

CUBE

Bioproduction building at the heart of the Genopole ecosystem in Evry-Courcouronnes.

.Bart Patriarche.



Patriarche.

Patriarche – *Augmented Architecture*
750+ employees | 11 offices worldwide | 5 entities |
100 skills | 33 nationalities

Patriarche is an augmented architecture agency.

Our company stands for a unique model to program, design, build and operate innovative environments. Based on a renewed practice of architecture, this approach integrates all disciplines necessary for facilitating the emergence of increasingly conscious, responsible solutions within a long-term perspective.

Every day, we seek to contribute positively to society and collectively (re)create a better future for all. This ambition is reflected in our approach, with every single project regarded as an opportunity to innovate and respond to the challenges facing people and the planet. Everywhere, for everyone, Patriarche acts to be a company with positive impact.

We employ a people-focused approach, ensuring that the user, their uses and their well-being are at the centre of our design. Through our diverse talent and international reach, we have the skills and services to imagine, design, and animate spaces that foster engagement and cultivate enthusiasm.

Reflecting the agency's expertise and model of augmented architecture, Patriarche, in charge of design, is teaming up with its various entities to carry out this project.

Bart | Patriarche :
The project developer

Autumn | Patriarche :
The main contractor

Myah | Patriarche :
The interior fit-out contractor

Walter | Patriarche :
The operator, service provider and space promoter

February | Patriarche :
The designer of digital solutions applied to the building industry



As Patriarche's project management entity, Bart has staked out its position with new and innovative initiatives.

By developing programmes where quality of use and efficiency are designed for the long term, Bart | Patriarche promotes low-carbon real estate that is suited to all types of projects.

Bart | Patriarche is deeply involved in local communities, taking a holistic and responsible approach that allows it to contribute to urban regeneration and develop stimulating, aesthetically-appealing and sustainable living spaces.

Always on the lookout for new ways of working, living, entertaining and caring, **Bart | Patriarche** ensures that each architectural project rises to the challenges of mixed programming, scalability over time, social interaction and fostering encounters.

This approach involves :

- **a partnership approach with local stakeholders** to identify and meet their expectations and needs,
- **a commitment to low-carbon**, responsible property development to create sustainable value,
- **agile legal and financial arrangements** to enable rapid, reliable and efficient development,
- **a focus on quality and architectural innovation**, based on Patriarche's recognised and proven expertise,
- **digitisation of property** to reconcile building performance with a high-quality user experience.

Great heights and flexible spaces in a
compact, geometric form.
Our project is called **Cube**.



Boulevard des Coquibus
EVRY-COURCOURONNES (South of Paris, FRANCE)

Context and location

The Cube project is part of the Grand Paris Sud region's business pathway. Thanks to its proximity to the historic Genopole site, a biocluster dedicated to biotechnologies, the project will support the industrial development of the area.

Cube offers a complementary rental service for companies in the bio manufacturing sector, either as a pilot facility for established businesses, or as a production site for innovative projects.

This offer will enable them, in a short space of time, to set up a production facility that meets GMP (Good Manufacturing Practice) criteria.

The aim is to secure the long-term future of high-performance, innovative companies in the Evry-Courcouronnes area, by offering a range of services aimed at SMEs.

In this way, Cube is contribute to the development of Evry-Courcouronnes, which has been awarded the «Territoire d'Industrie» label, and enjoys a prime location just 500 metres from the GENO-POLE biocluster.

From the site, users can reach Paris directly via the RER D, and Massy via the T12 tramway. It is also close to the A6 motorway, with direct access from the N7 linking it to Paris, and to major roads that will facilitate access for future tenants.

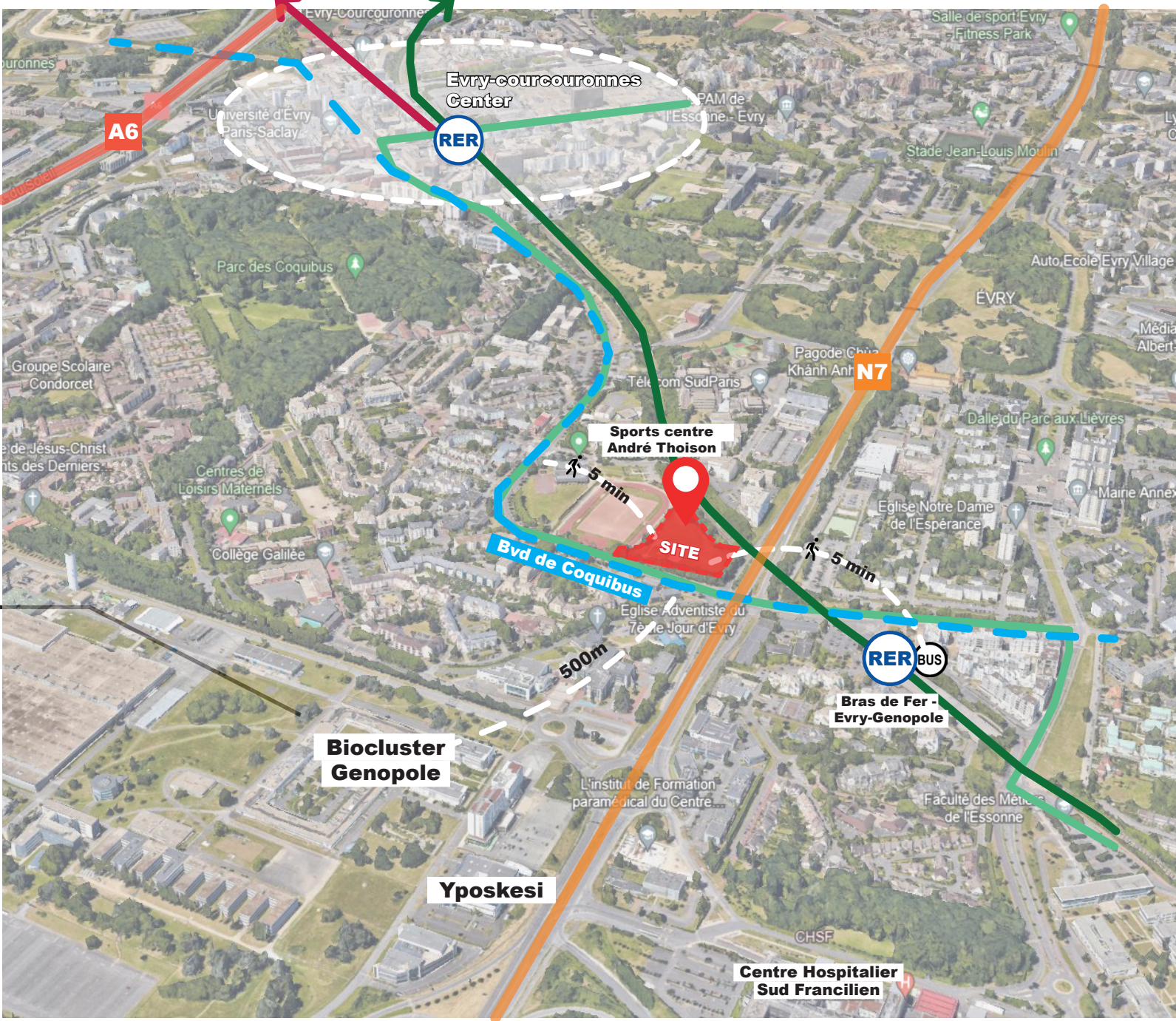
The project benefits from a green setting, with a site surrounded by vegetation and on which trees will be replanted to provide a pleasant working environment.

Genopole in figures

- more than 100,000 m² spread over 5 campuses, offering a range of real estate adapted to the level of maturity of companies, from star t-up to industrial scale
- 2,800 jobs
- 65 biotech companies
- 17 academic research laboratories
- 25 technology platforms
- Partnership with the University of Evry, an associate member of Univ ersité Paris-Saclay

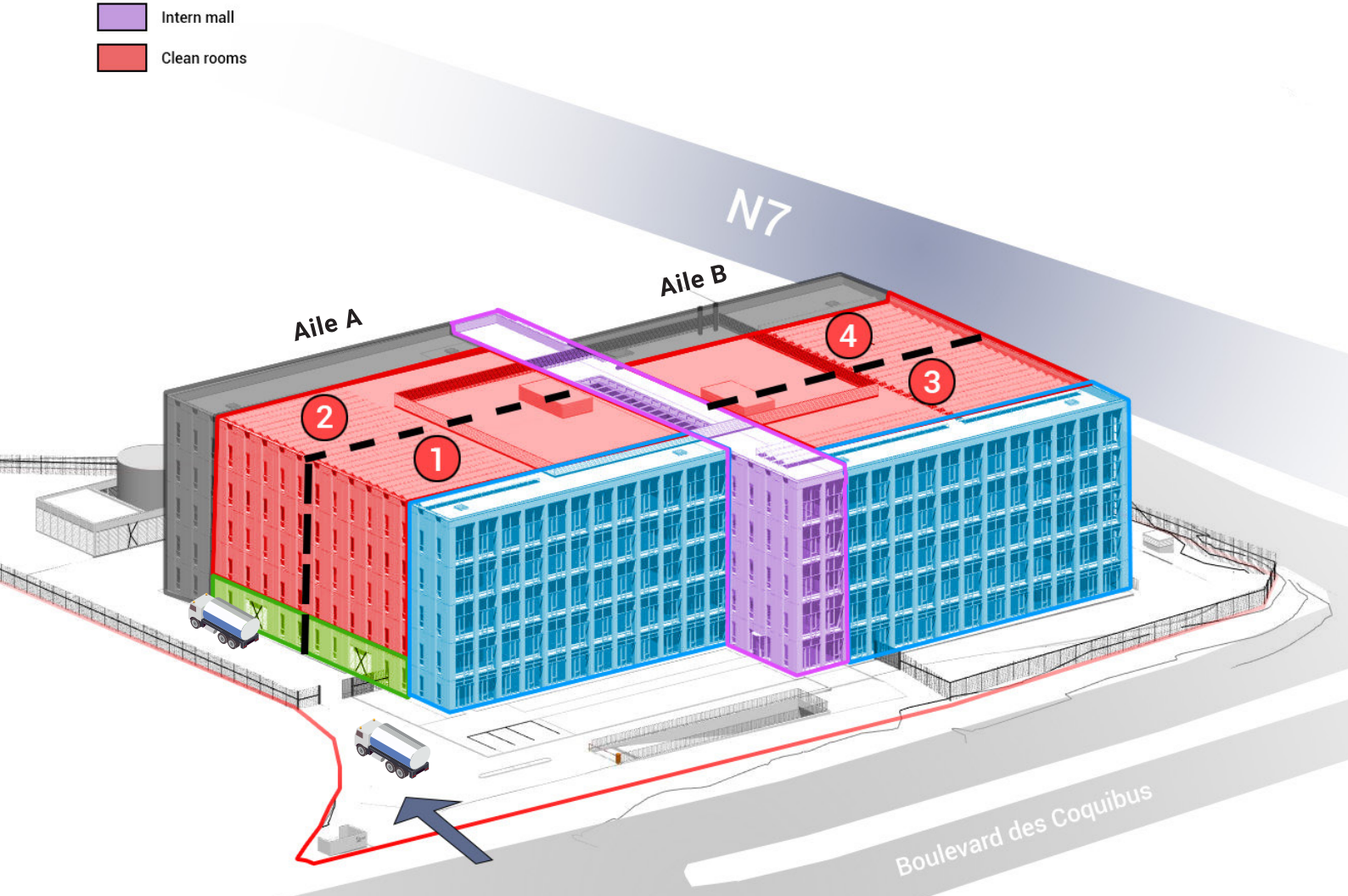
* figures to 31 december 2022

	Tramway T12	RER D
	Direct to Massy TGV	Direct to Paris - Direct Gare de Lyon / Gare du Nord
	Connection to Orly	Connection to Roissy CDG



Architectural design intentions

- Legend :
- Technical locals
 - Offices
 - Logistic and Storage
 - Intern mall
 - Clean rooms



Concept and composition

The project will enable companies to move from research and development to the «production» stage, with a building ready to be fitted out to suit their needs.

The concept aims for maximum flexibility, with a free floor plan and optimised height to accommodate clean rooms of varying heights and their dedicated technical floor.

The structure of the building is designed to allow the addition of intermediate slabs in the double-height zone, depending on the activities carried out.

The facades are designed to be non-load-bearing and partly demountable. This is to enable lessees to change the layout of their production unit, add bulky production equipment or refit the entire building if the lease changes.

Rental offers - 3 options

cf illustration opposite

Distribution of uses :

- 25% logistics zones
- 25% office space
- 50% production areas

Option 1 :
A rental block

Side A or B
①, ②, ③ or ④
2700 sq. metres

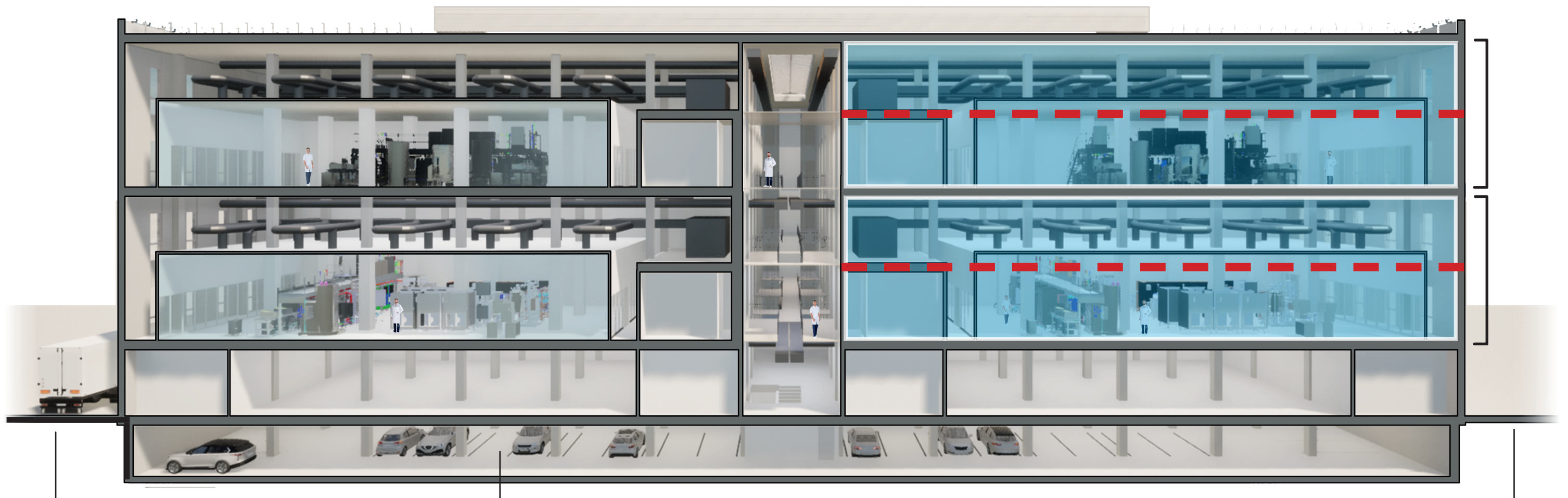
Option 2 :
Two rental blocks

Side A or B
① + ② or ③ + ④
5 200 sq. metres

Option 3 :
Entire building

Sides A and B
① + ② + ③ + ④
10 500 sq. metres

NOTE: Surface areas shown are approximate and do not include optional intermediate floors.



Circulation path around the building and direct delivery access for each area

underground parking spaces

--- optional level

double-level space clear height: 8.30 metres

Version 1

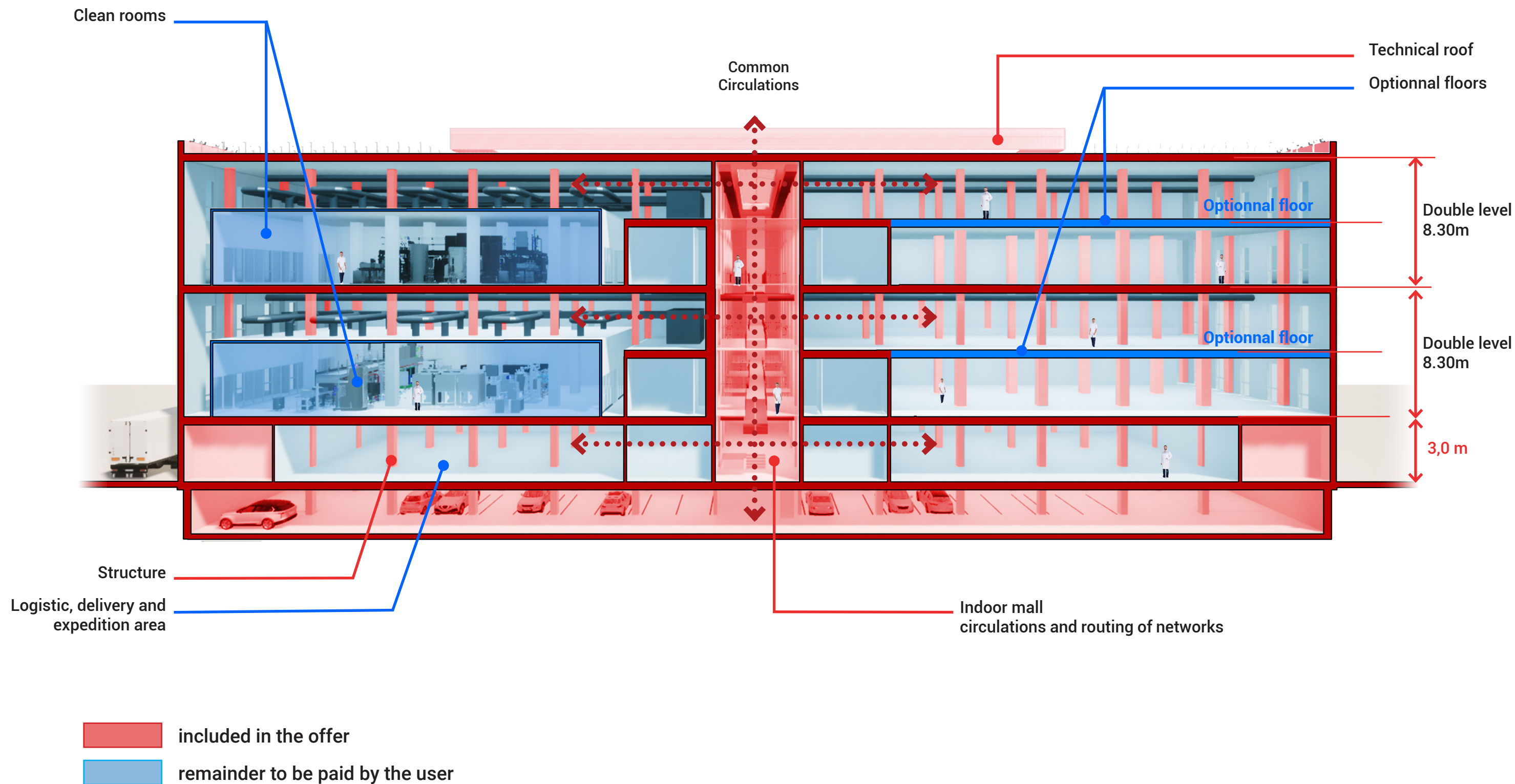
Photovoltaic panels		Roof	
R+2 - production		technical floor suitable for conversion	clean rooms
R+1 - production		technical floor suitable for conversion	clean rooms
RDC - logistics			storage and deliveries
Parking			

Version 2

Photovoltaic panels		Roof	
R+4 - production / laboratories			
R+3 - production / laboratories			
R+2 - production / laboratories			
R+1 - production / laboratories			
RDC - logistics			storage and deliveries
Parking			

--- intermediate slabs possible

Commercial offer



Graphic documents



Plan Masse

1/500





Environmental performance

A sober building with reduced environmental impact

Although the building is developed around an industrial production programme that consumes significant energy resources, it is designed to comply with the latest regulations in force (RE2020) for all office areas.

Its large roof surface area means that around 1,700 m² of photovoltaic panels can be installed, covering 30% of the building's surface area and providing significant energy savings. Its compact, optimised shape also makes it a low-energy building with a low environmental impact.

