



# Grand Paris Express

## Two new stations by 2031!

Paris La Défense is a highly connected area with an exceptional public transport network.

The public establishment is also expanding soft mobility and enhancing mobility hubs in local parking facilities.

More than  
**85%**  
of 200,000 employees  
use public transport

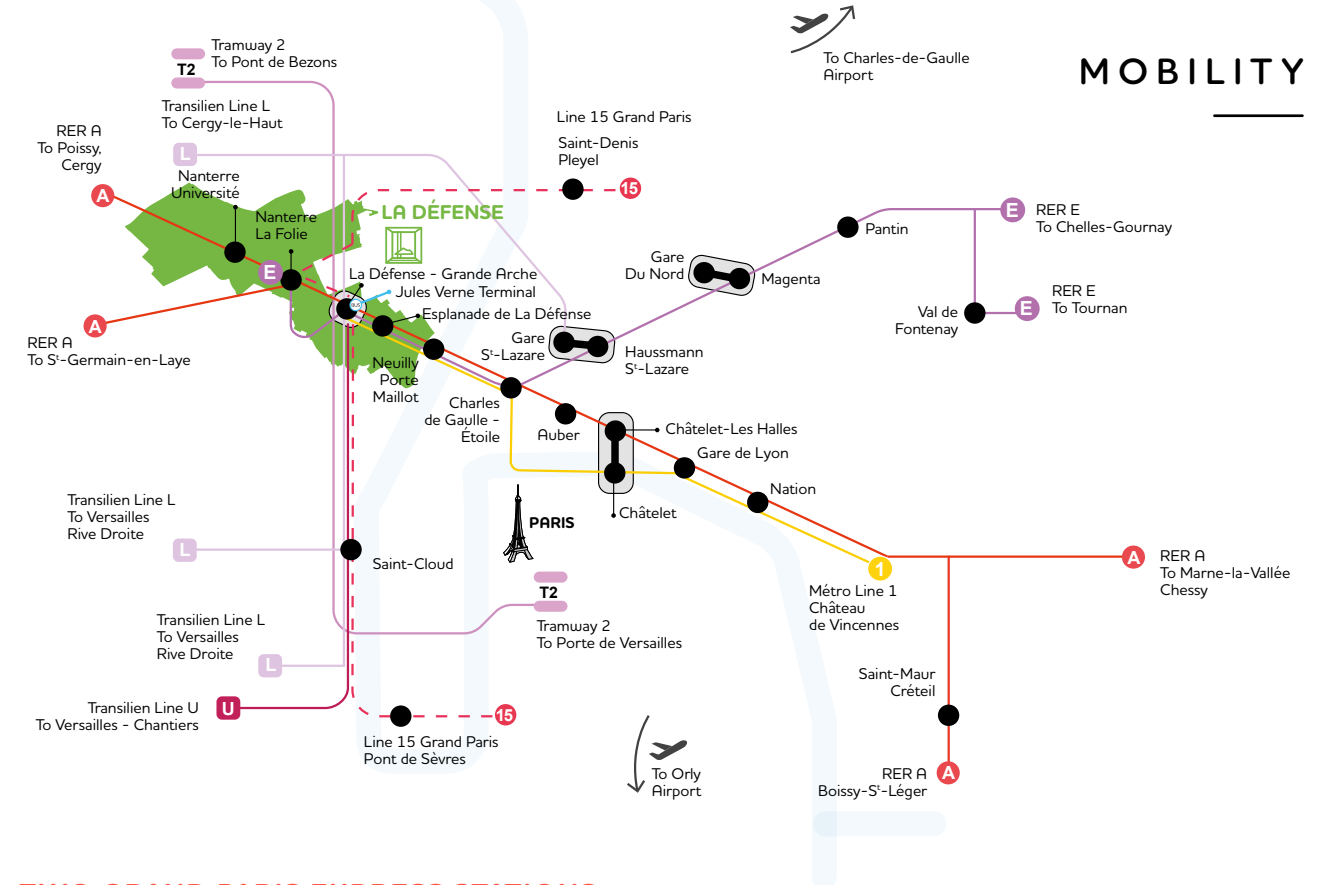
**92%**  
of employees  
are satisfied with  
the variety of public  
transport

### A HIGHLY CONNECTED AREA

Only a few miles from the center of Paris, the district boasts one of the largest public transport hubs in the world, offering RER, metro, tramway, Transilien (commuter rail) and bus services. In 2024, two new RER E stations significantly improved connections to Paris stations and airports. By 2031, this service will expand further with the addition of line 15 of the Grand Paris Express, featuring two stations that link to two Paris airports in just 35 minutes.

#### Current transit times:

La Défense → Charles-de-Gaulle-Étoile 3 min. via RER A  
→ Porte Maillot 4 min. via RER E  
→ Haussmann-Gare Saint-Lazare 7 min. via RER E  
→ Magenta-Gare du Nord 10 min. via RER E  
→ Gare de Lyon 12 min. via RER A.



### TWO GRAND PARIS EXPRESS STATIONS

By 2031, the area's transport network will be further enhanced with the arrival of two new Grand Paris Express Line 15 West stations, offering an alternative route to Charles-de-Gaulle Airport that bypasses Paris via line 17. Meanwhile, the La Défense station will offer direct underground connections to the RER A and the Cœur Transport transfer hall, while the Les Groves neighborhood station will provide direct access to the RER E.

#### In 2031:

La Défense → Charles-de-Gaulle Airport 35 min.  
→ Orly Airport 35 min.

### SUPPORTING THE GROWTH OF TRANSPORT

Passenger traffic on public transport is expected to rise by 27% between now and 2035, driven mainly by new transport lines. To address this growth, La Défense stations will undergo a study with a budget of €14 million, led by the Département des Hauts-de-Seine, the Paris Region Mobilités, the RATP, the SNCF and Paris La Défense.

This study aims to rethink the use and passenger capacity of the district's stations, including the operation of the Calder-Miró bus station, plaza exits, pedestrian access and soft mobility options. The consortium of Grimshaw Architectes/Lafayette Architectes Urbanistes/SETEC was selected by Paris La Défense and the RATP to develop a comprehensive vision for the transfer hall, ensuring coherence between its interior and exterior spaces, and to define a program with architectural, urban and technical objectives. The results of this study are expected by the end of 2026.

#### RER E FINANCING

Paris Region: over €1 billion  
Hauts-de-Seine Département: €150 million  
Yvelines Département: €200 million  
City of Paris: €128 million

#### LINE 15 WEST FINANCING

Société des Grands Projets: €4 million







## MOBILITY

### BIKING ON THE RISE

Since 2019, the area has added 47% more bicycle paths. To enable daily access to the district for over 50,000 cyclists by 2030, Paris La Défense is rolling out its biking plan. The Neuilly bridge bicycle path will soon become permanent, while new lanes along six kilometers (approx. 4 miles) of roads under the plaza are under construction to provide access to building entrances and secure parking facilities. Additionally, Paris La Défense is expected to soon introduce an entry-level free-floating bike-sharing service, managed by Agemob.

TARGETS FOR  
2030



**9 km**  
of new bicycle paths

**15%**  
increase in bike commuters

### A TRANSPORT HUB AT THE MAIN PARKING

Q-Park, the operator managing 22,000 parking spaces in the district, has launched a €37 million investment plan to modernize and improve parking services through 2029. Starting in 2025, Centre Parking will transform into a transport hub with expanded dedicated bicycle spaces, while 500 electric vehicle charging points will be installed across the Paris La Défense parking facilities.



### IN CONVERSATION WITH DAVID GUERRA, Director of Territorial Services and Mobility for Paris La Défense

**What are the public establishment's goals for the future of mobility in the district?**

Paris La Défense is committed to decarbonizing operations both efficiently and sustainably. To achieve this the public establishment supports targeted studies aimed at improving the main gateway to the business district via public transport and enhance accessibility and intermodality, including active modes, taxis, ride-hailing services, intercity transport, car-sharing and more.

With a target of 15% of the modal share, currently just over 5%, Paris La Défense is also working to expand soft mobility and continually improve biking conditions through the following means: coordinated development of the biking network; permanent implementation of tactical

infrastructure; integration of pedestrians and active modes in the modernization of covered roads; creation of additional secure parking spaces; support and engagement with tower owners and managers for private infrastructure development; and deployment of the Vélib' bike-sharing service.

Lastly, Paris La Défense has begun efforts to optimize and diversify parking, with the aim of expanding infrastructure for eco-friendly mobility and related services, such as car-sharing, secure bicycle parking, Vélib' stations, recreational spaces and last-mile logistics. Notably, the electromobility offering has risen to 500 stations in 2025, up from 200 in 2022, and will double again by 2030, with priority given to public charging stations. Additionally, the first rapid-charging service will be trialed starting in fall 2025.



### REDUCED TRANSIT TIMES

Porte Maillot → La Défense  
Esplanade **15 min.**

Fondation Louis  
Vuitton → La Défense  
Esplanade **16 min.**

Étoile → La Défense  
Esplanade **23 min.**

**635**  
secure parking spaces

**1,100**  
bicycle racks  
or 2,200 spaces



## MARKET TRENDS

# 50 leases signed in the first half of 2025

The number of transactions in Mid-Market and Small and Medium-Sized segments was notable in the first half of 2025. The business district confirms its attractiveness for companies seeking between 100 m<sup>2</sup> and 5,000 m<sup>2</sup> (1,100–54,000 ft<sup>2</sup>) and as well as for tenants new to La Défense. In this period, nearly 54% of leases were signed by tenants from outside the district.

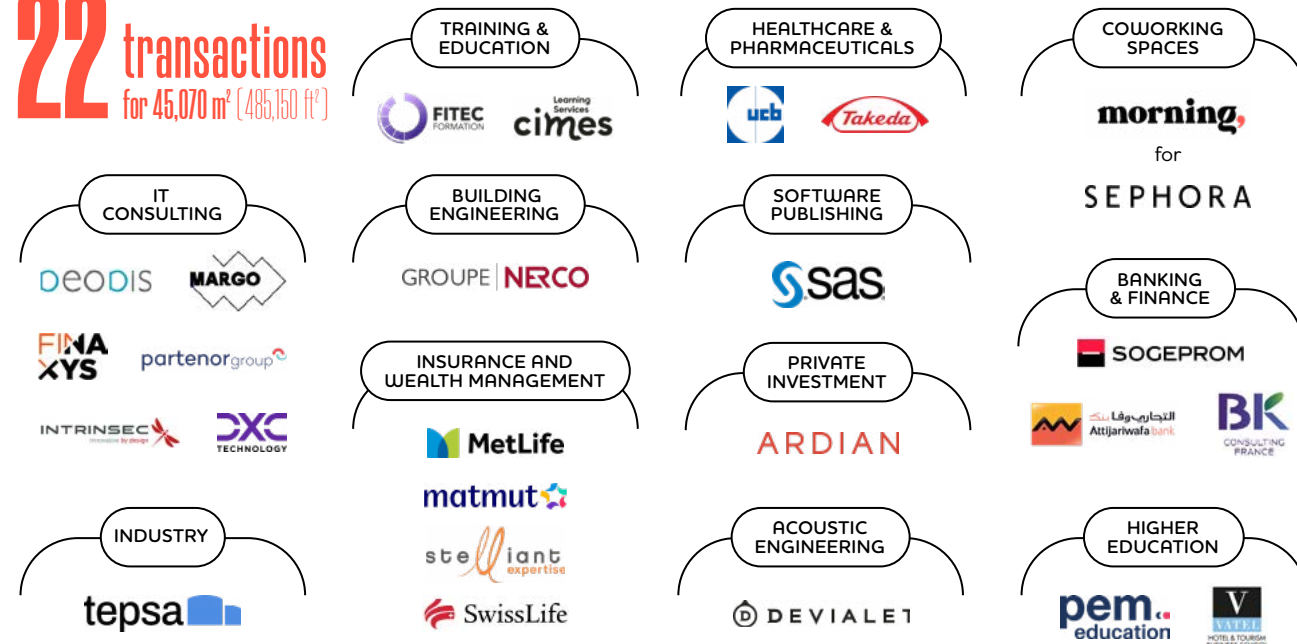
### SMALL AND MEDIUM-SIZED (<1,000 m<sup>2</sup> (11,000 ft<sup>2</sup>))

Transactions in the first half of the year for small and medium-sized spaces accounted for 21% of the total take-up: one of the best outcomes of the past 10 years.

### MID-MARKET (1,000–5,000 m<sup>2</sup> (11,000–54,000 ft<sup>2</sup>))

It was a record semester for the Mid-Market segment with 22 transactions, accounting for 69% of the total leased demand—a 78% increase in one year.

**22 transactions**  
for 45,070 m<sup>2</sup> (485,150 ft<sup>2</sup>)



## MARKET TRENDS

### LARGE-SCALE (>5,000 m<sup>2</sup> (54,000 ft<sup>2</sup>))

In the first half of the year, there was one transaction for a space larger than 5,000 m<sup>2</sup> (54,000 ft<sup>2</sup>). Unibail-Rodamco-Westfield has finalized commercialisation of its Lightwell asset with the lease of nearly 6,500 m<sup>2</sup> (70,000 ft<sup>2</sup>) to Nexans.

**Nexans** **1 transaction**  
for 6,500 m<sup>2</sup> (70,000 ft<sup>2</sup>)  
Lightwell building



### KEY DATA FROM THE FIRST HALF OF 2025

**Take-Up:**  
65,630 m<sup>2</sup> leased

### Average Face Rents in Q2 2025 (in €/m<sup>2</sup>/year, VAT excl.):

- Prime rent: €550 + 3.8% vs. Q2 2024
- First hand (new or refurbished): €492 + 16.3% vs. Q2 2024
- Second hand, renovated: €440 + 19.1% vs. Q2 2024

### Immediate Rental Supply:

End of June 2025: 572,000 m<sup>2</sup>  
+ 6.3% vs. end of June 2024

### Vacancy Rate:

15.6%

### Average Support Rate in Q2 2025:

36% / -1.3% vs. Q1 2025

## CAREER MOVES

### Djilali Guerza

succeeded Fatou Mano in July 2025 as Hauts-de-Seine Sub-Prefect in charge of economic development and employment.

### Hugo Rey

assumed leadership of Westfield Les 4 Temps-CNIT centers, succeeding Jonathan Toulemonde.

### Émilie Daudin-Clavard

has been appointed by the Léonard de Vinci division as Director of Business Partnerships, Alumni and Endowment Fund.

OVERVIEW OF PROJECTS

REAL-ESTATE PROJECTS



**THE LINK Puteaux**  
*new project*  
**Investor/Contracting Authority:** Groupama (SCI The Link La Défense) / Adim Île-de-France.  
**Architect:** PCA Stream – Philippe Chiambaretta Architecte.  
**Project:** high-rise, 54 stories and 242 m (790 ft) and 178 m (580 ft).  
**Area:** 130,000 m<sup>2</sup> (1,400,000 ft<sup>2</sup>) of office space.  
**Completion:** 2025.  
**Tenant:** Total Energies.



**HOPEN Courbevoie**  
*refurbishment*  
**Investor/Property Developer:** Praemia REIM France / Eiffage Construction Grands Projets.  
**Contracting Authority Support:** Orfeo.  
**Architects:** Ateliers 2/3/4 / CHZON.  
**Project:** high-rise, 39 stories.  
**Area:** 65,000 m<sup>2</sup> (700,000 ft<sup>2</sup>), 58,000 m<sup>2</sup> (620,000 ft<sup>2</sup>) of offices, 7,000 m<sup>2</sup> (75,000 ft<sup>2</sup>) of retail and services.  
**Completion:** 2025.



**CB3 Courbevoie**  
*refurbishment*  
**Investor:** Icawood.  
**Property Developer:** WO2.  
**Architect:** Atelier 2/3/4.  
**Project:** 25 m (82 ft) building.  
**Area:** 34,400 m<sup>2</sup> (370,300 ft<sup>2</sup>) of office space, 2,800 m<sup>2</sup> (30,100 ft<sup>2</sup>) of outdoor space.  
**Completion:** 2027.  
**Tenant:** Sanofi.



**EDENN Nanterre**  
*new project*  
**Contracting Authority:** Icade.  
**Architect:** Brenac & Gonzales et Associés.  
**Project:** 8 stories office building.  
**Area:** 30,000 m<sup>2</sup> (322,900 ft<sup>2</sup>) of office space, retail and construction works.  
**Completion:** 2025.  
**Tenant:** Schneider Electric.



**NIRVANA Courbevoie**  
*refurbishment*  
**Property Developer:** Générale Continentale Investissements.  
**Architect:** Studios Architecture.  
**Project:** high-rise, 84 m (275 ft).  
**Surface :** 19,600 m<sup>2</sup> (211,000 ft<sup>2</sup>) of office space, and 400 m<sup>2</sup> (4,300 ft<sup>2</sup>) of retail.  
**Completion:** 2027.

NEW RESTAURANTS

Italian, French and Asian cuisine... and more. Some 20 new dining establishments have opened their doors in Paris La Défense in 2025, bringing the total to more than 200, including the Vatel school’s training restaurant.



From the top floor of the Aurore Tower Pavilion, the Vatel school’s training restaurant teaches its culinary students while guests experience French gastronomy through three exclusive set menus. With signature dishes starting at €35, the Vatel school’s restaurant is open daily for lunch and Tuesday to Friday for dinner.

**Location:** Aurore Tower Pavilion  
**Address:** 18-19, place des Reflets, 92400 Courbevoie  
**Website**

REUSE

Support *reuse* in the district!

Material circularity—a key driver of decarbonization—is central to renovation, construction and development in the area. Through its Post-Carbon Commitment Charter, Paris La Défense calls upon stakeholders to shape the district’s future by decarbonizing material cycles and encouraging low-impact construction methods.

In this spirit, Paris La Défense has joined the Re-use Booster, a collective initiative that promotes the use of reclaimed materials in real estate and fosters synergies between sites. Following the first season’s success, six real-estate operators have launched projects under this initiative, supported by Paris La Défense in partnership

with A4MT. The public establishment practices circularity in its worksites by reusing paving stones in public space renovations, recycling old slabs and exchanging soil with sites across the Paris Region.

Additionally, the establishment has signed onto the Bio-Based Wood Materials Sourcing Pact, ensuring that 10% of construction and refurbishment projects use wood or bio-based materials, with at least 30% sourced from French wood. In 2023 and 2024, three important worksites fell within this initiative and achieved an average of 59% wood and bio-based materials, reaching the Pact’s “gold” level.

Join the district’s post-carbon movement!



**FIND OUT MORE**

[Re-use Booster](#)  
[Bio-Based Wood](#)  
[Materials Sourcing Pact](#)



“PLD Can B” and CUBE: register now!

PLD+B brings together companies looking to improve their CSR (Corporate Social Responsibility) practices and learn first-hand from sector leaders. According to alumni from the first three cohorts, the program helps save time, generate ideas and accomplish concrete goals. Join the movement as part of the fourth cohort!

Paris La Défense encourages companies to reduce their energy consumption. Over the past three years of the program, participants saved 49 GWh and avoided 3,000 tons of CO<sub>2</sub>, the equivalent of €5 million. Throughout the year, companies track their energy consumption, set targets and share best practices. Now it’s your turn to get involved and start saving! → [Find out more](#)

“Check!” by Campus Paris La Défense

On April 7, 2026, Paris La Défense is hosting a special networking event at Paris La Défense Arena, connecting local companies with students through interactive educational activities. Between thought-provoking conferences on the evolution of work, presentations by local higher education institutions and opportunities for internships, apprenticeships and full-time jobs, the event will facilitate matches linking companies and students in the business district. → [Reserve your stand](#)

**Aude Laurent**  
HEAD OF DEPARTMENT  
[alaurent@parisladefense.com](mailto:alaurent@parisladefense.com)



**Anne Buquet**  
PROJECT MANAGER CORPORATE RELATIONS  
AND HIGHER EDUCATION [abuquet@parisladefense.com](mailto:abuquet@parisladefense.com)



**Paris La Défense**  
Cœur Défense Tour B  
110, esplanade du Général-de-Gaulle  
92932 Paris La Défense  
[parisladefense.com](http://parisladefense.com)

