

A large, stylized, 3D-rendered number '9' in a dark red color, serving as a background for the text.

**LINCOLN**

PARIS VIII

9, RUE LINCOLN



# LINCOLN

PARIS VIII

# REDEFINING PRESTIGE

## PREMIUM SERVICES

cafeteria, terrace, gym,  
business club

## HERITAGE RENEWED

Timeless elegance,  
modern offices

## RECEPTIONS & EVENTS

### ERP 5 - Type W

public access space for receptions  
and events on the ground floor  
and lower ground floor

296  
WORKSTATIONS

on six levels,  
all with disabled access

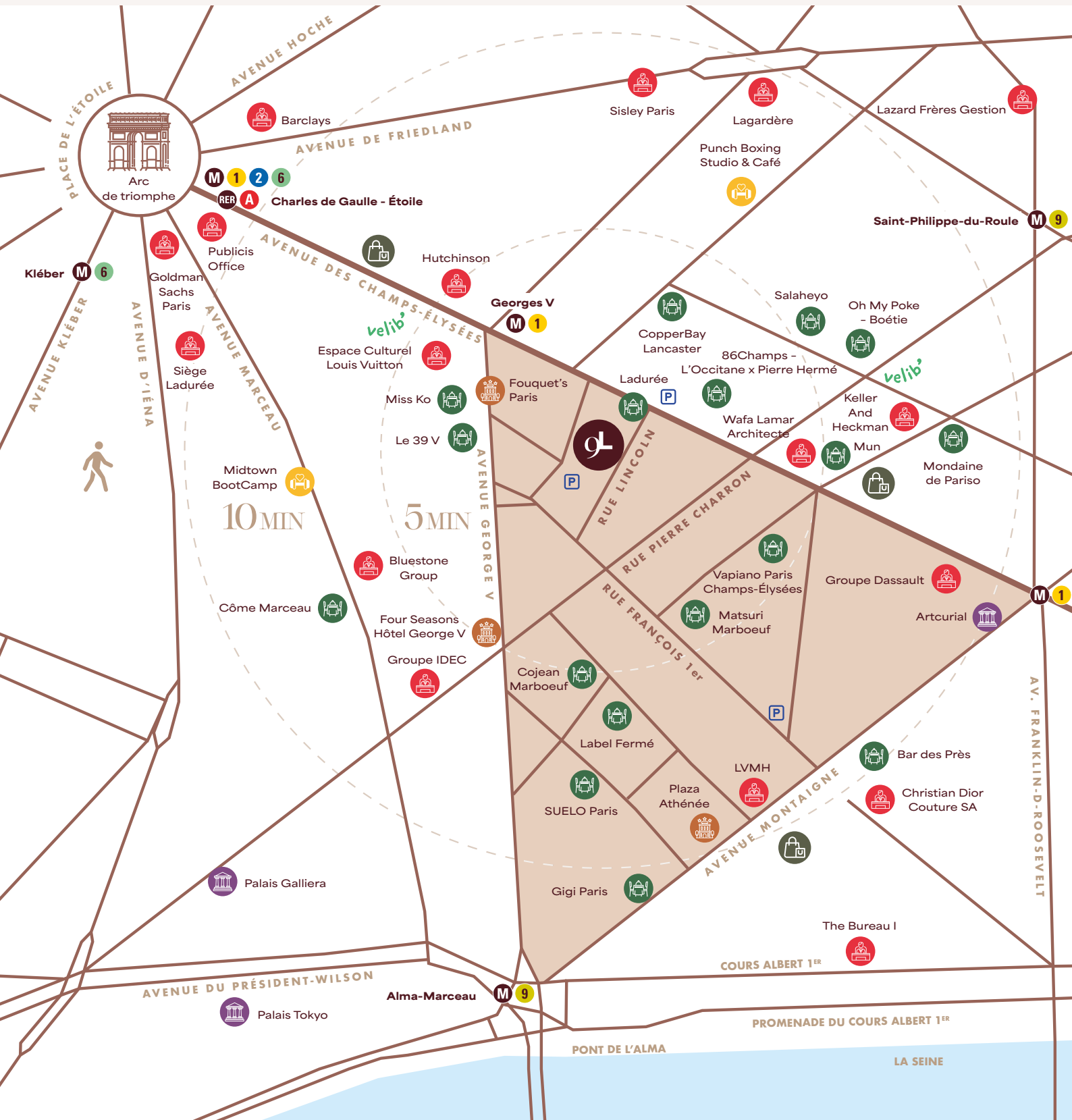
307<sub>M<sup>2</sup></sub>

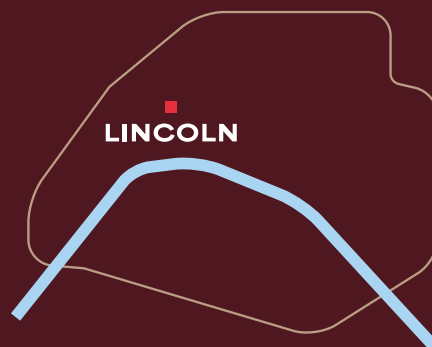
of outdoor space,  
over 10% of the building's  
surface area

2,546<sub>M<sup>2</sup></sub>

of flexible space  
in the heart of the CBD  
and the Golden Triangle

# THE BEATING HEART OF AN ELEGANT, CONNECTED PARIS





### AN EXCEPTIONAL LOCATION

In the heart of Paris's Golden Triangle, rue Lincoln combines timeless elegance and Parisian vitality. Within the Avenues of the Champs-Élysées, Montaigne and George V, it represents the perfect balance of past and present.

### EXCELLENT TRANSPORT LINKS

Rue Lincoln is readily accessible, with fast links to the city's main hubs and hotspots.



**4 MINS**  
 (M) George V



**14 MINS**  
 Gare Saint-Lazare

**10 MINS**  
 (M) Alma-Marceau

**18 MINS**  
 La Défense

**10 MINS**  
 (M) CDG-Étoile

**23 MINS**  
 Gare du Nord



Easy access to the ring road  
 and major motorways: A13, N13, A1



**ONLY**  
 45 minutes' drive

**ROISSY-CDG**  
 55 minutes' drive



An inspiring district  
to explore and meet  
people



Carré Marigny, Restaurant Laurent



CopperBay, Hôtel Lancaster





Restaurant, le 39V



Bar des Près, Cyril Lignac



Restaurant Gigi Paris, Paris Society

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The district with  
the most sought-after  
Parisian locations

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# LIGHT & PERSPECTIVE

## A GEM IN THE HEART OF THE EIGHTH ARRONDISSEMENT

With its stone façade, abundant natural light and open spaces, Lincoln offers a blend of Haussmann elegance and modern convenience. All office spaces are remarkably bright. A subtle balance of heritage and modernity, designed to offer a unique working experience.

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High-quality, attractive  
and sustainable materials

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Exceptionally high ceilings  
on every floor,  
up to four metres

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# SUPPORTING CHANGE

## A SUSTAINABLE REFURBISHMENT

9 Lincoln has been responsibly redeveloped. The building's restructuring aims to reduce its environmental footprint while adapting it to new practices.

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A central green space  
breathing life into the project

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Landscaping conceived  
to enhance the architecture  
and support the environmental  
choices

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Open courtyards designed  
to be full of life

Courtyards on the ground and lower  
ground floors, with combined surface area of

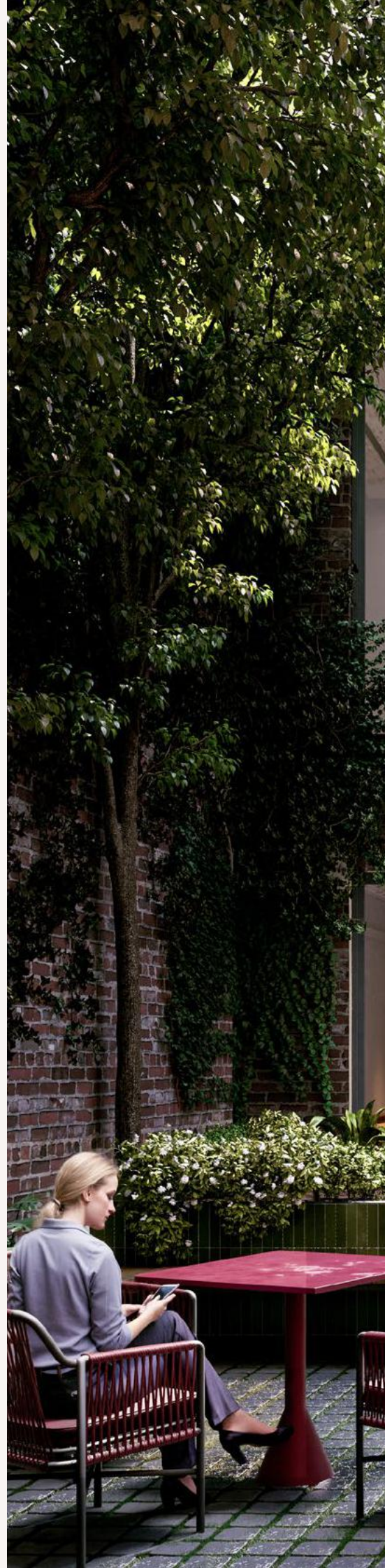
224 M<sup>2</sup>

Parking for  
15  
bikes

## Certification



Décret Tertiaire  
2040  
« READY »





*An environmentally responsible building  
for modern working practices.*

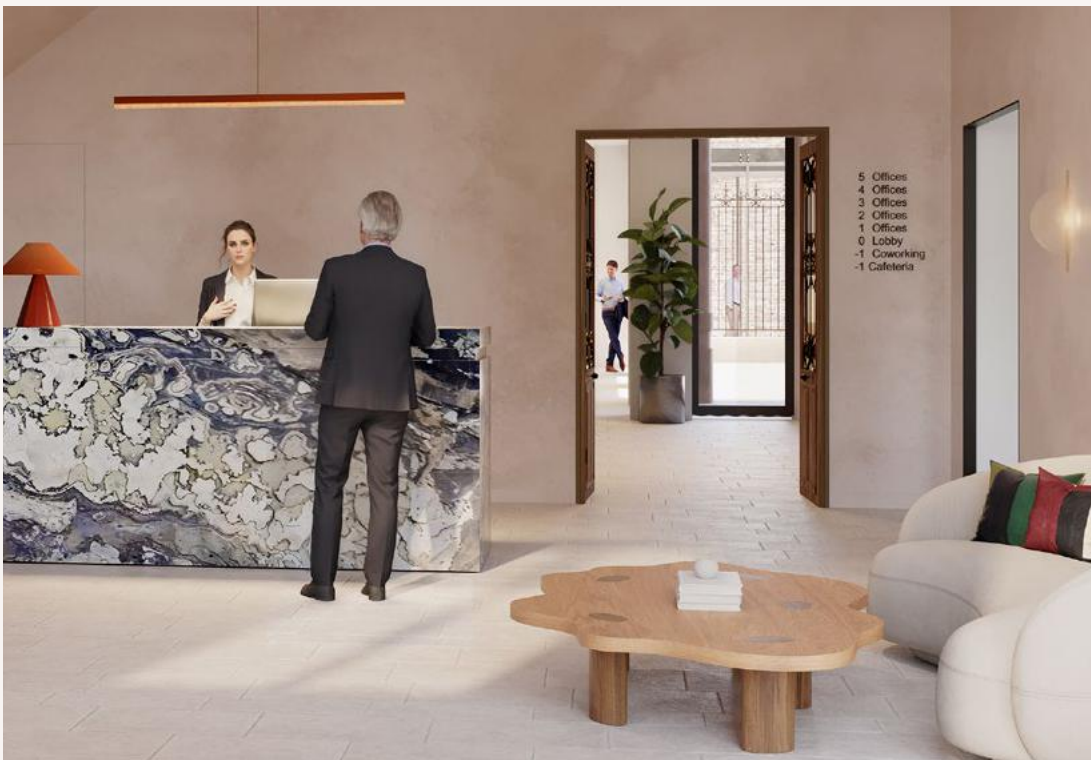




INSPIRED  
BY A NEW  
ART OF LIVING







### LOBBY

The elegant lobby was designed as a central, bright space to draw people in.

## Specialised and customised service spaces

### THE CAFETERIA

Open to the street and the lower ground floor, the cafeteria was designed as a natural extension to the office space. It hosts informal chats, quick breaks and improvised meetings, overflowing into the lower patio arranged as a welcoming terrace.



### WELLNESS CENTRE

With its sleek lines, soft lighting and natural materials, the Wellness Centre is the perfect place for people to focus on their well-being, encouraging people to move, to breathe and to refocus.







## THE BUSINESS CLUB

With a lounge, auditorium and screening room, the Business Club adapts to people's working practices while preserving the character of the interior: wide spaces and rough finishes. This multifunctional space can be used for work, meetings and relaxation.





## DRAWING INSPIRATION FROM THE SURROUNDINGS

High ceilings, original parquet floors, delicate mouldings: all the hallmarks of the finest Haussmann interiors. Light flows freely through wide spaces redesigned as a modern workplace.

Open space, discreet offices, shared workstations... every configuration feels natural. This is a place with character, designed for all kinds of working practices in a structured, inspiring setting.

## ALL WORK- STATIONS

directly exposed  
to natural light

# 2,502 M<sup>2</sup>

of prestigious working space  
from the lower ground floor  
to the fifth floor

Exceptionally high ceilings of

# 3 TO 4 METRES



# WORKSPACES DESIGNED FOR PERFORMANCE







*Skylights that bathe the top-floor  
offices in natural light.*





# SPACE PLANNING

## LOWER GROUND FLOOR



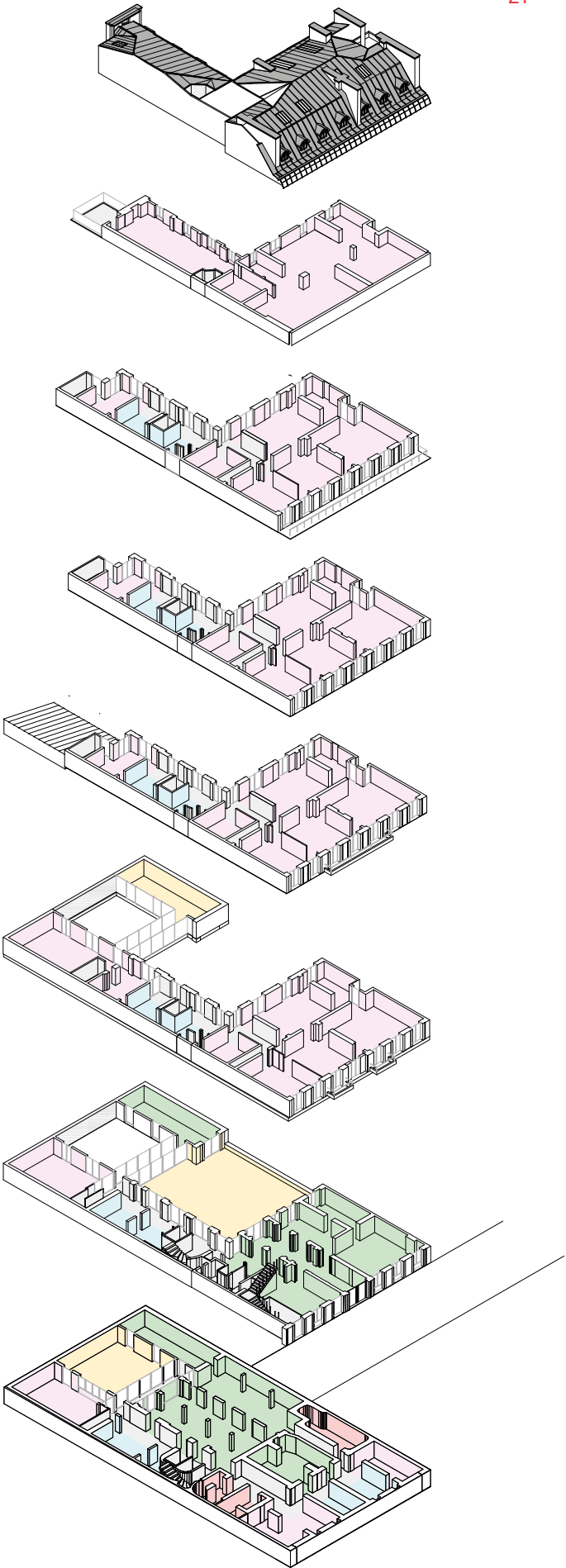
## FIRST TO FOURTH FLOORS



Available on first floor only



Floor	Capacity	Surface area
5 <sup>th</sup>	19	238 m <sup>2</sup>
4 <sup>th</sup>	35	305 m <sup>2</sup>
3 <sup>rd</sup>	35	314 m <sup>2</sup>
2 <sup>nd</sup>	35	313 m <sup>2</sup>
1 <sup>st</sup>	41	362 m <sup>2</sup>
Ground floor	40	388 m <sup>2</sup>
Lower ground floor	91	582 m <sup>2</sup>
S01	-	44 m <sup>2</sup>
TOTAL	Maximum capacity	Total surface area
	296	2,546 m <sup>2</sup>



- utility areas
- lavatories
- services
- walkways
- outdoor space
- offices







**THE GALLERY,  
AN ARCHITECTURAL HIGHLIGHT**

*"We approached this project like a delicate and transparent space that could slip between the levels. We created a glass envelope to form a gallery. Its contemporary, minimalist design are deliberately at odds with the existing architecture, to preserve the depth of the outside spaces perceived from the entranceway."*

FRANÇOIS LARROCHE, ARCHITECT

