



Malakoff : InfraRed and Hemisphere sell the 14,300 sqm Tangram building to Amundi

Published on 29/07/2020 at 11:46 ⌚ Reading 1 min



Façade Tangram - Droits réservés Hemisphere

Tangram © Hemisphere

London-based [InfraRed Capital Partners](#) and Paris-based [Hemisphere](#) have sold the 14,300 sqm Tangram office building, located in the Paris suburb of Malakoff, to French real estate investment manager [Amundi Immobilier](#), acting on behalf of the funds it manages.

Tangram is a real estate complex whose land was acquired in 2017 and construction started immediately after. Comprising two main buildings connected by a bridge-building, it is spread over six floors, on the façade of Pierre-Brossolette Avenue in Montrouge. The building was 60% pre-leased to SPIE ICS for its new head office soon after work began. The remaining space was marketed on delivery of the project in April 2019 to [Axione](#) (a [Bouygues Group](#) subsidiary), [Inbox](#) and [Dubble Food](#).

Near the Châtillon Montrouge hub, Tangram is located near the future Grand Paris station, which will be home to line 15 by 2025. It offers architectural and technical services — double-height halls, terraces, high staff ratio, etc.; and is HQE and Breeam certified. The building integrates Hemisphere Smart Services (H2S), which includes a private restaurant that can be transformed into a coworking space or an auditorium outside of normal restaurant hours as well as a digital concierge service, all operated by App services.

For this sale, InfraRed and Hemisphere were advised by notary office [Le Breton Notaires](#) and law firm [Gide Loyrette Nouel](#). Amundi Immobilier was advised by the notary office [Cheuvreux](#), the law firm [Jones Day](#) and the company [Siena Ingénierie](#) for the technical audit. The marketers appointed for the sale were [BNP Paribas Real Estate](#) and [JLL](#).