

News

Swiss Life Asset Managers France develops services in the “Beehive”, an office complex of almost 5,000 m² in Vitrolles

12 October 2022

Swiss Life Asset Managers France has adapted the “Beehive” to meet tenants’ new needs for comfort, services and flexibility. The commercialisation of the office sector complex has accelerated over the past 12 months.

This office sector complex, designed by Icade, was delivered in the first quarter of 2020. The “Beehive” has found its market by surpassing the 3,000 sqm leased mark.

Strategically located asset

Ideally located at the exit of the A7, the “Beehive” is also close to the Griffon Park and large shopping areas (Grand Vitrolles and Plan Campagne). Marseille Provence Airport and the Aix TGV train station are less than 10 minutes away by car.

Many companies have been seduced by this location since the “Beehive” complex includes major players in the industry and service sectors (Générali, Segula Technologies, Scalian, Ipeca Msae, Seafrigo Group, Baticel Construction, Onet Main Sécurité, Randstad and Actual).



Exterior view of the “Beehive” complex, ©Swiss Life Asset Managers France

A hybrid and friendly location aimed at guaranteeing the comfort of tenants...

Each floor has access to private terraces and many car parks allow the installation of charging stations. Fiber optics have been added to ensure tenants have a smooth and comfortable browsing experience. With the same aim in mind, *La Ruche* was created, a hybrid room that acts as a cafeteria, meeting room, coworking and after-work space. Each tenant has access to this modular and friendly space. Potentially privatisable, *La Ruche* also has its own terrace.

... that responds to environmental challenges and participates in the dynamics of the territory

With certification as a sustainable high-performance building and aiming for an energy performance of RT 2012-30%, the “Beehive” is an effective response to the city’s goal of developing its service-sector offerings.

“We are pleased to lease these offices to quality companies and thank the local players for their support. Exemplary in terms of energy consumption, the “Beehive” will make a lasting contribution to the dynamism and attractiveness of the municipality” says Anne-Marie Aurières-Perrin, Head of Asset Management and Real Estate Services at Swiss Life Asset Managers France.



View of *La Ruche* and the terrace of the “Beehive” complex, ©Swiss Life Asset Managers France

Media relations

Marie CARADEC - +33 1 40 15 22 04 – marie.caradec@swisslife-am.com

Swiss Life Asset Managers France FARGO

Aliaksei KASYANENKA - + 33 6 46 60 00 98 – akasyanenko@fargo.agency

Yohan ABRIEL - + 33 6 16 83 88 17 – yabriel@fargo.agency

www.swisslife-am.com



About Swiss Life Asset Managers

Swiss Life Asset Managers has more than 165 years' experience managing the Swiss Life Group's assets. This close link with insurance underpins its investment philosophy, the main objectives of which are to take a responsible approach to risks and to act each day in its clients' best interests. Swiss Life Asset Managers also offers this proven approach to third-party clients in Switzerland, France, Germany, Luxembourg, the UK and the Nordic countries.

As at 30 June 2022, Swiss Life Asset Managers managed EUR 249.9 billion in assets for the Swiss Life Group, with more than EUR 99.7 billion in assets under management on behalf of third-party clients. Swiss Life Asset Managers is a leading real estate manager in Europe¹. Of the EUR 249.9 billion in assets under management, EUR 88.0 billion are invested in real estate. In addition, Swiss Life Asset Managers manages EUR 28.5 billion of real estate assets jointly with Livit. Thus, as at 30 June 2022, Swiss Life Asset Managers managed EUR 116.5 billion in real estate assets.

Swiss Life Asset Managers has more than 2500 employees in Europe.

A self-determined life

Swiss Life enables people to lead a self-determined life and look to the future with confidence. This is also the goal of Swiss Life Asset Managers: we think long-term and act responsibly. With our expertise and experience, we develop future-oriented savings and investment solutions. We support our clients in achieving their long-term investment goals so that they, in turn, can take into account the needs of their clients and build a self-determined financial future.

¹ INREV Fund Manager Survey 2022 (based on AuM as at 31 December 2021)