

118 CHAMPS

THE
SPEAKEASY
OFFICE

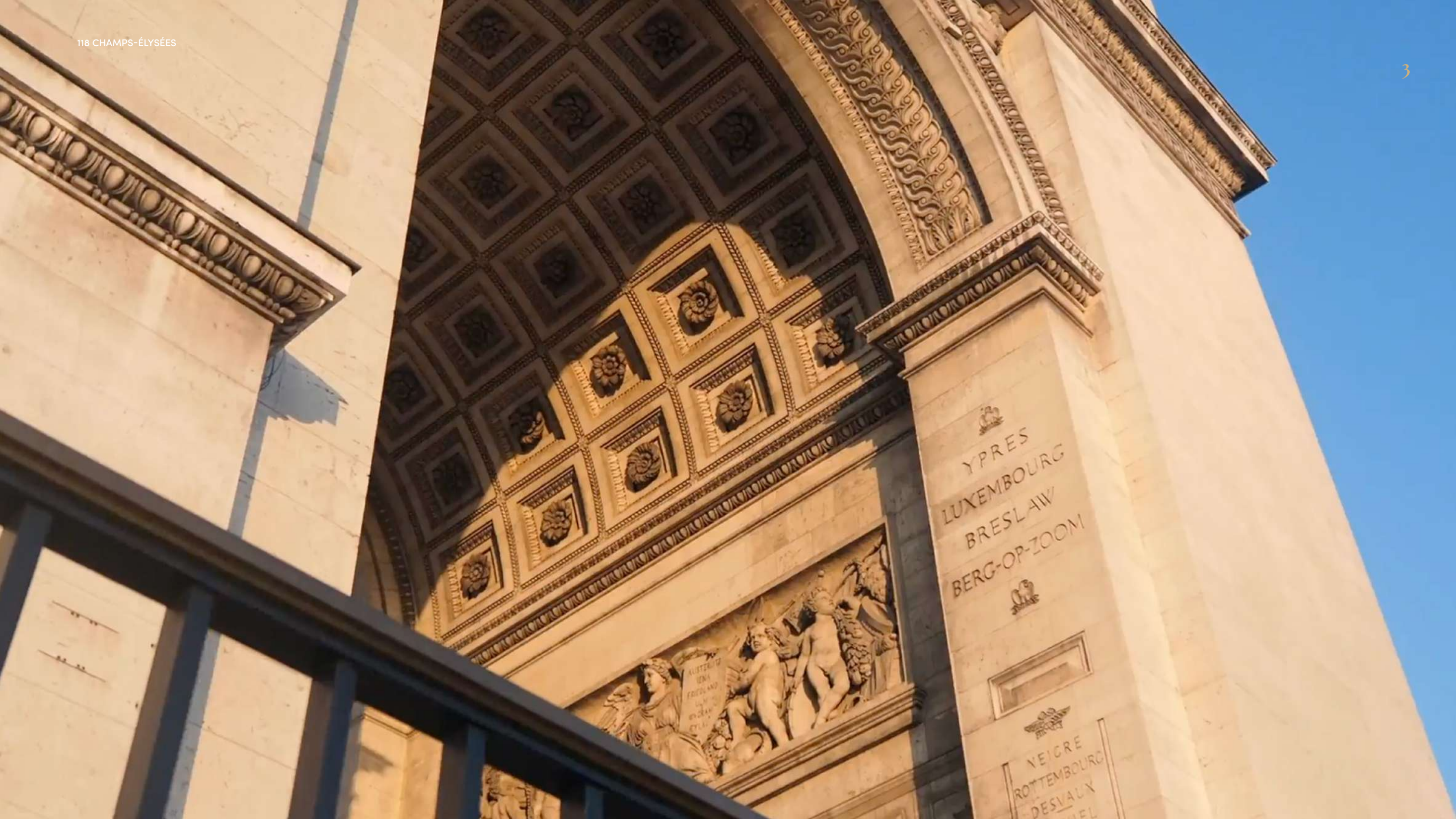


A PRIVILEGED INVITATION

Amidst the hustle and bustle of the Champs-Élysées, there is a door that is strictly for those in the know.

Behind the elegant façade at number 118, a new way of working is quietly emerging.

This place has been designed as a modern *speakeasy*, with bold spaces reflecting new office practices.



YPRES
LUXEMBOURG
BRESLAW
BERG-OP-ZOOM

VEIGRE
ROTTEMBOURG
DESVAUX
MEL



118 Avenue des Champs-Élysées

AN EXCLUSIVE ADDRESS BY THE NUMBERS

ROOFTOP

A rooftop that can house up to
99 people

COMPLETION

End of
2026

CAPACITY

200 people
1 person/10 sqm

OFFICES

2,216 sqm

of floor space from GF+3 to GF+7

Bicycle storage, lockers and showers located on Basement Level -1

CERTIFICATIONS

Excellence in energy efficiency and environmental performance.

BREEAM®
EXCELLENT



01

DESIGNED WITH THE FUTURE IN MIND



A building with an
iconic history, reinvented
to meet the highest
modern office standards.



REINVENTING TRADITION

Behind the timeless, stylish façade, this unique place is steeped in history, a silent witness to times gone by. Today it has been given a new lease of life, a new energy that subtly combines tradition and modernity.

This is a place that recreates the vibe of a vintage speakeasy: classy, intimate and audacious.

THE SPEAKEASY: DISCREET ELEGANCE

Speakeasies first sprang up during the Prohibition era in the United States as hidden bars accessible only to those in the know. Behind unremarkable entrances, they cultivated an air of secrecy, sophistication and exclusivity.

And that atmosphere can be found here: a discreet, elegant place, for those who know which door to push.



Upper floors added in 1929, refurbished in the 1980s...

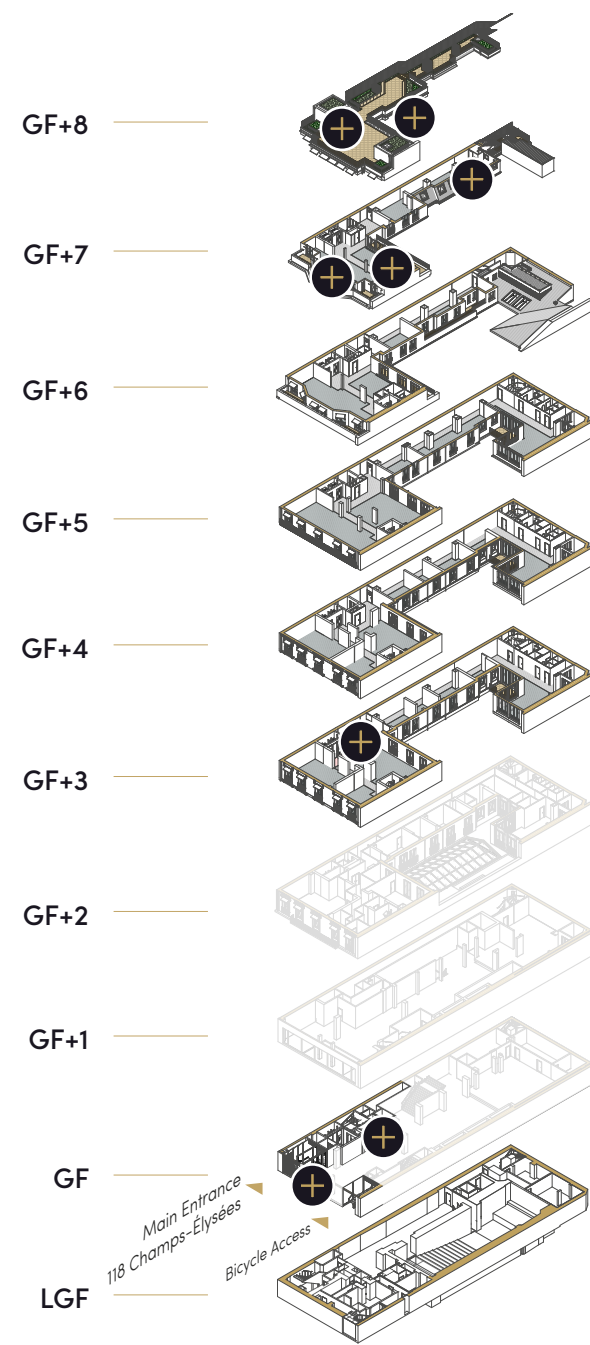


The building has gone through several transformations, ever changing but never losing its soul. And we are continuing the tradition, adapting the historic grandeur to the latest standards of luxury office design, while maintaining an aura of mystery.

"Our aim was to combine **energy efficiency** with **respect for history**, to create **prime** working conditions in an **exclusive** environment."

— PDA ARCHITECTURE





ARCHITECTURE MAGNIFIED

Going beyond this broad ambition, the aim was to reveal the architectural essence of the building and incorporate state-of-the-art technical standards.

Special care was taken to **restore the Haussmannian façade**, bring out the Art Deco roof and maintain the original dimensions.

At the same time, work was carried out on the shell of the building to **optimize energy efficiency**, combining traditional materials with sustainable solutions such as reinforced insulation, heat recovery and smart resource management.

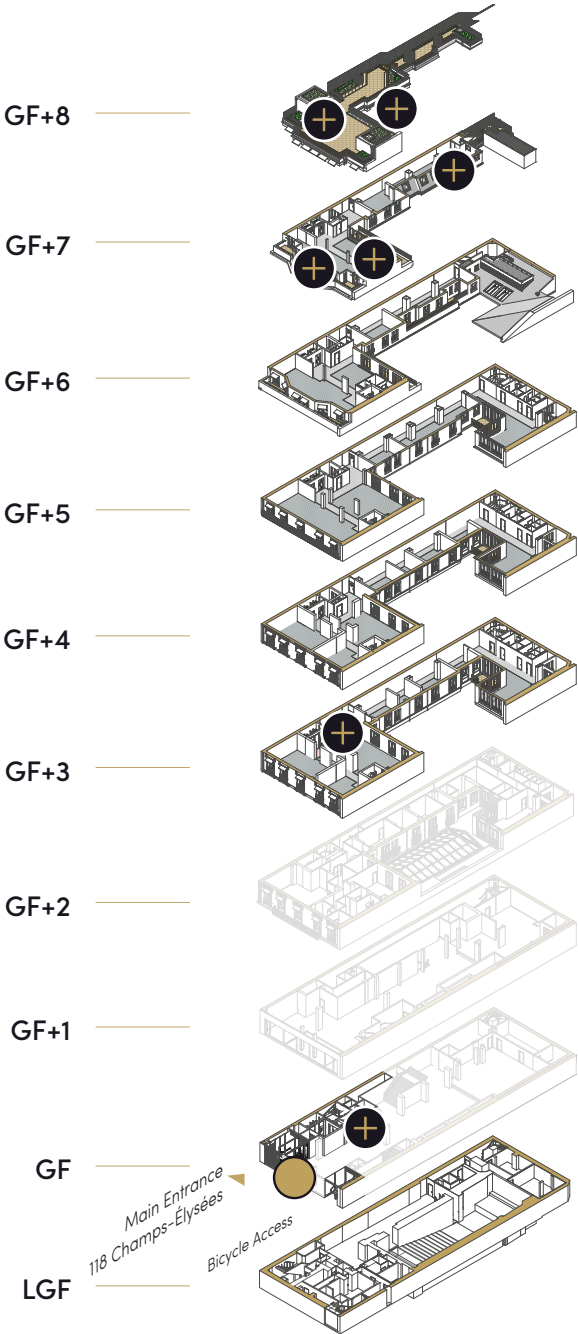
Circulation flows were redesigned to facilitate access to the different floors, while maintaining discretion.

A space that is both **grand and intimate**, a **working environment** where historical features are interwoven with **the latest modern techniques**.

AT A GLANCE

GF

Entrance to
118 Champs-Élysées



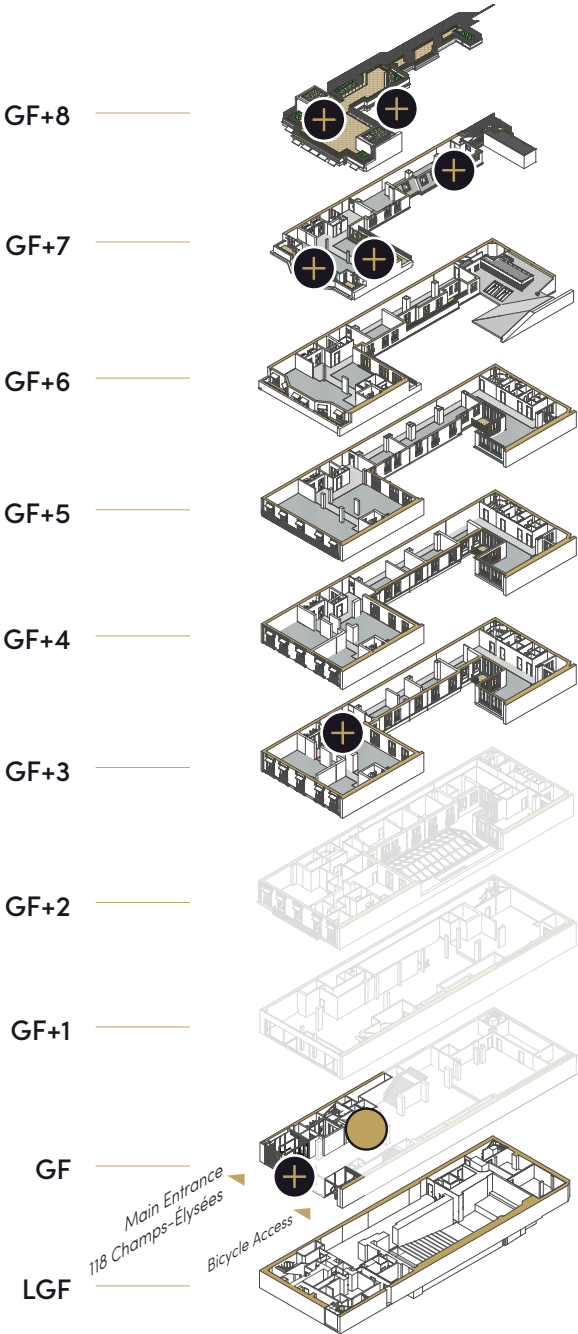
Click on the features
and explore the spaces



AT A GLANCE

GF

Lobby



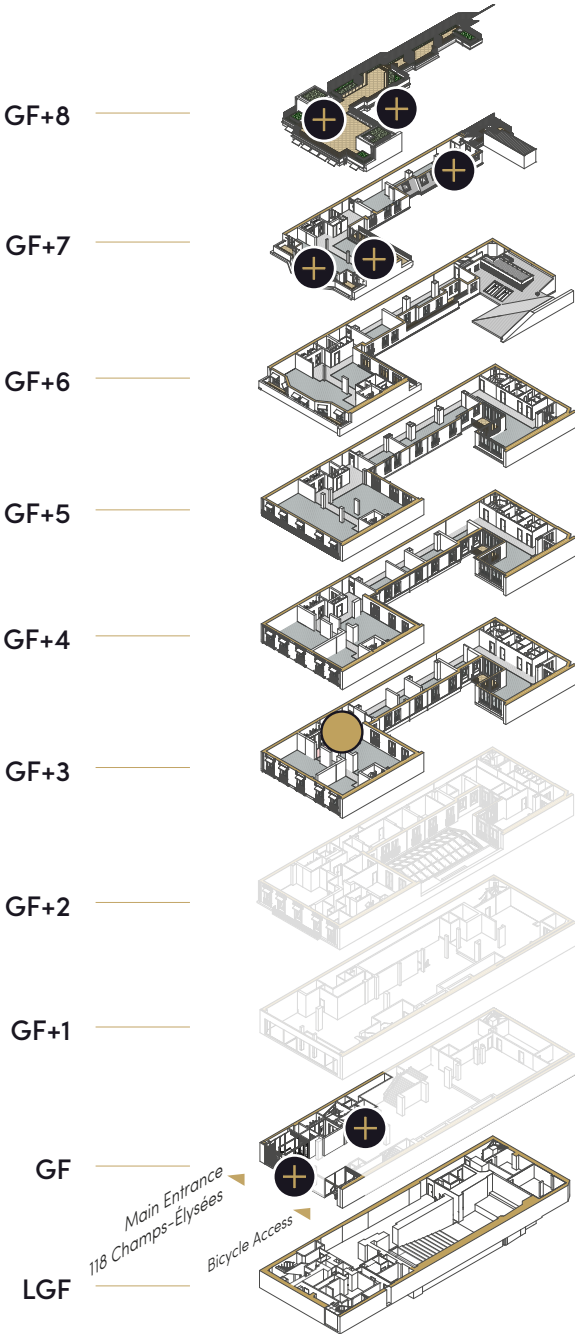
Click on the features
and explore the spaces



AT A GLANCE

GF+3

Landing



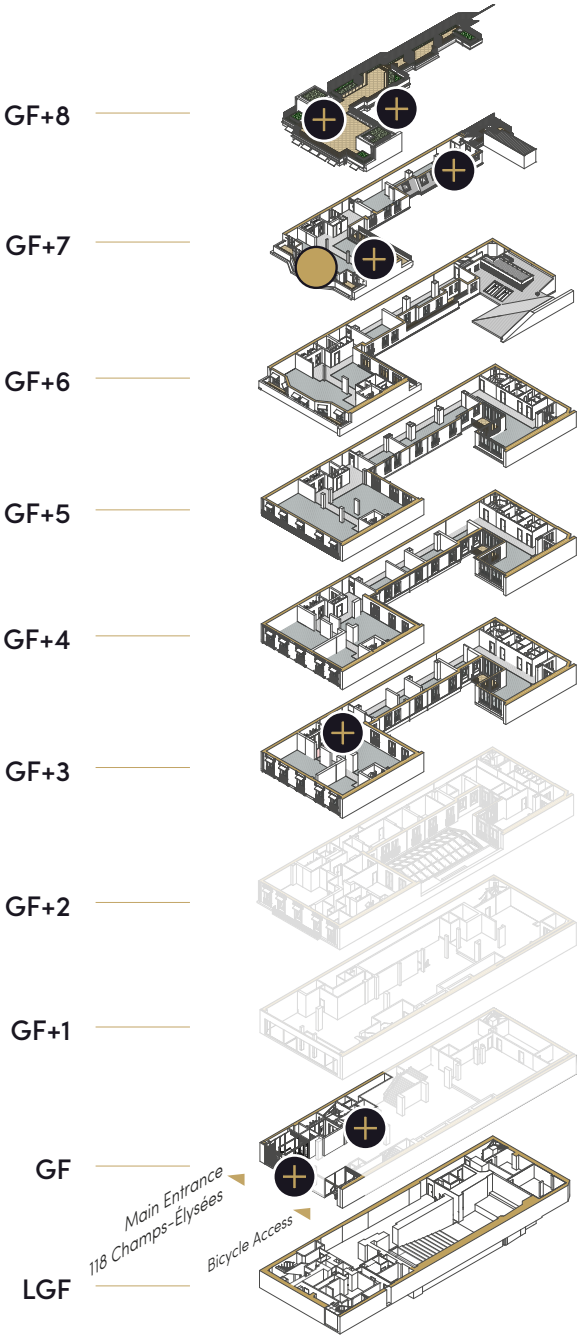
Click on the features
and explore the spaces



AT A GLANCE

GF+7

An intimate balcony



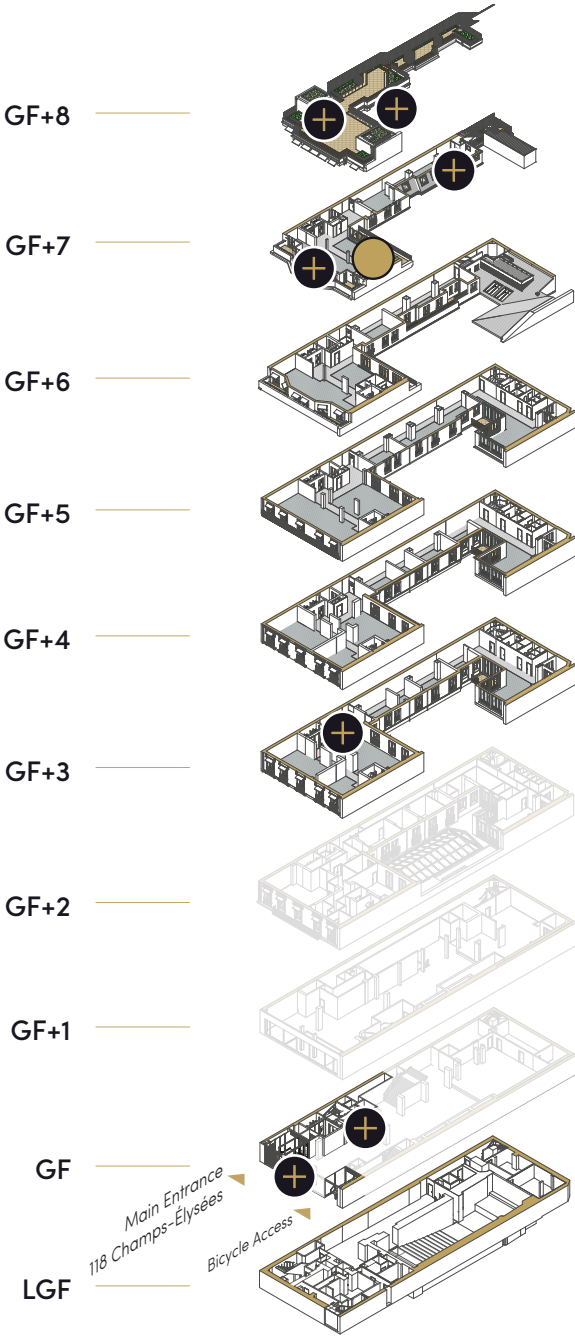
Click on the features
and explore the spaces



AT A GLANCE

GF+7

A floor bathed in natural light



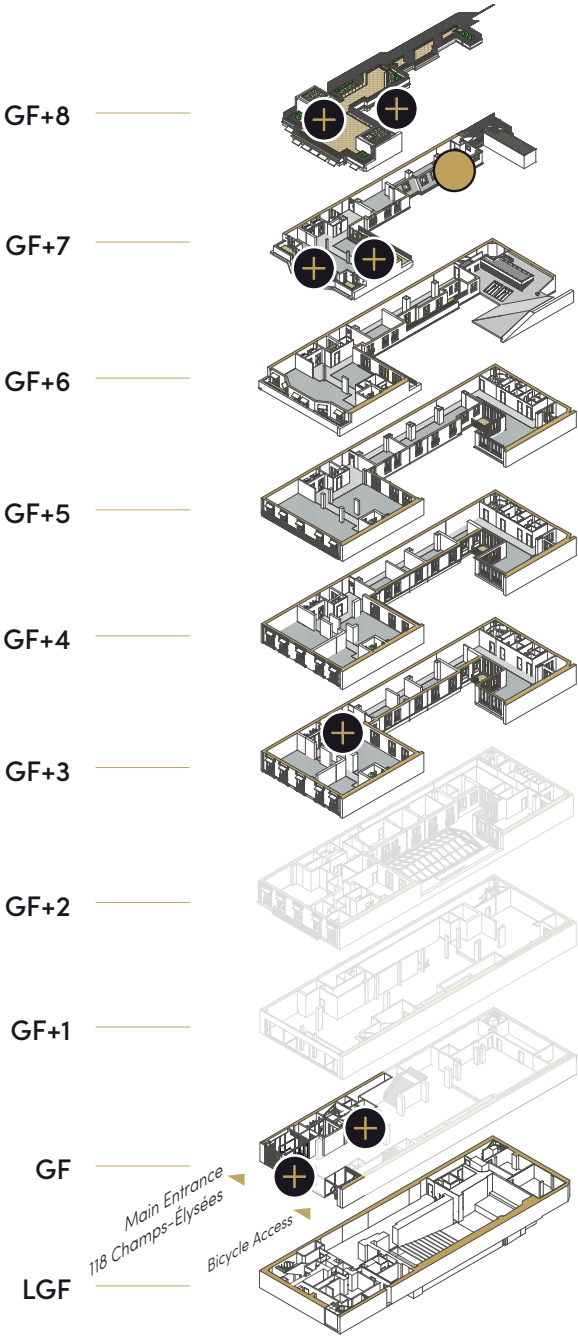
Click on the features and explore the spaces



AT A GLANCE

GF+7

Comfortable working spaces to suit all needs



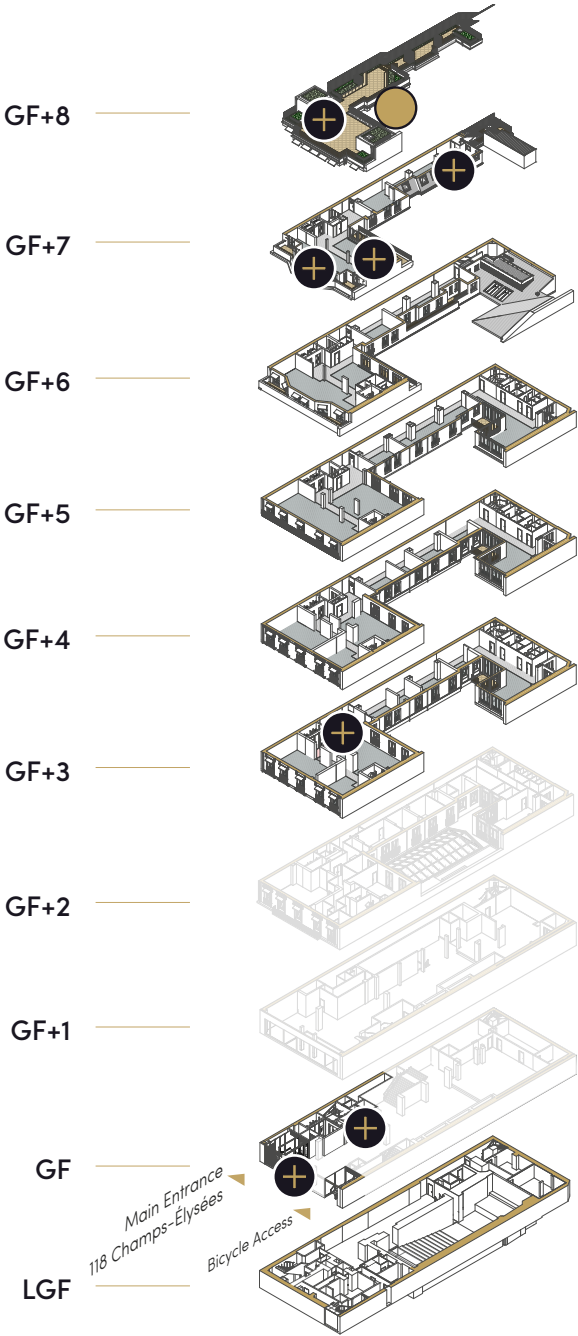
Click on the features
and explore the spaces



AT A GLANCE

GF+8

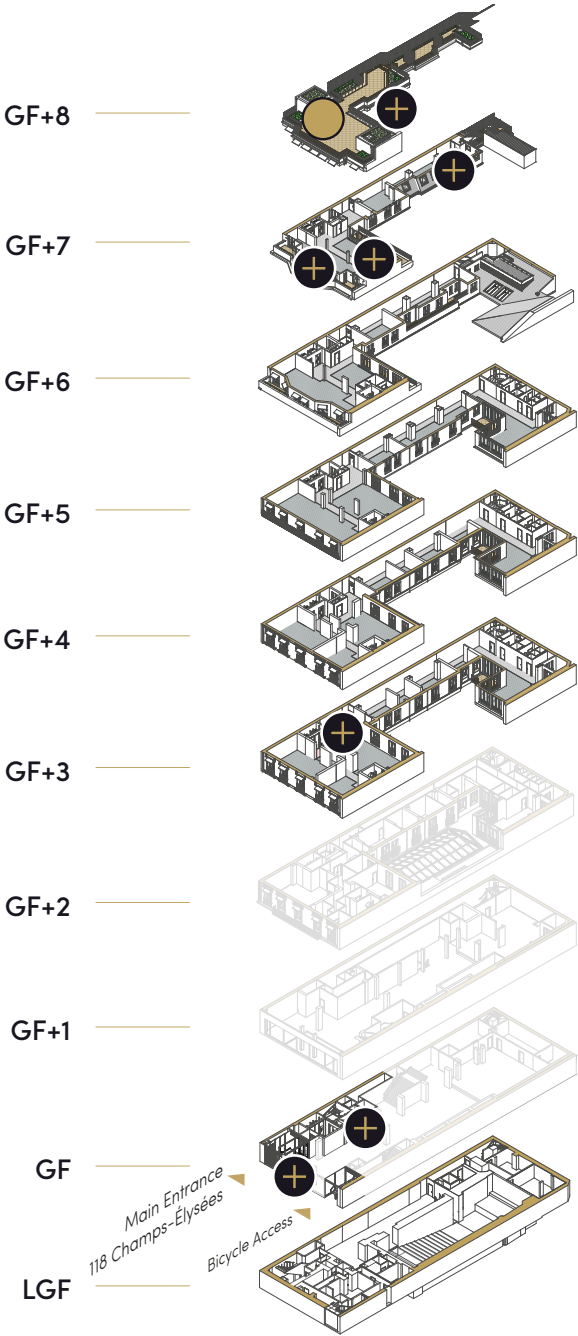
Inner terraces with courtyard view



AT A GLANCE

GF+8

A unique rooftop space with panoramic views over Paris



02

ART DE VIVRE IN THE OFFICE



Spaces designed
to promote comfort,
efficiency and inspiration
every day.



118 Champs-Élysées is not just an address. It's a hallmark of prestige. Every space, from the lobby to the offices, via a corridor punctuated by clear, artful signage, has been carefully designed to enhance your experience.





A LOBBY DESIGNED FOR SERENITY

In contrast to the exterior, serenity takes over from the moment you step inside.

The natural stone finishes, sleek geometrical lines and pale color palette create a strikingly **contemporary** space. The use of varying depths and vertical lines adds contrast, and

the stone island reception desk creates a sense of **prestige**. The overall effect is one of understated elegance, a space that is both **professional and welcoming**.

LIMITLESS PERSPECTIVE

The corridor leading to the floors offers a pleasing sensory experience.

Backlit lines create a series of striking visual frames, generating a sense of **limitless perspective**. Traversing this sleek space, every step reveals different light effects that subtly emphasize depth and scale. The environment is both functional and mesmerizing, with signage forming part of a broader choreography that guides occupants with a touch of mystery.



CAREFULLY DESIGNED



Here, every space is a world in itself, designed to offer a moment of calm during the working day.

The materials, ample light and glass partitions create a fluid transition between hallways and offices, while maintaining the sleek yet welcoming atmosphere that characterizes the entire building.

OFFICE AREAS







INNER SERENITY

The delicately poised terraces create a parenthesis above the inner courtyard, a moment of mindfulness in a busy day.

A peaceful atmosphere and calming natural light generate a relaxing space to daydream, chat or simply contemplate the discreet verticality of the architecture.

OPTIMAL SPACES

More than just a calm environment, each area is designed to optimize productivity and serenity. Carefully considered acoustics combined with absorbent materials create a hushed ambience where noise is kept to a minimum.

This floor, midway between a luxury hotel and a prime coworking space, reflects new working practices, with flexible workspaces offering possibilities for informal discussion, teamwork and individual concentration.

Here, collaboration occurs naturally, never distracting from the calm, the functional elegance and the quality environment.



Creating a setting where the mind can be both free and focused, in discreet, welcoming surroundings with a speakeasy vibe.

AN OASIS OF LIGHT

On the 7th floor, natural light floods into every corner, creating an atmosphere conducive to concentration and collaboration.

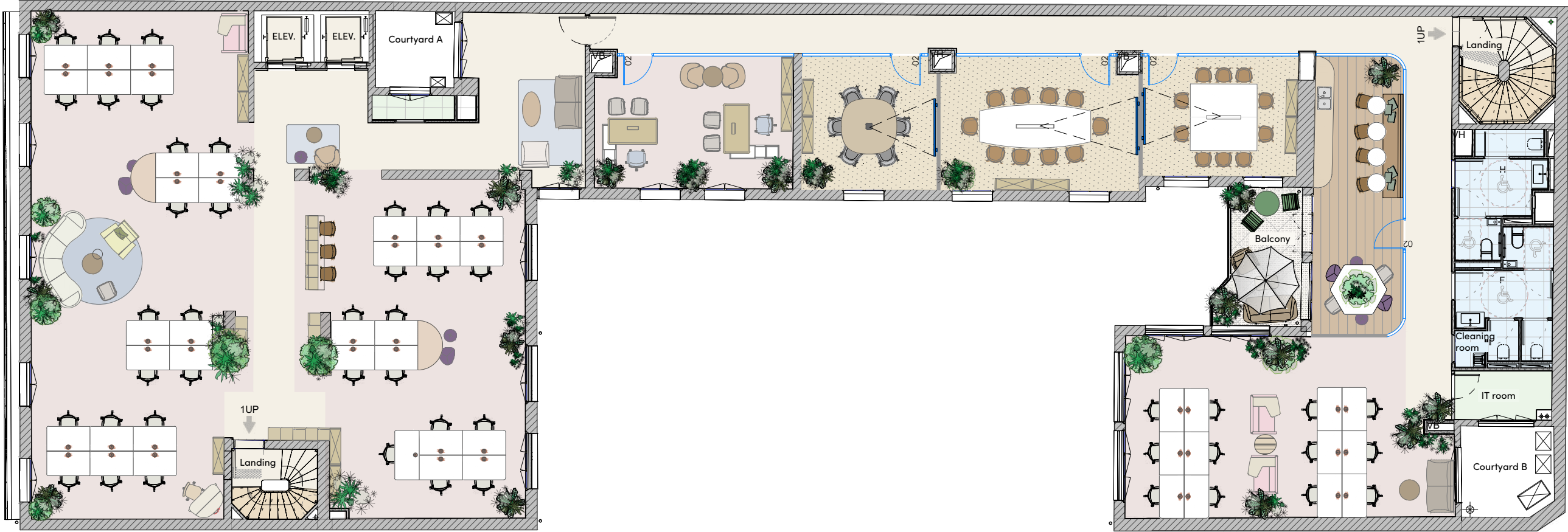
The **modular** layout encourages dialog, with large windows creating a sense of space and airiness.



SURFACE AREAS

<u>FLOOR</u>	<u>SURFACE AREA</u>	<u>TERRACES</u> 	<u>CAPACITY</u>
ROOFTOP	—	245 sqm	—
GF+7	244 sqm	71 sqm	22
GF+6	332 sqm	54 sqm	31
GF+5	536 sqm	22 sqm	49
GF+4	517 sqm	14 sqm	49
GF+3	519 sqm	14 sqm	49
GF/LOBBY	34 sqm	—	—
BIKE STORAGE & CHANGING FACILITIES	34 sqm	—	—
TOTAL	2,216 sqm	420 sqm	200

AV. DES CHAMPS-ÉLYSÉES



LAYOUT

OPEN SPACE

FLOOR

GF+5

COLLABORATIVE SPACES

MEETING ROOMS
26 people

COLLABORATIVE SPACES

PRIVATE OFFICES
2 people

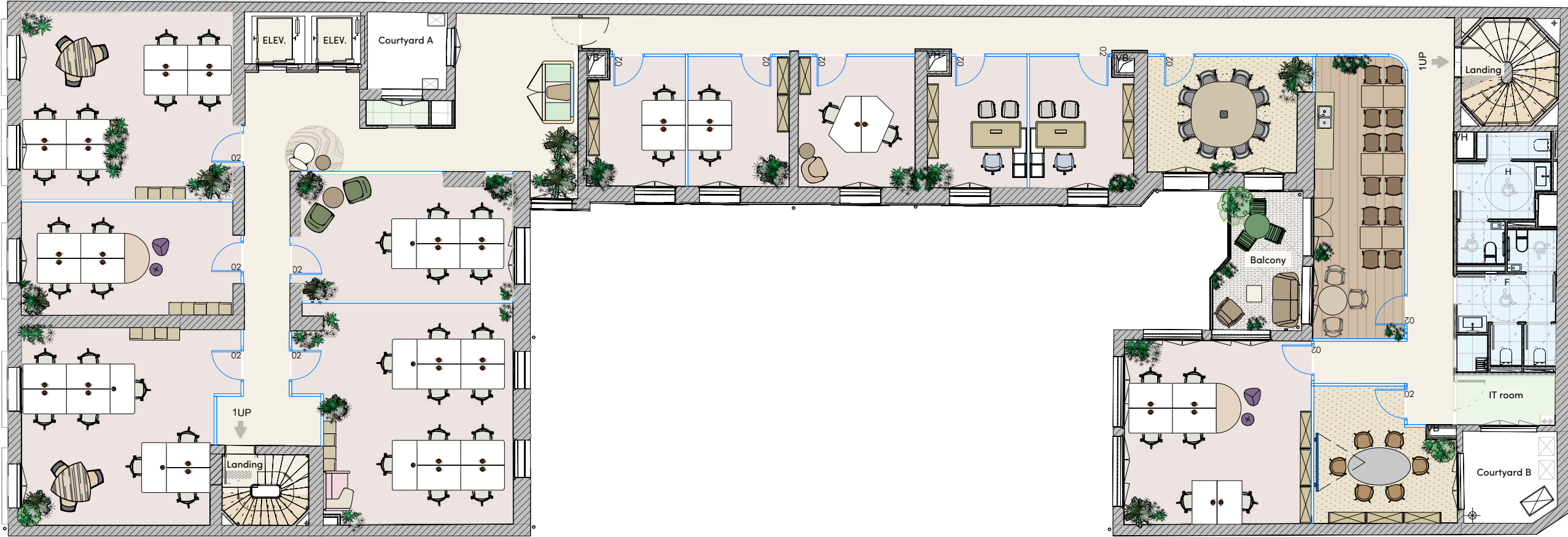
OPEN SPACE
47 people

49 WORKSTATIONS

KEY

- | | | | |
|---|--------------|---|-------------------|
|  | Offices |  | Circulation areas |
|  | Meeting room |  | Balcony |
|  | Tearoom |  | Technical room |

AV. DES CHAMPS-ÉLYSÉES



LAYOUT

PARTITIONED

FLOOR

GF+4

COLLABORATIVE SPACES

MEETING ROOMS
14 people

COLLABORATIVE SPACES

PRIVATE OFFICES
49 people

49 WORKSTATIONS

KEY

- | | |
|--|---|
|  Offices |  Circulation areas |
|  Meeting room |  Balcony |
|  Tearoom |  Technical room |

AV. DES CHAMPS-ÉLYSÉES



LAYOUT

MAXIMUM DENSITY

FLOOR

GF+3

COLLABORATIVE SPACES

MEETING ROOMS
16 people

COLLABORATIVE SPACES

PRIVATE OFFICES
49 people

49 WORKSTATIONS

KEY

- | | | | |
|---|--------------|---|-------------------|
|  | Offices |  | Circulation areas |
|  | Meeting room |  | Balcony |
|  | Tearoom |  | Technical room |

03

A WELL-KEPT SECRET



An intimate rooftop space
for relaxation, socializing
and celebrating.





The jewel in the crown is up above, **on top** of the building. An unexpected **rooftop space** opens up to the privileged few who are lucky enough to pass through its hidden doors. This **roof garden** is a unique **green oasis**, offering breathtaking **panoramic views of the Paris skyline**.



AN UNEXPECTED ROOFTOP TERRACE TOWERING OVER PARIS

Perched at the top of number 118, this **rooftop garden** is a green haven at the heart of the bustling Champs-Élysées.

With spectacular views over the Eiffel Tower and the Arc de Triomphe, expertly engineered ambient lighting, comfortable seating and an outdoor kitchen, everything is conducive to moments of relaxation, collaboration and celebration. **This timeless, exclusive space is only for those in the know.**

Capacité de
99 people

245 sqm
surface area



PANORAMIC VIEW

The Arc de Triomphe is within touching distance. The Eiffel Tower, the jewel of the Paris skyline, is a little further away.



LANDSCAPED SPACE

Bushes, scented plants, comfortable relaxation areas to rest and recharge.



AMBIENT LIGHTING

Expertly created lighting brings the space to life and makes each event an unforgettable experience.



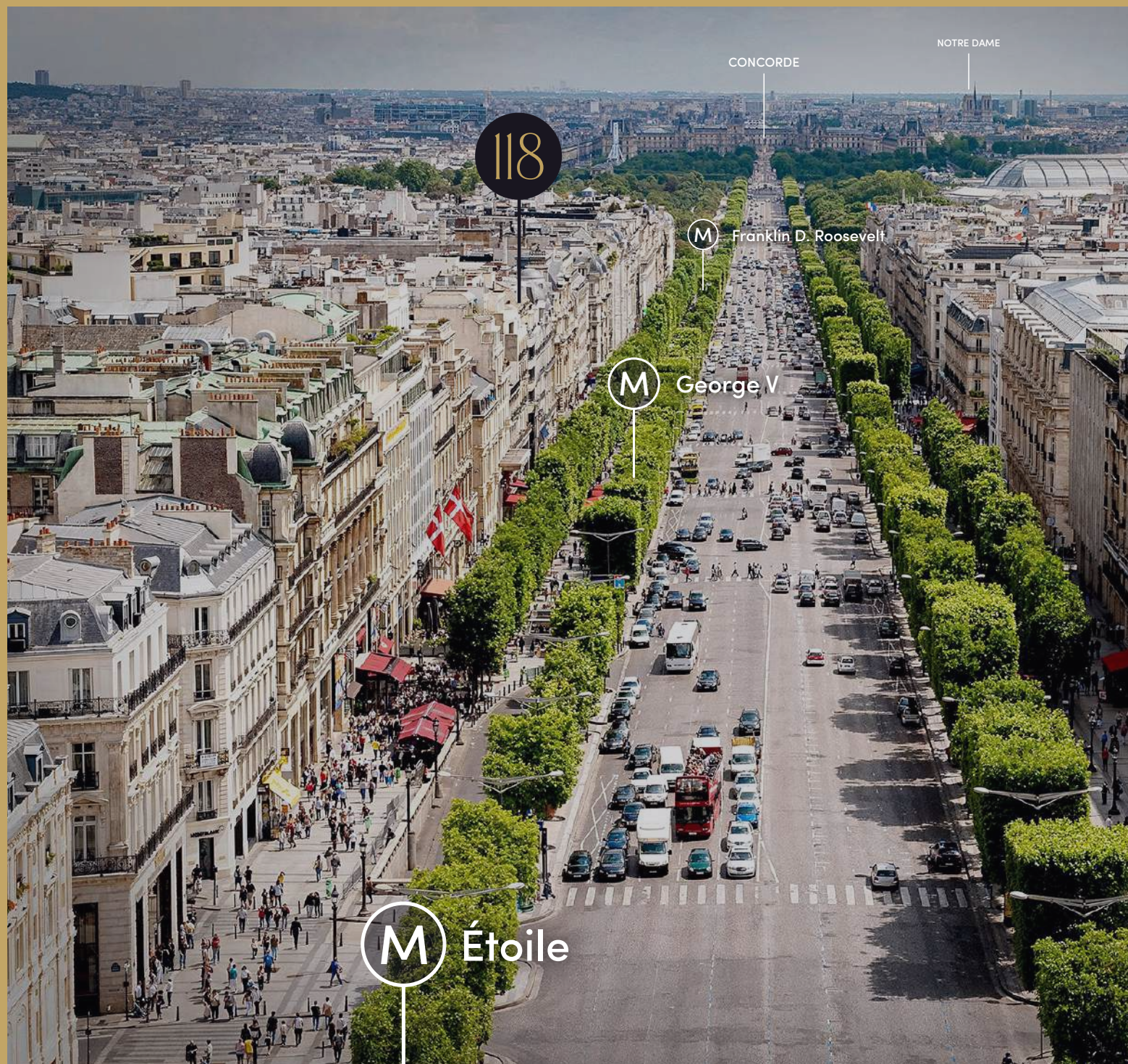
04

AN ICONIC ADDRESS



Number 118 sits on the newly revitalized Champs-Élysées, a destination synonymous with culture, luxury, nature and mobility.





EASY ACCESSIBILITY

The building lies in Paris' 8th *arrondissement*, the perfect spot for the luxury, culture and **vibrancy** that characterize Paris.

The Champs-Élysées, currently undergoing an ambitious makeover, blend cuisine, iconic shopping and art.

PUBLIC TRANSPORT

Next to
no. 118

(M) 1
GEORGE V

5 min.
walk

(M) 1 2 6 (RER) A
CHARLES DE GAULLE ÉTOILE

10 min.
walk

(M) 9
FRANKLIN D. ROOSEVELT

RAILWAY STATIONS

GARE DE LYON
20 min. by public transport

GARE SAINT-LAZARE
20 min. by public transport

GARE MONTPARNASSE
25 min. by public transport

GARE DU NORD
28 min. by public transport

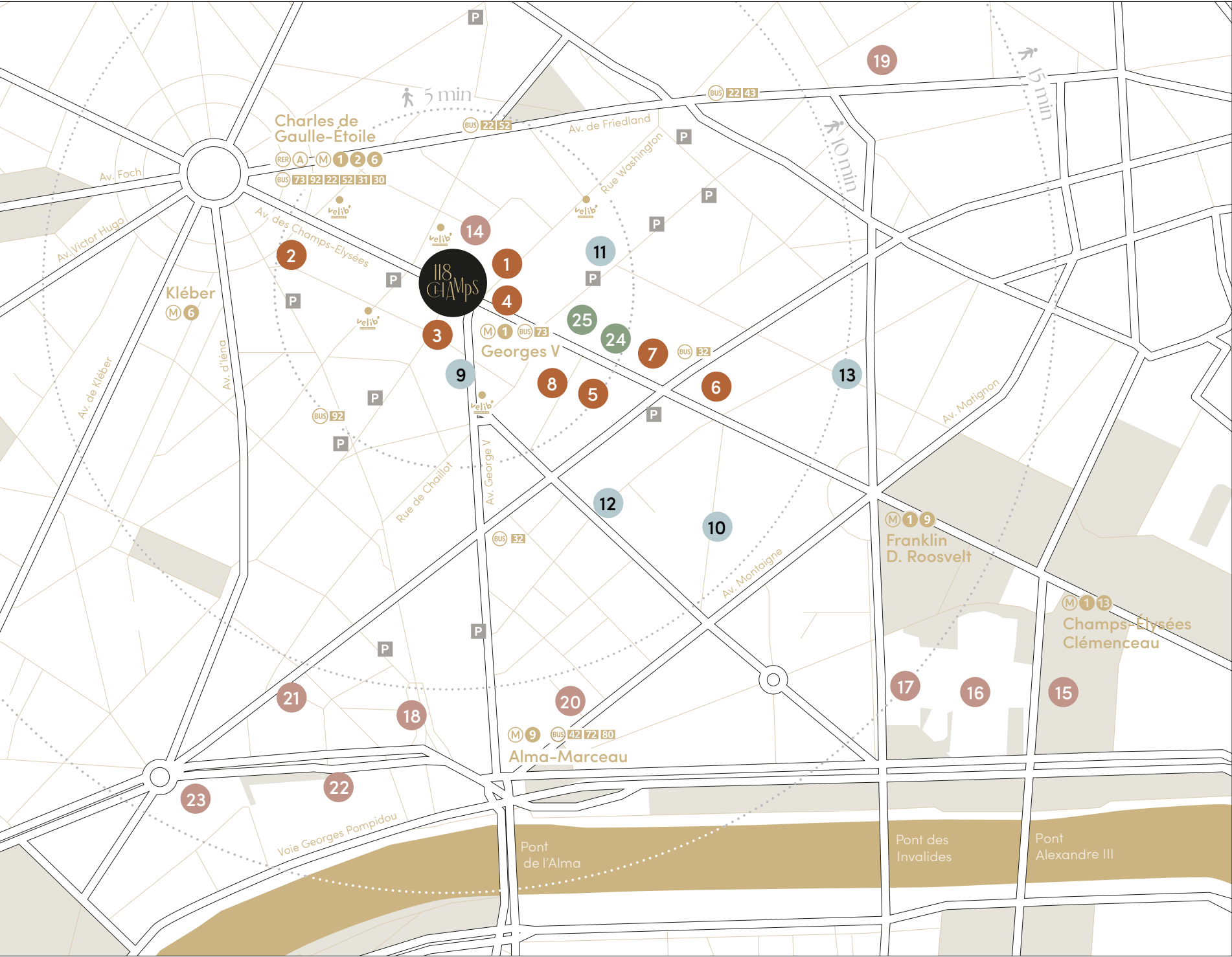
CYCLING

Cycle lanes and Vélib' bike stations
less than 3 min. walk from number 118

AIRPORTS

PARIS ORLY
45 min. by public transport
38 min. by car

CHARLES DE GAULLE
50 min. by public transport
40 min. by car



RESTAURANTS & SHOPS

- 1 Apple Store Champs-Élysées
- 2 Restaurant Le Drugstore
- 3 Louis Vuitton Maison Champs-Élysées
- 4 Fouquet's Paris
- 5 Ladurée Champs-Élysées
- 6 Galeries Lafayette Champs-Élysées
- 7 Sephora Champs-Élysées
- 8 Nike House of Innovation

HOTELS

- 9 Hôtel Barrière Le Fouquet's Paris
- 10 Hôtel Marignan Champs-Élysées
- 11 Hôtel Lancaster Paris Champs-Élysées
- 12 Hôtel Claridge Paris
- 13 Hôtel Beauchamps

LEISURE & CULTURE

- 14 Théâtre du Lido
- 15 Petit Palais – Musée des Beaux-Arts de la Ville de Paris
- 16 Grand Palais
- 17 Palais de la Découverte
- 18 Musée Yves Saint Laurent Paris
- 19 Musée Jacquemart-André
- 20 Théâtre des Champs-Élysées
- 21 Palais Galliera – Musée de la Mode de la Ville de Paris
- 22 Musée d'Art Moderne de Paris
- 23 Cité de l'Architecture et du Patrimoine

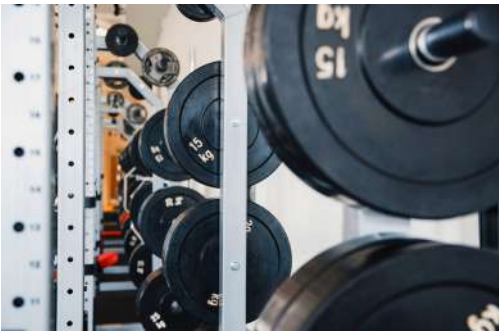
SPORT

- 24 RITM Champs-Élysées
- 25 Basic-Fit Champs-Élysées



1 Apple Store Champs-Élysées

Apple's iconic flagship store, housed in a Haussmannian building redesigned by Foster & Partners.
114 AVENUE DES CHAMPS-ÉLYSÉES,
75008 PARIS



24 RITM Champs-Élysées

A spacious high-end gym with weights, cardio, boxing ring and more than 50 group sessions a week.
76-78 AVENUE DES CHAMPS-ÉLYSÉES,
75008 PARIS



2 Restaurant Le Drugstore

A contemporary brasserie with internationally inspired cuisine, in an elegant setting.
133 AVENUE DES CHAMPS-ÉLYSÉES,
75008 PARIS



6 Louis Vuitton Maison

The French luxury brand's flagship store, with handbags, fashion and personalization services.
60 AVENUE DES CHAMPS-ÉLYSÉES,
75008 PARIS



7 Ladurée Champs-Élysées

An elegant tearoom famous for its macarons and signature pastry creations, in a charming, stylish setting.
75 AVENUE DES CHAMPS-ÉLYSÉES,
75008 PARIS



4 Fouquet's Paris

A legendary brasserie synonymous with Parisian elegance and French culinary tradition for more than a century.
99 AVENUE DES CHAMPS-ÉLYSÉES,
75008 PARIS

GIVING NEW
LIFE TO THE
CHAMPS-ÉLYSÉES

PEDESTRIANIZATION

14,000 sqm
of sidewalks renovated

GREENING

+ 10,000 sqm
of flower beds

LIVRAISON

107
trees planted

Expected delivery
2030



REVITALIZING
THE AVENUE

The Avenue des Champs-Élysées, long considered an untouchable monument, is gradually undergoing a **progressive overhaul**. Rather than major building works, countless small but noticeable improvements are already changing people's experience of the iconic boulevard.

A DIFFERENT
URBAN EXPERIENCE

Since the 2024 Paris Olympics and Paralympics, the first impacts have already been felt: the street is a nicer place to be, with more greenery and less congestion. **More thought is being given to the urban experience, with** better designed spaces, a focus on pedestrians and cyclists and a calmer feel.

REINVENTING AN URBAN BOULEVARD



WIDER SIDEWALKS

EXTENDED PEDESTRIAN AREAS

MORE GREENERY AND BETTER STREET FURNITURE

FEWER CARS, MORE NON-MOTORIZED TRAFFIC

PEDESTRIAN SUNDAYS

A greener, livelier, more local urban avenue, designed for those who use it on a daily basis.

More than just an architectural makeover, this is a whole new approach to the Champs-Élysées.

Works are being carried out in phases to minimise disruption, with ongoing communication and continuous dialogue between residents and local businesses to ensure the project adapts to everyday life.

05

THE INSIDE STORY OF 118 CHAMPS-ÉLYSÉES



Technical description
and plans.





A SUSTAINABLE COMMITMENT



Because in today's world, luxury must be sustainable.

The project to renovate 118 Champs-Élysées is part of a broader environmentally friendly approach. From the outset, every decision was guided by the principle of **minimizing the environmental impact and maximizing comfort.**



USE OF SUSTAINABLE MATERIALS

Opting for local resources and environmental certifications to reduce the carbon impact and extend the life of structural elements.



REINFORCED INSULATION & EFFICIENT ENVELOPE

The existing structure was optimized to improve energy efficiency, maximize heat retention in winter and keep the building cool in summer.



BUILDING MANAGEMENT SYSTEM

Monitors and adjusts consumption (heating, air conditioning, lighting) in real time to save energy.



GREEN AIR CONDITIONING

Connected to the "Fraîcheur de Paris" cooling network to reduce fossil fuel use and minimize carbon footprint.



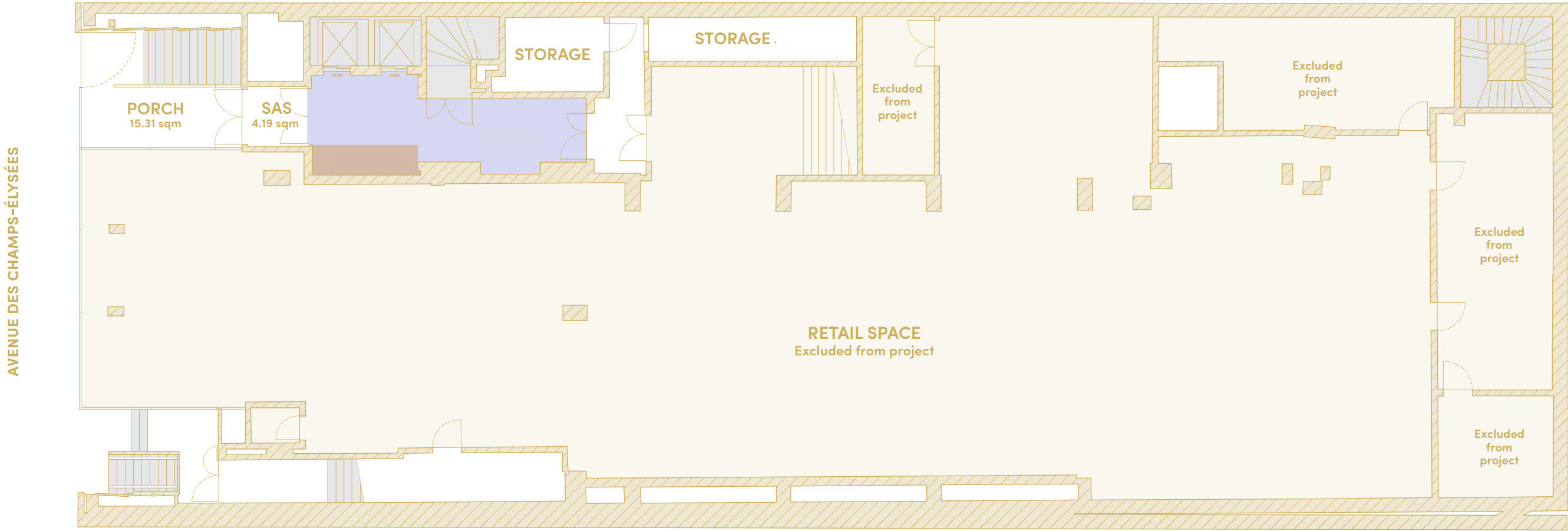
COMFORT AND WELL-BEING

Incorporation of WELL standards (air quality, natural light, acoustic comfort) for a healthier working environment that reflects eco-design principles.



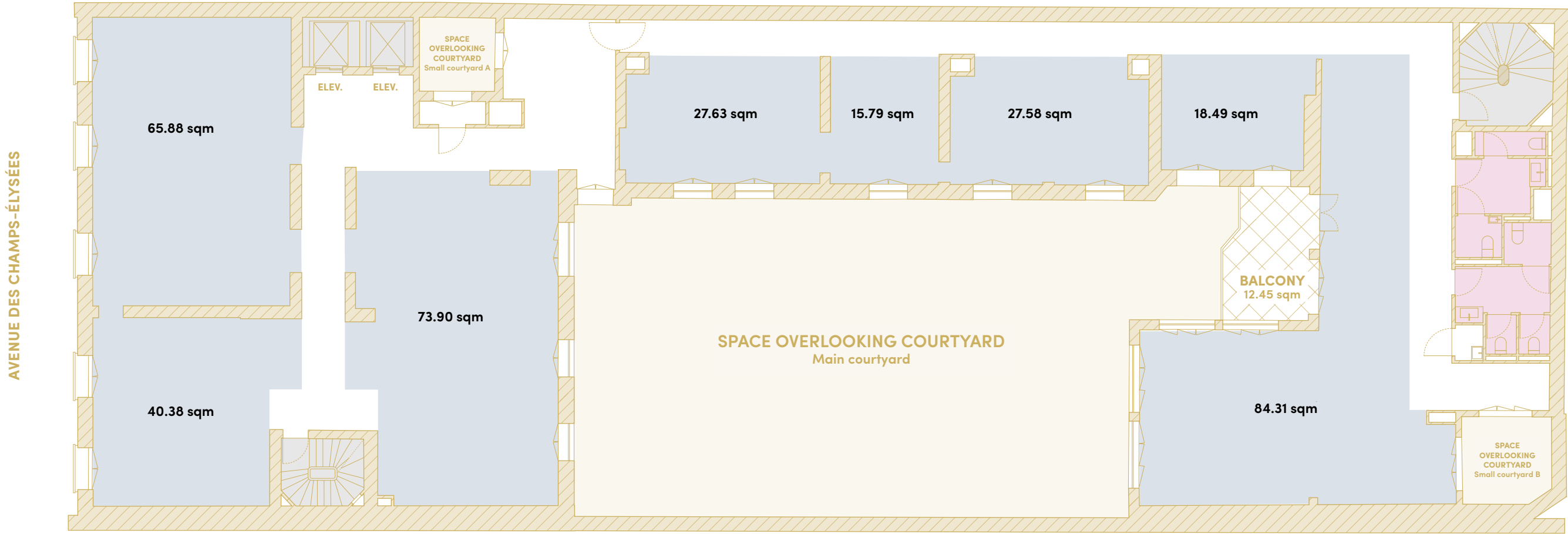
REUSE AND RECYCLING

Particular emphasis was placed on recycling construction waste and using reclaimed materials.



FLOOR

GF



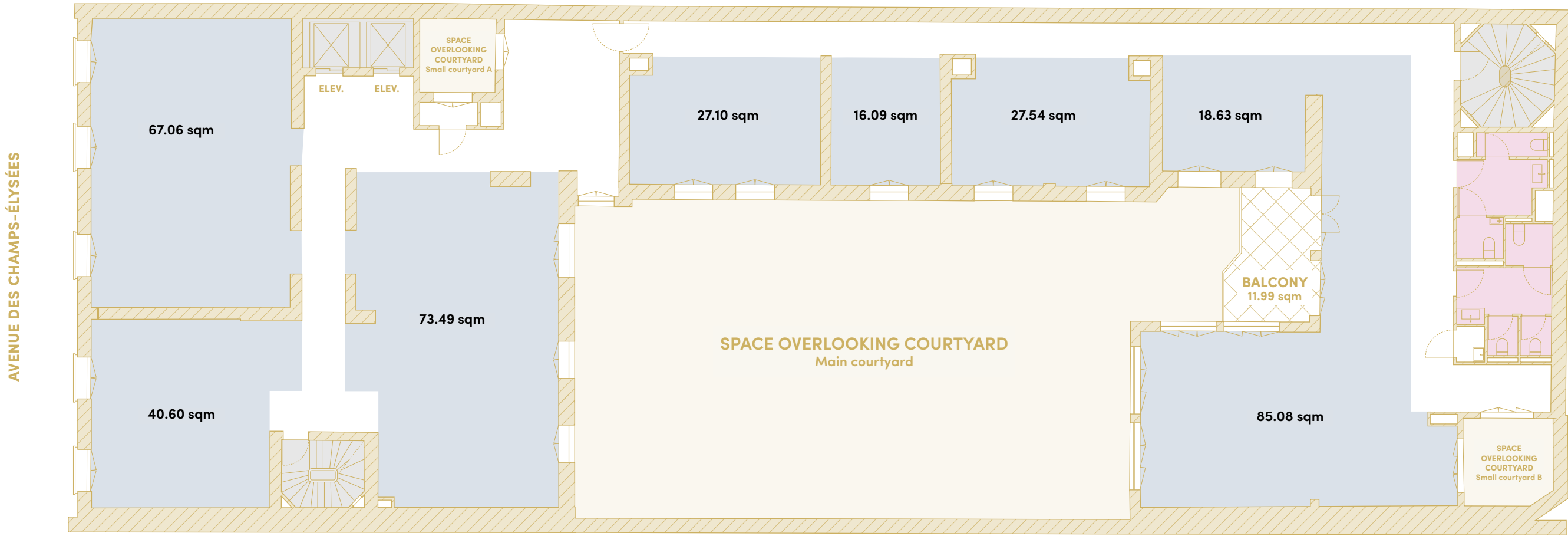
FLOOR

GF+3

KEY

- | | | | |
|---|-----------------------------|---|------------------------|
|  | Working areas |  | Vertical circulation |
|  | Balcony |  | Horizontal circulation |
|  | Space overlooking courtyard |  | Bathrooms |

Ceiling height
between 2.55m and 3.34m
depending on the area



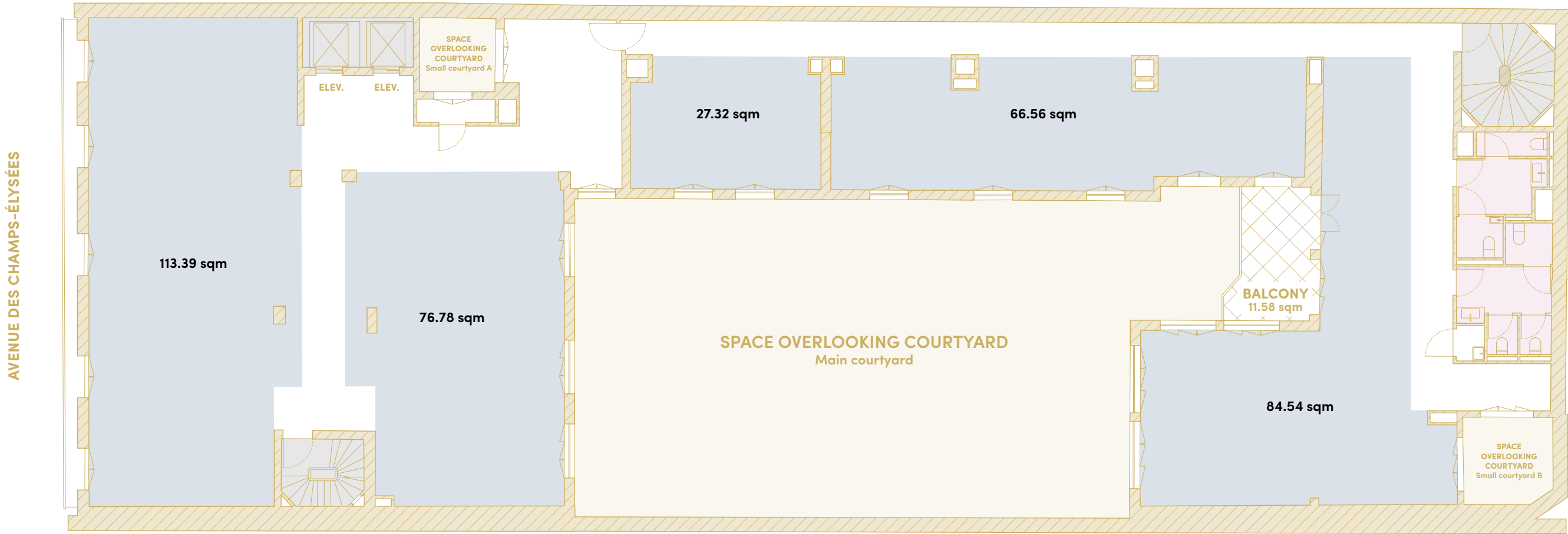
FLOOR

GF+4

KEY

- | | | | |
|---|-----------------------------|---|------------------------|
|  | Working areas |  | Vertical circulation |
|  | Balcony |  | Horizontal circulation |
|  | Space overlooking courtyard |  | Bathrooms |

Ceiling height
between 2.25m and 3.03m
depending on the area



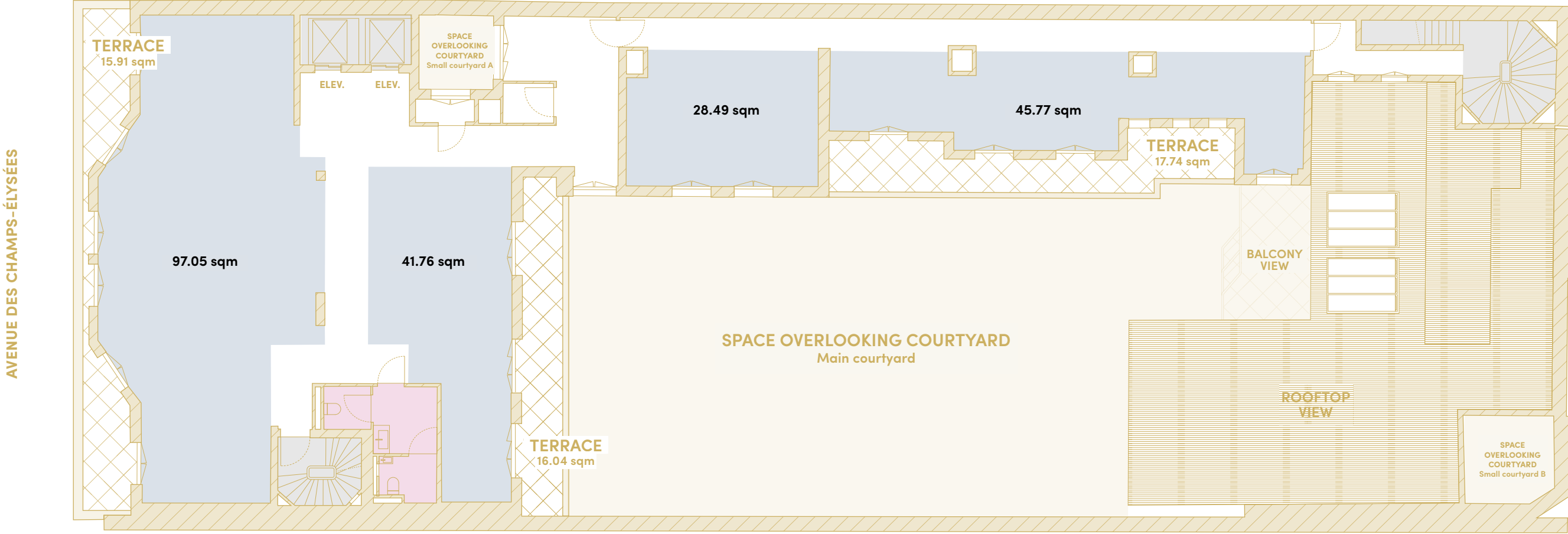
FLOOR

GF+5

KEY

- | | | | |
|---|-----------------------------|---|------------------------|
|  | Working areas |  | Vertical circulation |
|  | Balcony |  | Horizontal circulation |
|  | Space overlooking courtyard |  | Bathrooms |

Ceiling height
between 2.20m and 3.03m
depending on the area



FLOOR

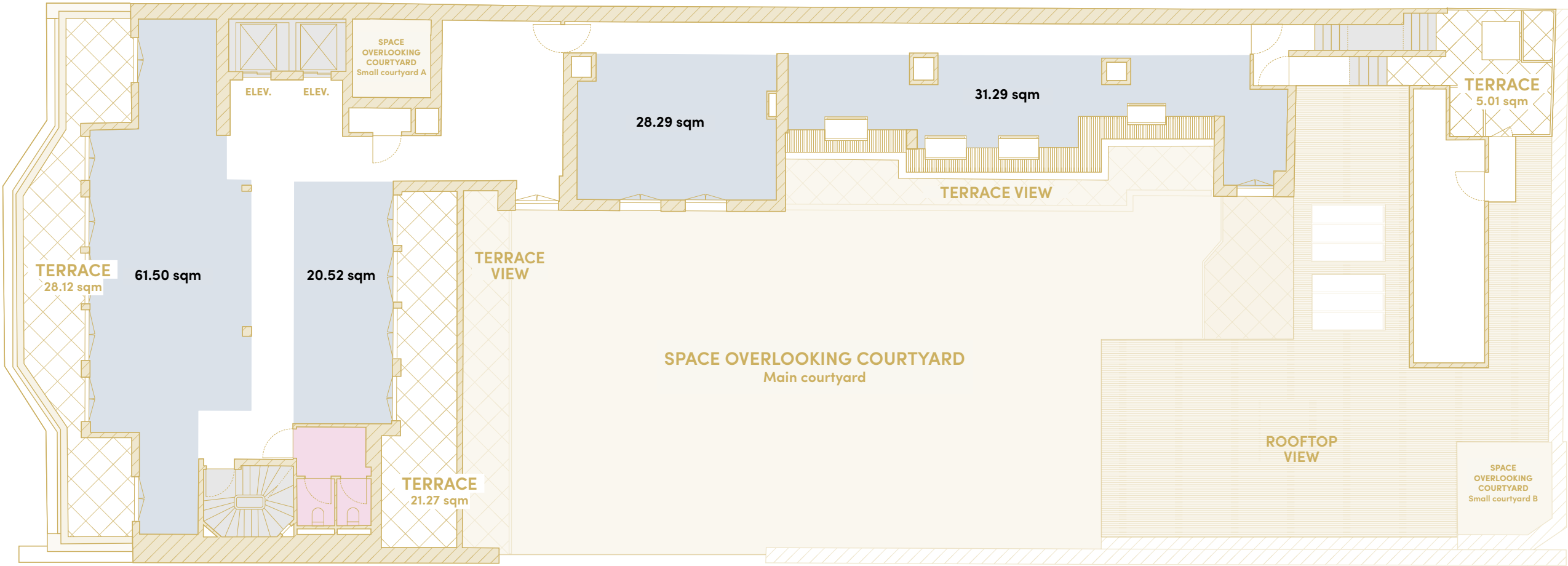
GF+6

KEY

- | | | | |
|---|-----------------------------|---|------------------------|
|  | Working areas |  | Vertical circulation |
|  | Balcony |  | Horizontal circulation |
|  | Space overlooking courtyard |  | Bathrooms |

Ceiling height
between 2.84m and 3.03m
depending on the area

AVENUE DES CHAMPS-ÉLYSÉES



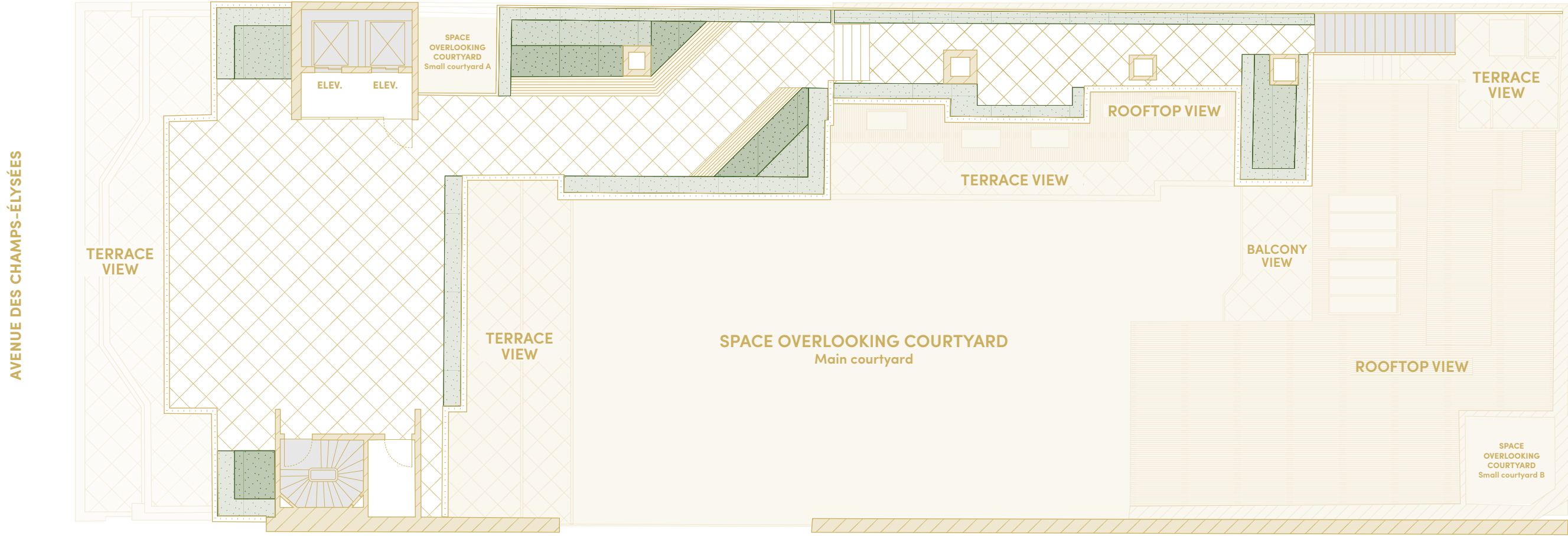
FLOOR

GF+7

KEY

- | | | | |
|--|-----------------------------|--|------------------------|
| | Working areas | | Vertical circulation |
| | Balcony | | Horizontal circulation |
| | Space overlooking courtyard | | Bathrooms |

Ceiling height
between 2.40m and 2.79m
depending on the area



FLOOR

GF+8

KEY

- | | | | |
|---|-----------------------------|---|------------------------|
|  | Planted areas |  | Benches |
|  | Rooftop terrace |  | Vertical circulation |
|  | Space overlooking courtyard |  | Horizontal circulation |

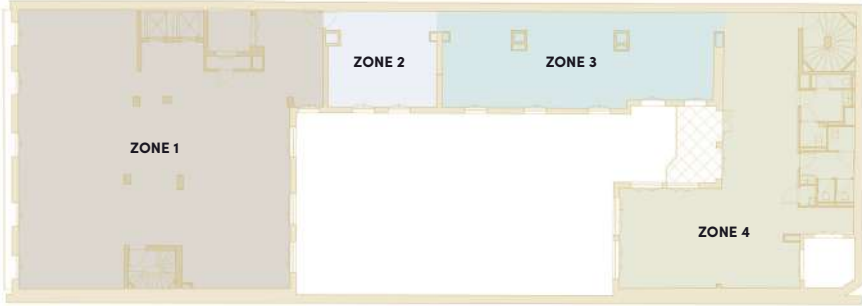
TECHNICAL DESCRIPTION

OFFICE SPACES – GENERAL FEATURES

Dropped ceiling height (office spaces)

	ZONE 1			ZONE 2			ZONE 3			ZONE 4		
	A	B	C	A	B	C	A	B	C	A	B	C
ROOFTOP	—	—	—	—	—	—	—	—	—	—	—	—
GF+7	2.72m	2.67m	2.20m	2.79m	2.74m	2.40m	2.10m	—	—	—	—	—
GF+6	2.65m	2.60m	2.20m	2.65m	2.60m	2.20m	2.65m	2.60m	2.20m	—	—	—
GF+5	2.55m	2.50m	2.20m	2.55m	2.50m	2.20m	2.60m	2.55m	—	2.60m	2.55m	—
GF+4	2.89m	2.84m	2.25m	2.89m	2.84m	2.25m	2.89m	2.84m	2.25m	2.89m	2.84m	2.25m
GF+3	3.20m	3.15m	2.55m	3.20m	3.15m	2.55m	3.20m	3.15m	2.55m	3.2m	3.15m	2.55m
GF+2	—	—	—	—	—	—	—	—	—	—	—	—
GF+1	—	—	—	—	—	—	—	—	—	—	—	—
GF	—	—	—	—	—	—	—	—	—	—	—	—
LGF	—	—	—	—	—	—	—	—	—	—	—	—

A: Without acoustic ceiling cloud **B:** With acoustic ceiling cloud **C:** Soffit



Raised floor

Plenum of 7cm.

Aluminum exterior joinery

- Windows with a built-in contact sensor linked to the air conditioning system.
- Motorized interior roller shades.
- Manual exterior awnings.

Superimposed loads

250kg/sqm

Optional meeting rooms

Meeting rooms can be configured to cover 20% of the floor area on each office level.

TECHNICAL DETAILS

Ventilation

Dual-flow air handling unit on the lower ground floor. Fresh air rate of 25m³/h per person for office areas and 30m³/h per person for meeting room areas.

Max. capacity per floor is as follows:

FLOORS	GL+7	GL+6	GL+5	GL+4	GL+3	TOTAL
CAPACITY	22	31	49	49	49	200

Heating and ventilation

- Heating: CPCU (urban district heating) producing 285 kW
- Ventilation: "Fraîcheur de Paris" producing cooling power up to 435kW
- Four-pipe system
- Units: ceiling-mounted four-pipe fan coil systems (wall mounted for part of GF+7)

Electric radiators for the following areas

- Lower ground floor changing rooms
- Landings leading to the rooftop

Electricity

- Existing public transformer belonging to Enedis
- Existing main LV distribution board
- LV board for offices with 20% of modules left empty
- 1 switchboard per office level
- LED lighting with motion sensor

Power supply to workstations

Via power strips in the plenum of the raised floor fitted with 4 16A 2P+T sockets and a 2x10A 30mA circuit breaker. In the parts of GF+7 without a raised floor, power is supplied to workstations via a skirting duct with 4 sockets per workstation.

Remote control

Via wireless protocol to control the air conditioning, lighting and shades.

Access control

Installed for the entrance doors to the lobby and the doors from the stairs to each floor located at the back of the building. The doors from the emergency staircase to each floor on the Champs-Élysées side will be fitted with protective devices.

Class B fire safety system

For the entire building (including the retail space on GF/GF+1), with a Type 2A fire alarm.

BACnet IP BMS

With a B-BC (BACnet Building Controller) profile, compliant with French BACS Decree Class B with a ground-floor monitoring panel.

Telephone network

Provisional system (pending installation of ducts) for each floor from the connection point on the lower ground floor.

Elevators

- Two 450kg elevators in a duplex system serving GF/GF+3/GF+4/GF+5/GF+6/GF+7/GF+8 Rooftop.
- Motorized bike stair ramp leading to the bike storage facility on the lower ground floor.

Smoke extraction system

- Office spaces: The office spaces at the back of the plot have a smoke control system with mechanical extraction and natural compensation.
- Staircases: Via outlets in the roof.

Bike storage facility

10 spaces on the LGF with changing rooms (two showers).



**AN ICONIC
ADDRESS**

**A UNIQUE
EXPERIENCE**

**A CLUB FOR
THOSE IN THE KNOW**

This space isn't for everyone. It has been designed
for those who want to stand out and create a strong identity,
those who see their work as an experience.
Moving to 118 Champs-Élysées means being part of a select
few, an exclusive community with shared values of excellence,
audacity and exclusivity.

118
CHAMPS



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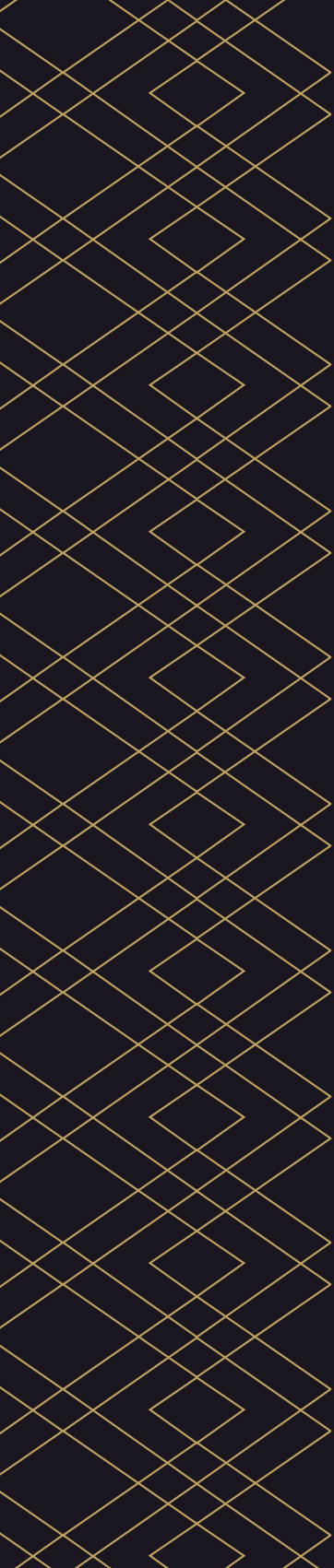
118
CHAMPS



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118 CHAMPS

THE
SPEAKEASY
OFFICE

A  **DWS** PROJECT

CREDITS

Design and production

ikigai agency

Photos

iStock, Adobe Stock, IA-Midjourney
Images using AI: images generated by the agency Ikigai
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Views of the Champs-Élysées

PCA-STREAM

Drafts, plans, sketches & floor plans

KDSL, PDA Architecture, LB Design