



PGIM REAL ESTATE

# CASE STUDY

## Quadruple Certification & State-of-the-Art Air Filtration System

### PROPERTY FACTS

<b>Property Name</b>	SWELL
<b>Location</b>	Clichy, Paris first ring, France
<b>Property Type</b>	Office
<b># of Levels/GFA</b>	Two 8- and 7-storey office buildings; 201,285 SF GFA
<b>Year Built</b>	2020 projected completion
<b>Project Type</b>	Green Building, Indoor Air Quality and Neighborhood Revitalization



### STRATEGY

SWELL is a new flagship property to be delivered in 2020 with quadruple certification: WELL “Silver”, BREEAM “Very Good,” HQE “Excellent” and Effinergie. The energy efficient 201,285 square foot project, initiated in 2018, includes 27,000 square feet of biophilic garden terraces with outstanding views of the Seine River.

To optimize the health and well-being of building occupants, the highest standards have been applied to SWELL’s technical specifications, including the installation of high-performance Class F9 filters that will filter particles three times finer than in a standard office building, such as tobacco and metal oxide smoke.

Designed as a new entrance to the city of Clichy-la-Garenne, SWELL is part of an urban regeneration project in the Bac d’Asnières Urban Development Zone, a former industrial area with substandard housing in the first ring of Paris, currently being fully remodeled with extensive support of local authorities.

### KEY FEATURES

- WELL Silver
- BREEAM Very Good
- HQE Excellent
- Effinergie
- High-performance F9 Air Filtration System



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## SUSTAINABILITY OUTCOMES

Improved Well-Being of Users

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Low-energy Buildings

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Reduced Greenhouse Gas Emissions

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Regeneration of a Deprived Neighborhood

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