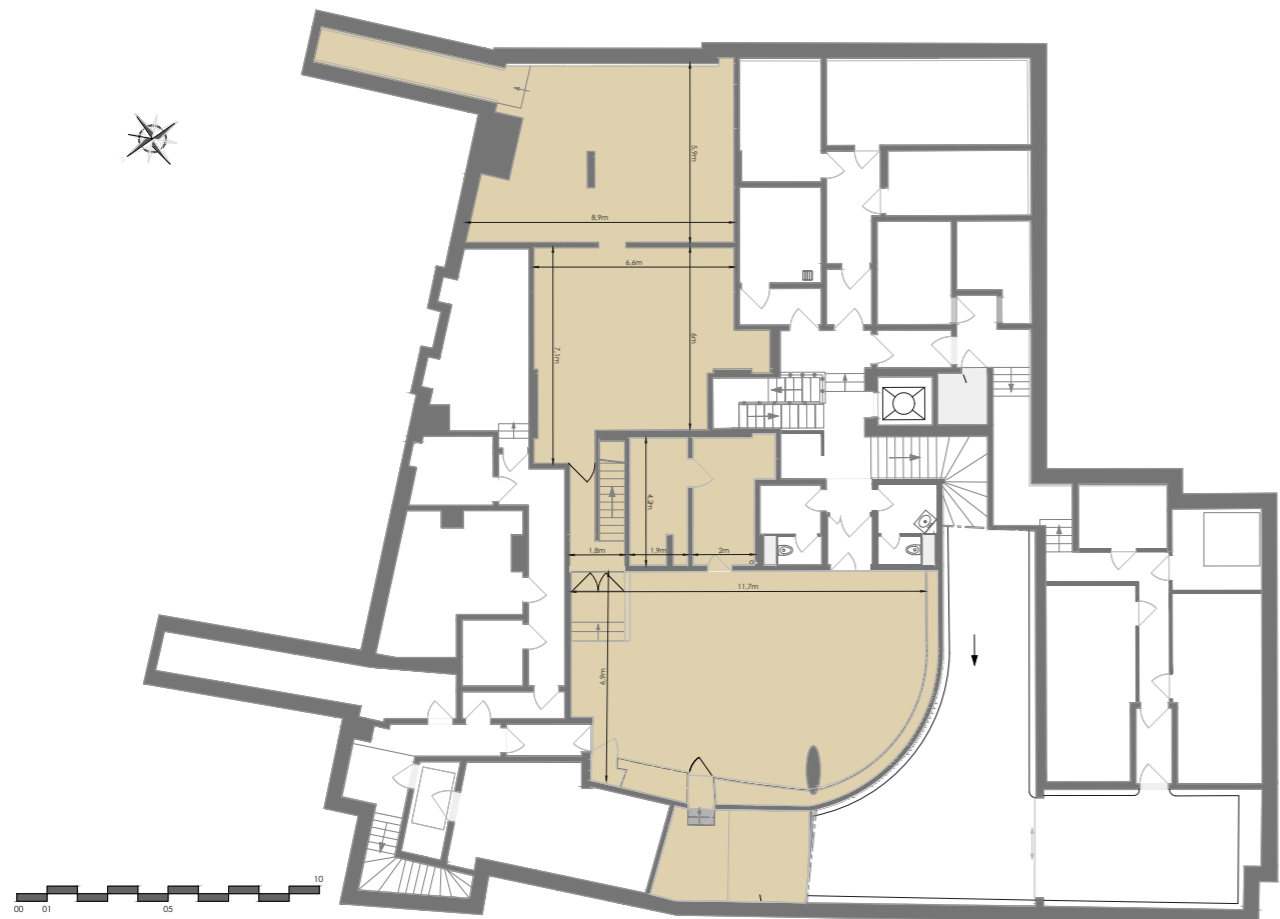


First Floor
Surface: 264.50 sq.m

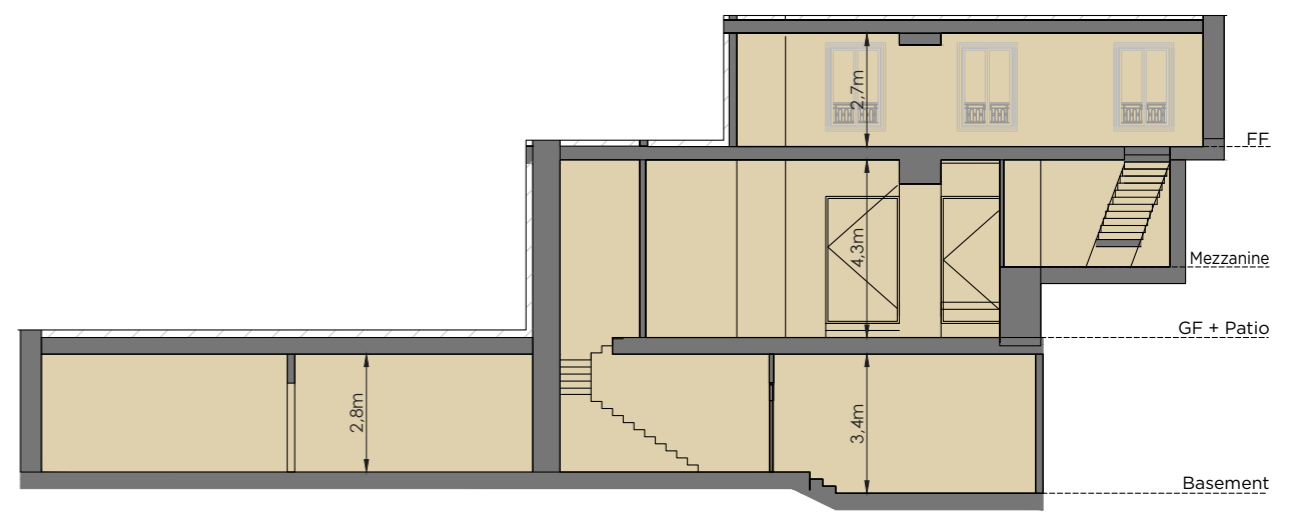
Flagship Store

option 02

First Floor:	264.50 sq.m
Mezzanine:	27.50 sq.m
Ground Floor:	246 sq.m
Private store patio:	43 sq.m
Basement:	201.70 sq.m



Storage space
Surface: 201.70 sq.m



Cut plan
Total: 739.70 sq.m



213 St-Honoré, Paris 1
785 sq.m
Tenant: Saint Laurent



114 Champs Elysées, Paris 8
3,253 sq.m
Tenant: Apple



Marché Saint-Germain, Paris 6
2,114sq.m.
Tenants: Apple, Marks & Spencer Food, Nespresso, Uniqlo, restaurants Camdeborde and Mordu



28 Madeleine, Paris 8
1,452 sq.m
Tenant: Europa Experience Paris - European Parliament

Hines in Europe

Hines en Europe

Presence in
13 European countries

15 retail assets
under management

Nearly 300,000 sq.m
of retail assets

€1.4 billion retail assets
under management

Privileged relations with
many **French and international brands**
thanks to a European portfolio.

Présence dans **13 pays**
européens

15 actifs
de commerce sous
gestion

Près de **300 000 m²** de
surfaces commerciales

1,4 milliard €
d'actifs de commerce
sous gestion

Des **relations privilégiées** avec de nombreuses
enseignes françaises et internationales
grâce à un portefeuille européen.

A concept by
Une réalisation

Hines

Leasing contact
Une commercialisation

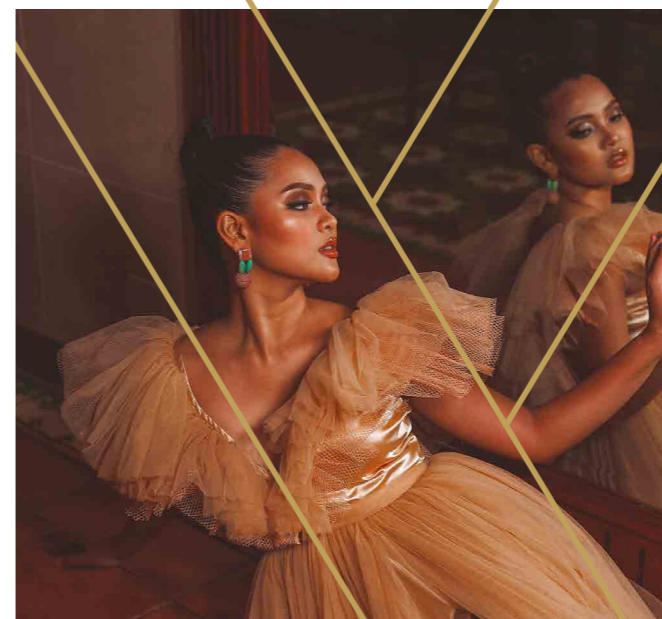


SCC VENDÔME
HIGH STREET & LUXURY RETAIL

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www.223sthonore.fr

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Perspectives: Alma Studio •
Architect : Studio A.Mainardi •
Pictures: Thierry Lewenberg-Sturm •
Design: We Factory &Co / Julia Grandvullemin





Hines