

A large, dark red, three-dimensional stylized number '9' is positioned in the center of the image. The '9' is composed of a thick vertical bar and a curved section that loops around to the left and then curves back down. The text 'LINCOLN' is superimposed on the vertical bar of the '9'.

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

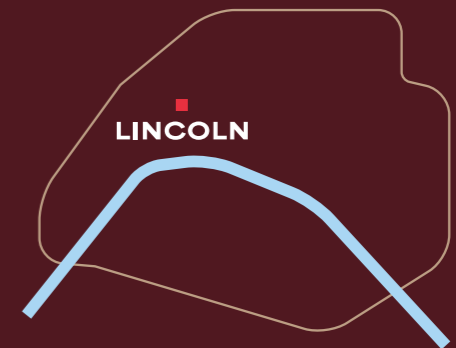
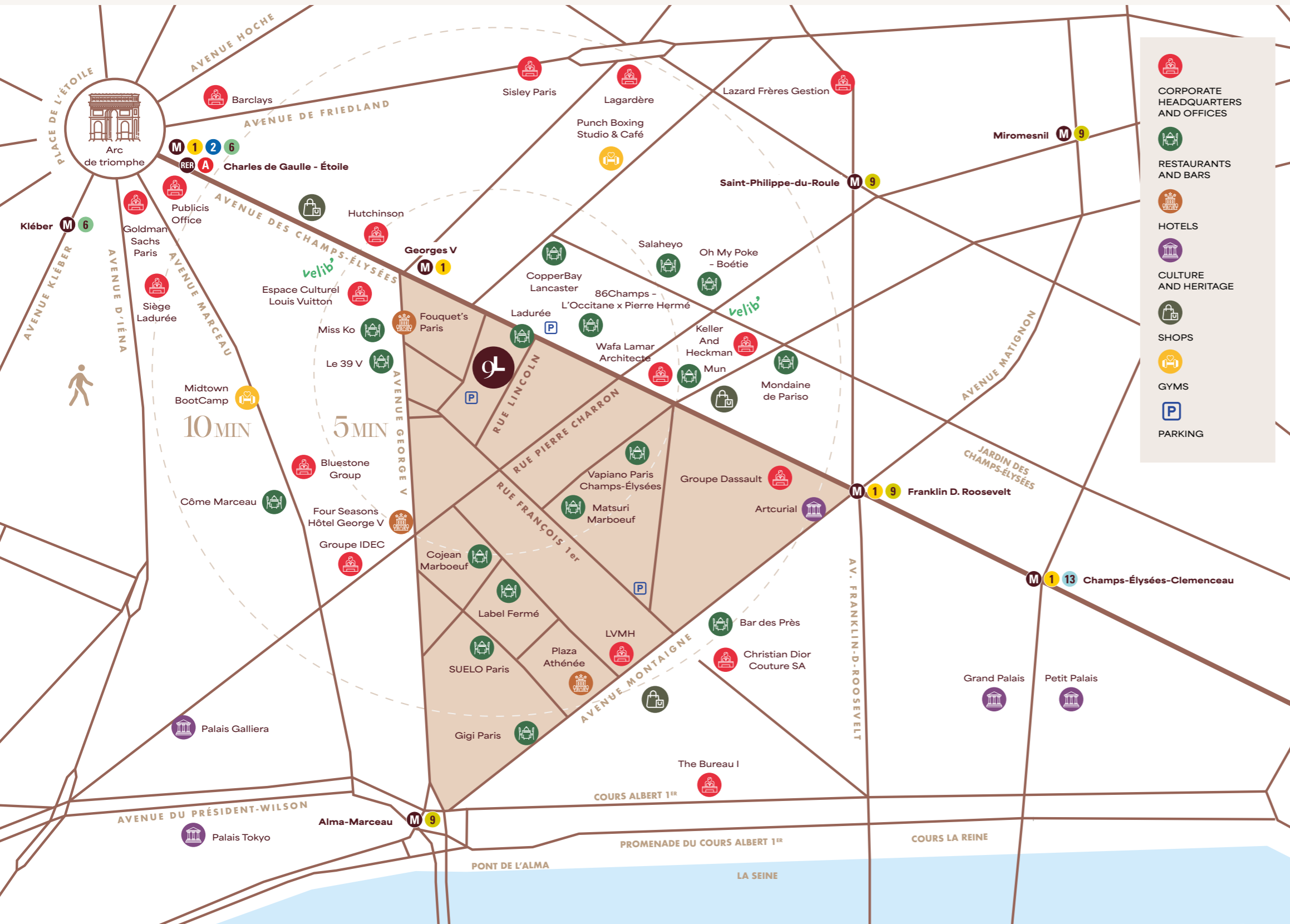
307_{M²}

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

2,546_{M²}

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
① George V

10 MINS
① Alma-Marceau

10 MINS
① CDG-Étoile



14 MINS
Gare Saint-Lazare

18 MINS
La Défense

23 MINS
Gare du Nord



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



ORLY
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

The district with
the most sought-after
Parisian locations

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.

High-quality, attractive
and sustainable materials

Exceptionally high ceilings
on every floor,
up to four metres



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.

A central green space
breathing life into the project

Landscaping conceived
to enhance the architecture
and support the environmental
choices

Open courtyards designed
to be full of life

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

224M²

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 M²

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

Exceptionally high ceilings of

3 TO 4
METRESWORKSPACES DESIGNED
FOR PERFORMANCE

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



SPACE PLANNING

LOWER GROUND FLOOR

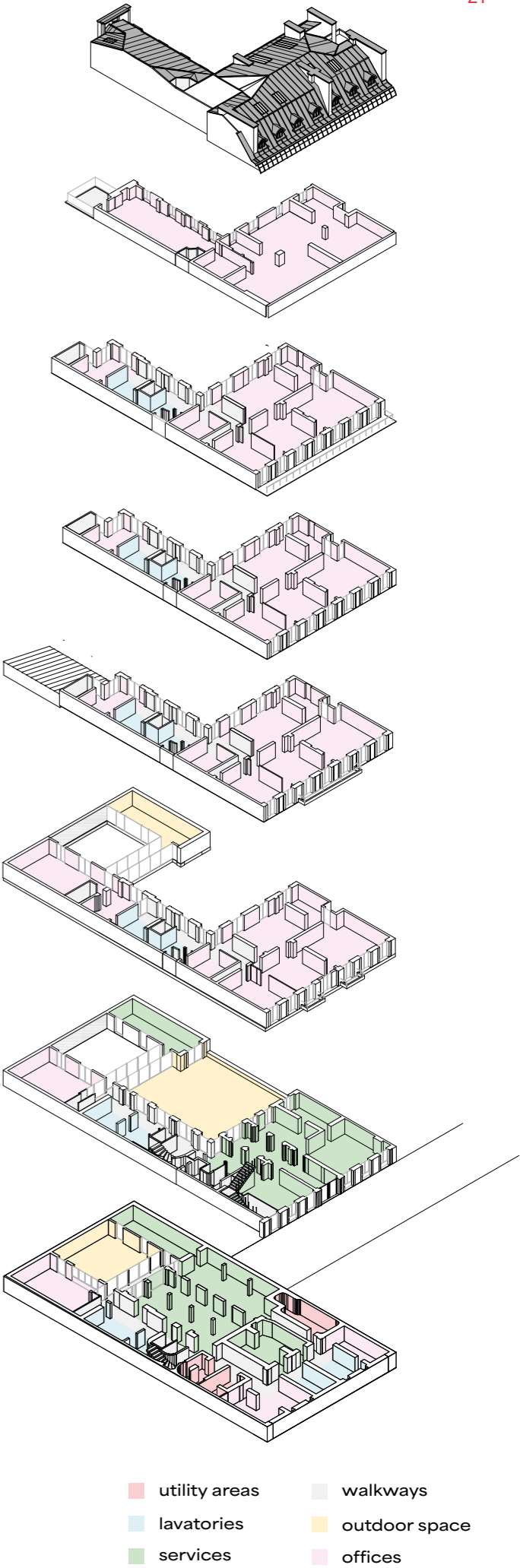


FIRST TO FOURTH FLOORS



Available on first floor only

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



- 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

