

A Call for Expressions of Interests launched by OGIC

OGIC, in partnership with Paris & Métropole Aménagement, is seeking operators to manage and bring to life new cultural, creative and/or contemporary practice, located on Denfert-Rochereau Avenue, facing the new Saint-Vincent-de-Paul district in Paris's 14th arrondissement. These spaces will open in 2029. The purpose of this Call for Expressions of Interest (AMI) is to identify the operator(s) who will activate these venues. The deadline for submitting expressions of interest is 16 November 2026.

→ 2,500 m² dedicated to culture, creation and/or contemporary practices, in the heart of Paris' Left Bank
→ Deadline for submitting : 16 November 2026



Step into history!

- A spirit of solidarity and innovation
- Spaces available for culture, creation and/or contemporary practices, ready in 2029



A spirit of solidarity and innovation

The new Saint-Vincent-de-Paul eco-neighbourhood is situated in the heart of Paris' 14th arrondissement, between Denfert-Rochereau and Port-Royal, on the heritage site of a 17th-century hospital that ceased operations at the end of 2011. Designed with sustainability in mind, with 60 per cent of the existing buildings preserved and new eco-friendly and geothermal-powered constructions, continuing the spirit of solidarity and innovation initiated by the temporary occupation by the Grands Voisins (2015–

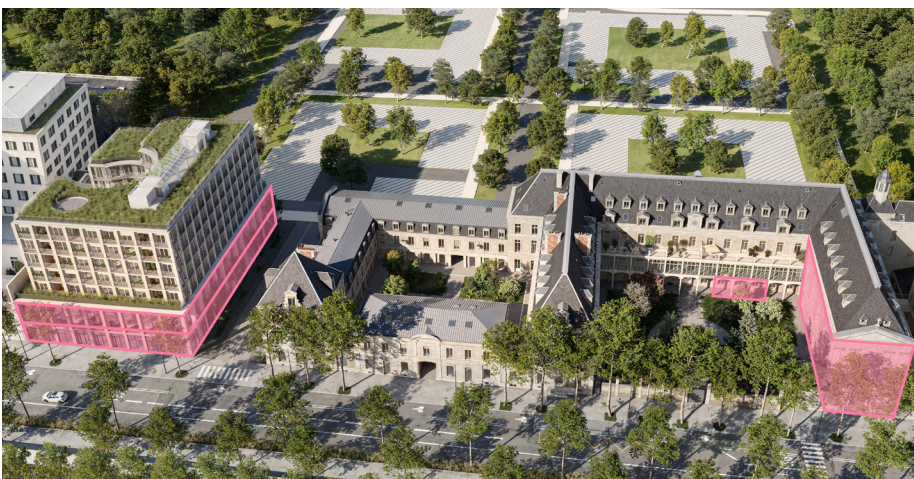
2020), the Saint-Vincent-de-Paul neighbourhood brings together, across 3.4 hectares, nearly 600 new homes, a major community centre, shops and amenities, whilst spaces dedicated to culture and contemporary activities are taking centre stage on Denfert-Rochereau Avenue.

2 500 m² available for culture, creation and/or contemporary practices, ready in 2029

Housed in both a new building and the former Oratory, the spaces covered by this Call for Expressions of Interest are suitable for a range of cultural, creative and

contemporary initiatives. These proposals may include an educational or learning component. Designed in accordance with the planning permission to accommodate exhibition spaces, concert venues (up to 450 standing places) and live performance venues (up to 100 seated places), along with two artist residencies, these spaces are nevertheless flexible and can be adapted to the needs of cultural organisations interested in all or part of them. Thanks to their diverse programme, they are well-suited to breaking down barriers between disciplines and attracting a diverse range of audiences. Meeting a genuine need on Paris's Left Bank, this new cultural hub will have a metropolitan reach.

As the planning authority for the City of Paris and the Greater Paris Metropolitan Area, SPL Paris & Métropole Aménagement is responsible for the development of the Saint-Vincent-de-Paul neighbourhood.



A location with great potential

- A brilliant location
- A vast pool of audiences

A brilliant location

The new spaces are taking shape in the heart of the Left Bank, along a north-south axis linking Place Denfert-Rochereau to Place du Châtelet, running alongside the Jardin du Luxembourg. Served by the Denfert-Rochereau and Port Royal RER B stations, Metro lines 4 and 6, and bus routes 38, N14 and N21, and surrounded by Vélib' stations, it is just 20 minutes from all of Paris's railway stations. Centrally located, it is within walking distance of anywhere in Paris – walking having become the number one mode of transport for Parisians!

A vast pool of audiences

This new hub for culture, creativity and contemporary arts will draw on a vast audience base. As the centrepiece of a new neighbourhood home to 600 families, it will be bustling with activity both during the day and in the evening, on weekdays and at weekends alike. Located a stone's throw from the Sorbonne university campus and bordering the predominantly residential 5th, 6th and 13th arrondissements, it will appeal to families, students, children, and anyone who enjoys going out.

Finally, whilst it forms part of the Left Bank – renowned for its artistic offerings (the Musée d'Orsay, the theatres of Montparnasse and Saint-Michel, the arthouse cinemas of the Latin Quarter, the École des Beaux-Arts and the galleries of Saint-Germain-des-Prés, etc.), this new venue will fill a gap in the provision of cultural spaces and contemporary arts in this specific part of the capital.



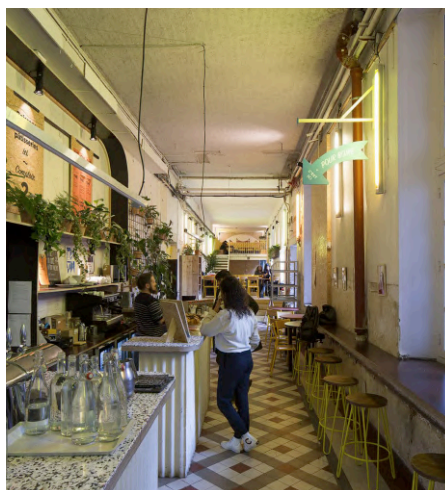
History and heritage

→ Saint-Vincent-de-Paul : a story and a place without end
→ The Grands Voisins' legacy

Saint-Vincent-de-Paul : a story and a place without end



The new eco-neighbourhood pursues an extraordinary history. Originally a hospital complex built along Denfert-Rochereau Avenue around a former novitiate, it welcomed and cared for the people of Paris within a setting typical of 19th-century hospital architecture: buildings arranged within a vast enclosure, offering a peaceful and landscaped environment. The public hospital remained in operation until the APHP withdrew in 2011. Whilst plans for the site's future were being drawn up, it was entrusted to the organisations Aurore, Plateau Urbain and Yes We Camp – a trio that would make the most of this transitional period to realise the full potential of the now-vacant site and open it up to everyone.



The Grands Voisins' legacy

And so began the remarkable adventure of the Grands Voisins, a veritable laboratory for temporary urban planning, whose ideas have spread throughout France and Europe. Solidarity and culture guide the roadmap of the trio at the helm of the Grands Voisins, whose achievements have exceeded expectations: between 2015 and 2020, nearly 1,000 people in precarious circumstances were provided with accommodation, 250 community and business organisations have been active, and up to

5,000 visitors a day have been welcomed to cultural, educational and artistic events. The site is therefore already well known to Parisians, and the Yes We Camp association is now returning as managers of the activity hubs and as community organisers.



Saint-Vincent-de-Paul, a new attractive neighbourhood

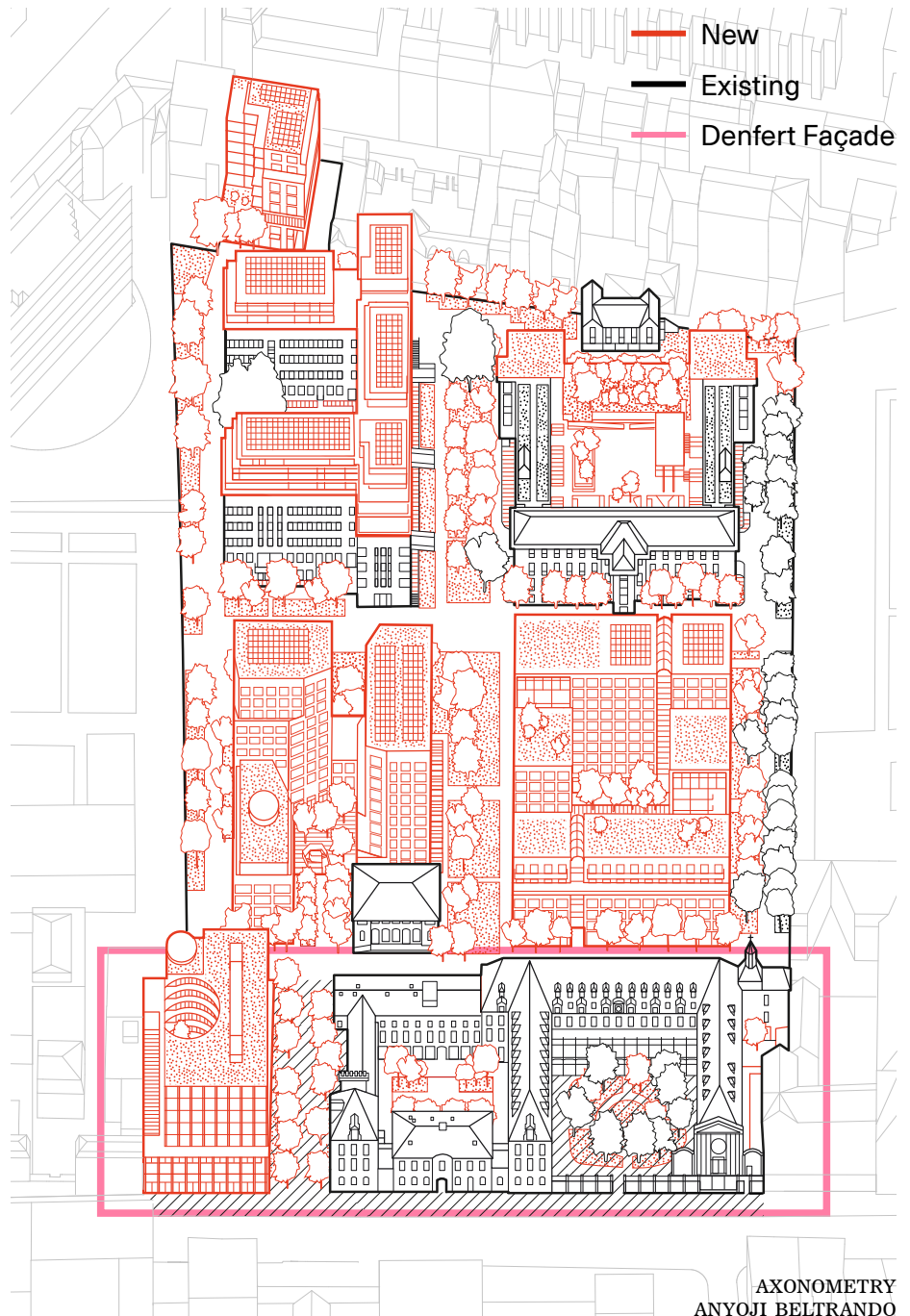
- A lively neighbourhood
- A vibrant neighbourhood from 2027
- An iconic neighbourhood

A lively neighbourhood

The future Saint-Vincent-de-Paul neighbourhood is a mixed-use development bringing together housing, shops, leisure facilities, a school, a nursery and a sports hall on a 3.4-hectare site, accessed via the iconic Denfert-Rochereau façade – the very same building that will one day house the cultural centre. New builds, refurbishments and additional storeys are transforming the former hospital site, which by 2029 will be home to nearly 600 new homes set amongst a network of narrow streets and landscaped courtyards. Shops and workshops are being established on the ground floors of the buildings, helping to create a vibrant neighbourhood atmosphere throughout the day.

A vibrant neighbourhood from 2027

From 2027, the neighbourhood will welcome its first residents with the completion of 300 homes, a school, a nursery and a sports hall, as well as business premises and shops, run by Yes We Camp. By 2029, the buildings on the Denfert side and their spaces dedicated to culture and creativity will thus form part of a neighbourhood that is already inhabited, bustling and vibrant.



An iconic neighbourhood

The buildings in the Saint-Vincent-de-Paul neighbourhood have been entrusted to some of Europe's leading architects, such as the Pritzker Prize-winning firm Lacaton Vassal, Sergison Bates, Kuehn Malvezzi, Dreier Frenzel, Chatillon Architectes, Chartier Dalix, ANAU and Plan Común, as well as Soja, Nicolas Dorval-Bory and Belval Parquet, three young firms that have won AJAP awards. The project as a whole is being coordinated by the firm Anyoji Beltrando.

Overview of the venues available: Denfert

- Open and flexible floor plans in a new building
- Multiple scenarios
- A possible scenario

Open and flexible floor plans in a new building



It is at the junction of the new lane leading to the Saint-Vincent-de-Paul neighbourhood and the historic façades of the Robin and Oratoire buildings lining Denfert-Rochereau Avenue that Armand Nouvet (Anau) has designed a new building whose light-coloured, rough-hewn stone continues the history of the site. Its mixed timber and concrete structure supports five storeys of residential accommodation on a two-storey plinth housing communal facilities. Its two entrances — one on the Denfert side and one on the alley side — and its wide, fully glazed façades emphasise the public nature of the future development.



ALLEY FAÇADE



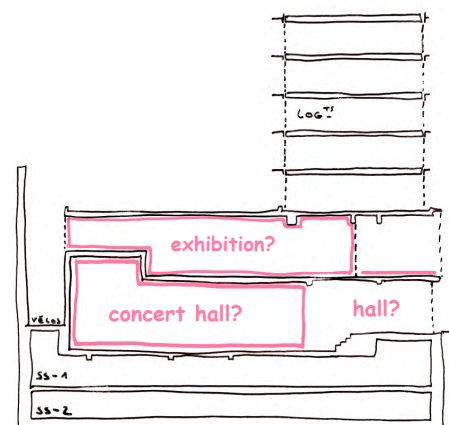
DENFERT FAÇADE

Multiple scenarios

Inside, the building's structure frees the two rectangular floor plates — each measuring approximately 1,000 sqm and roughly 4 metres high — from any constraints. These two open-plan floor plates can accommodate a variety of uses, be used independently or together, and can be easily connected. The first-floor level is surrounded by continuous balconies and opens onto 215 sqm of exterior spaces, offering a panoramic view of the avenue.

A possible scenario

One of the options that has been explored for these spaces is a music hall on the ground floor (with capacity for up to 450 people standing) and an exhibition hall on the first floor. This is one possible layout for project organisers who might be interested in this configuration. However, there are many other possible options.



POSSIBLE OCCUPATION SCENARIO

Technical data sheet: Denfert

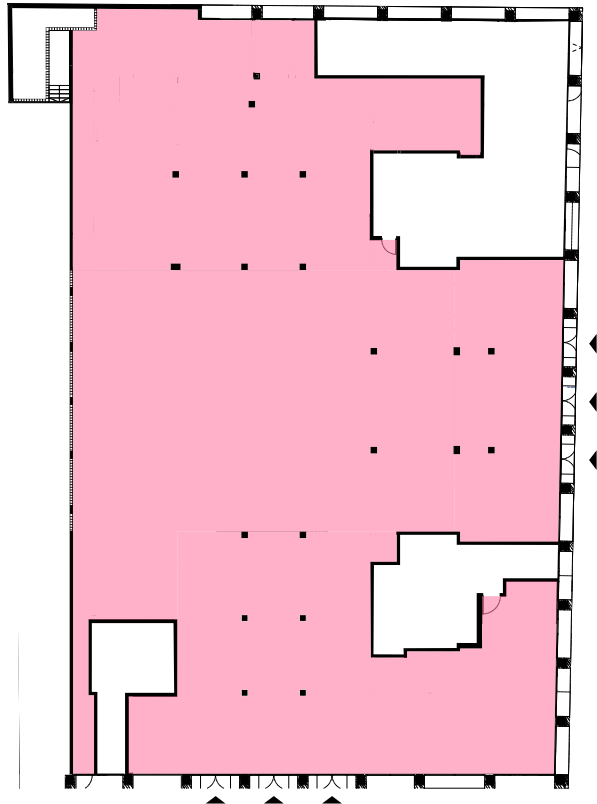
NEW BUILDING

GROUND FLOOR : 950 SQM |

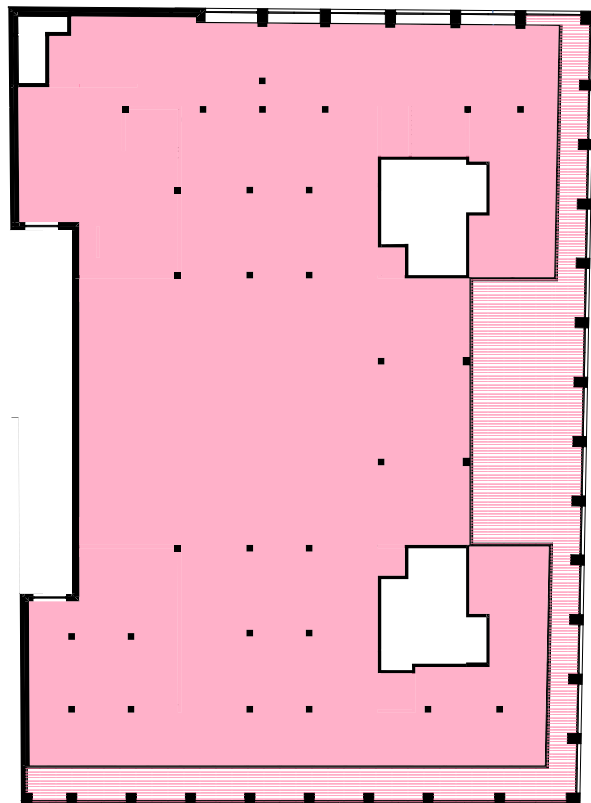
FIRST FLOOR : 1050 SQM INT. + 215

SQM EXT. | ARCHITECTS : ANAU |

 FREE INTERIOR SPACES
 EXTERNAL SPACES

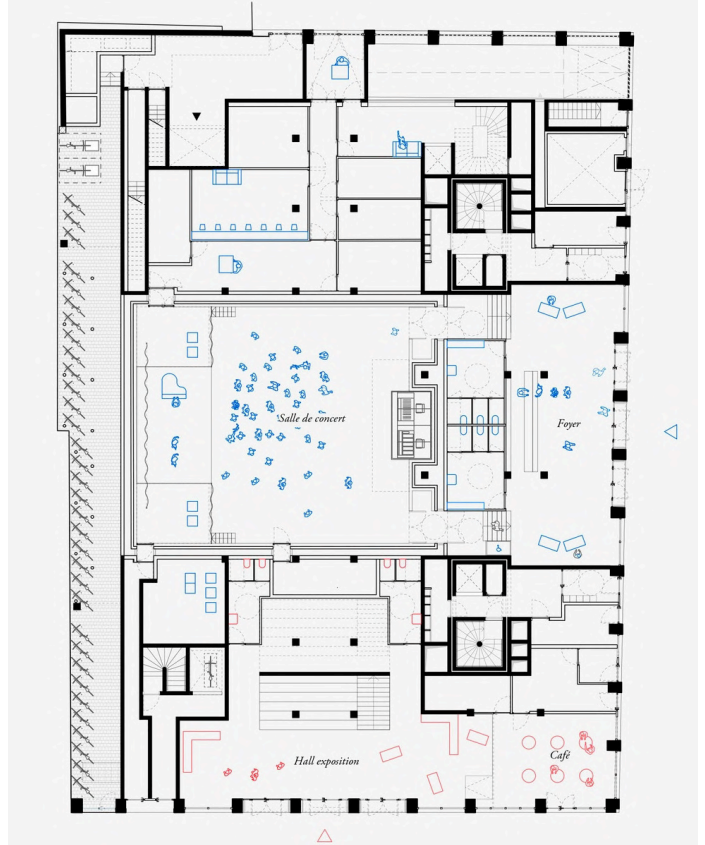


OPEN FLOOR PLAN ON THE GROUND FLOOR

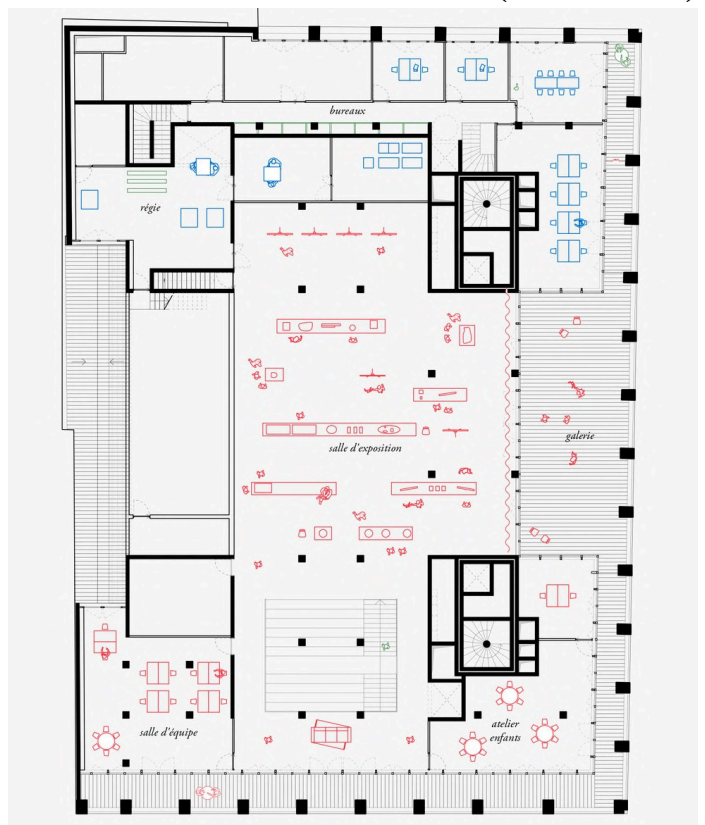


OPEN FLOOR PLAN ON THE FIRST FLOOR

- Plans of the new Denfert building
- Technical data sheet
- Possible occupancy scenarios



EXAMPLE OF AN INTERIOR LAYOUT (CONCERT HALL)

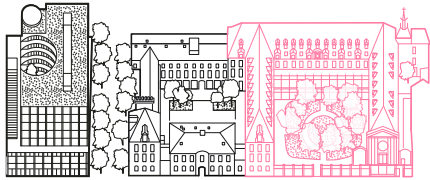


EXAMPLE OF AN INTERIOR LAYOUT (EXHIBITION SPACE)

Overview of the venues available: Oratoire

→ The transformed Oratoire

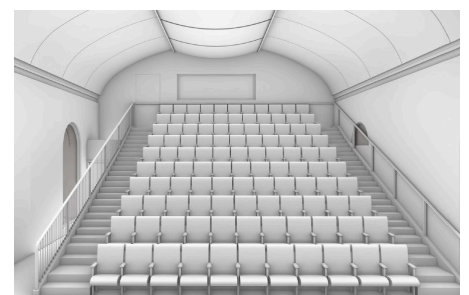
The transformed Oratory



The partnership of Chatillon Architectes and Soja Architecture has been commissioned to refurbish and convert the historic buildings that give the “Denfert façade” its heritage character. Chatillon is renovating and converting the “Oratoire” building, whose wings frame a large, open 1,000 sqm courtyard overlooking Avenue Denfert-Rochereau. Its north wing, which is the subject of the call for expressions of interest, features a majestic entrance onto the avenue. It leads to a new double-height, open-plan space that could house a café or



a foyer. A magnificent staircase with symmetrical double flights connects the ground floor to the first floor, where the former nursery-chapel, now deconsecrated, offers a generous longitudinal space. A theatre could be housed beneath its high vaults. As the plans are flexible, these spaces – exceptional for their historical character – could accommodate other proposals put forward by the parties applying for this call for expressions of interest.



Technical data sheet : Oratoire

REHABILITATION |

AVAILABLE SPACES : GROUND FLOOR

+ FIRST FLOOR : 669 SQM | ARTISTS'

RESIDENCE : 70 SQM (2 ARTISTS' STU-

DIOS) |

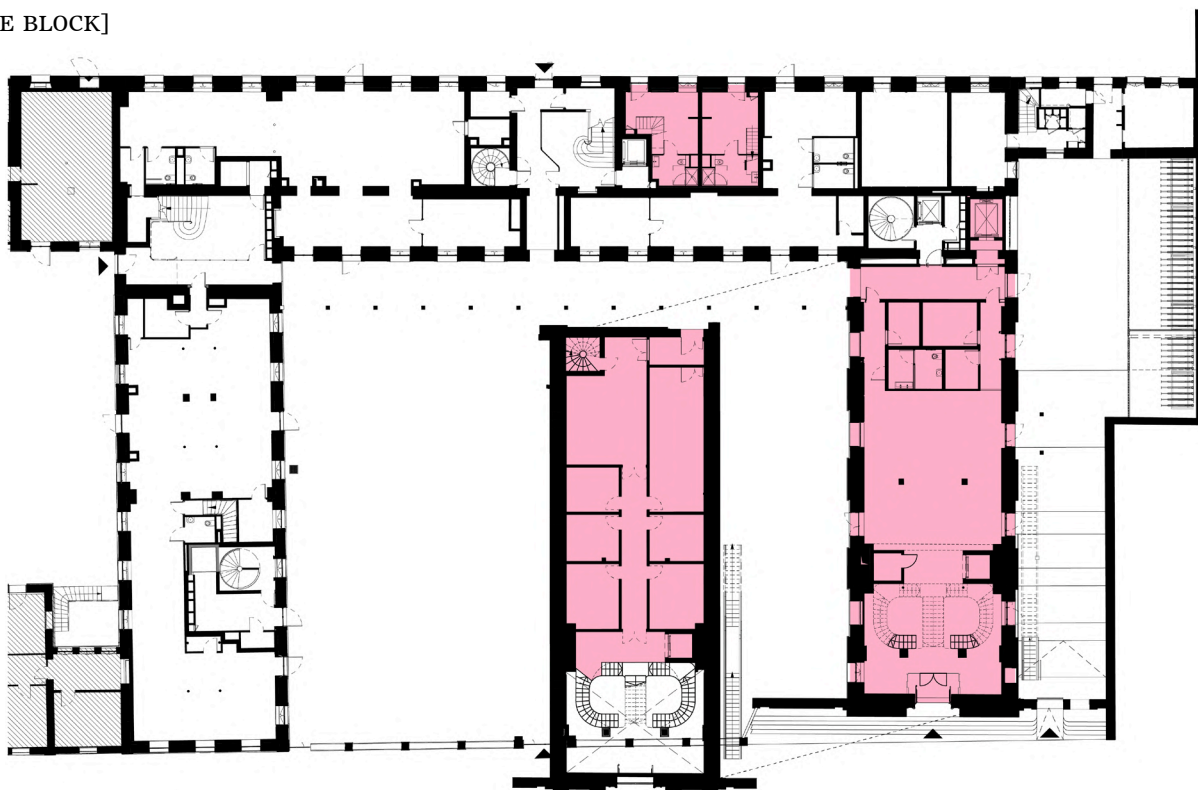
ARCHITECTS : CHATILLON ARCHI-

TECTS [ORATOIRE BLOCK]

→ Plans of the converted
Oratoire

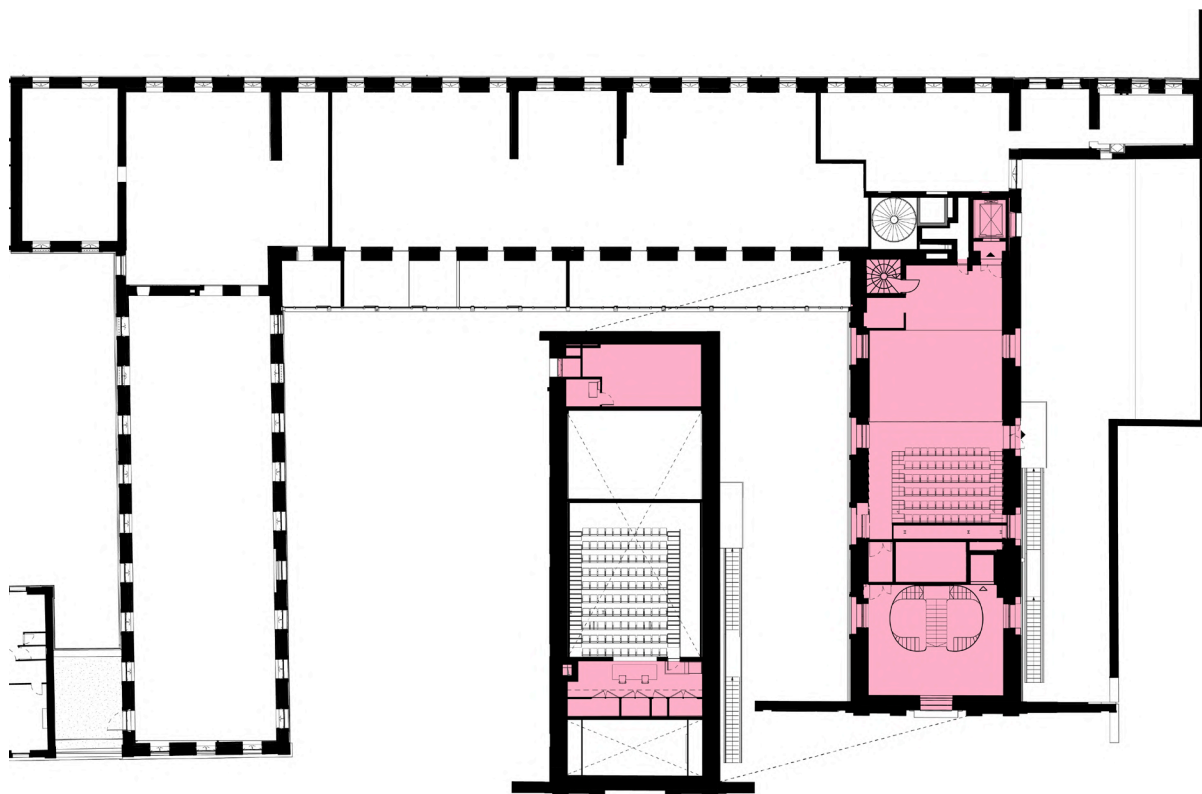
→ Technical data sheet

→ A possible scenario for set-
ting up a theatre



LOWER MEZZANINE (BOXES)

GROUND FLOOR



UPPER MEZZANINE
(PRODUCTION COMPANY)

FIRST FLOOR

A POSSIBLE SCENARIO FOR SETTING UP A THEATRE

Available floor areas

Rents

	<u>Denfert</u>	<u>Denfert</u>	<u>Oratory</u>	<u>Oratory</u>
Programme	Ground floor (Concert Hall ?)	First floor (Exhibition ?)	Ground, mezza- nines and first floors (Theatre?)	Artists' studios
Total usable floor area (excluding annexes)	814 sqm	981 sqm	669 sqm	70 sqm
Weighted usable floor area	823 sqm	1 047 sqm	669 sqm	70 sqm
Annual rent excluding tax and service charges (HTHC)	283 820 €	324 467 €	99 681 €	16 800 €
Weighted annual rent (HTHC)/sqm of usable floor area	345 €	310 €	149 €	240 €

Structure

The purpose of this call for expressions of interest is to seek, as a priority, operators and investors. Interested parties may apply individually or as a consortium with a view to operating these premises or part thereof, setting out the viability of their business model. In the case of operators who are not investors, it is not necessary to bring in an

investor to purchase these premises; interested parties may apply solely as tenants. The arrangements will be finalised between the interested parties and OGIC. The call for expressions of interest is also open to investors wishing to acquire the premises. They may apply individually or as part of a consortium with operators.

Rents

Set out above are the proposed rents for these various spaces. The finalisation of the lease will require discussions with OGIC to define the necessary arrangements for implementing the applicants' project, the required guarantees, the possible rent concessions and the scope of services between the project developer and OGIC.

Respond to the Call for Expressions of Interests

- Response file
- Submission of applications
- Selection criteria
- Key figures and dates

Response file

As part of the Saint-Vincent-de-Paul Call for Expressions of Interest, the following are required:

An art portfolio:

- A statement of intent (maximum 4 pages) setting out the desired venues, the proposal, its programme, its targets for visitor numbers and outreach activities, and its partnerships
- A portfolio of references

A technical note:

- Breakdown of floor space usage
- Terms of occupancy: purchase, rental
- Calendar

An administrative file:

- Rent and/or purchase price
- Budget, funding, sponsorship, revenue sharing, remuneration, etc.
- CVs of the project sponsors (investors, operators)
- Kbis, articles of association, etc.

Submission of applications

Send an email by 16 November 2026 to:

Lore MASCARAU
Head of Marketing
lmascarau@ogic.fr
Nicolas NECTOUX
Head of Development
nnectoux@ogic.fr
Emmanuel DARGIER
Head of Commercial Property
edargier@ogic.fr

Tours will be organised on request.

Selection criteria

Ogic, in partnership with Paris & Métropole Aménagement, will continue discussions with candidates whose projects meet the following criteria:

- Quality and cultural, social and environmental relevance;
- Alignment with the spirit of Saint-Vincent-de-Paul and local roots;
- Public engagement, accessibility and inclusion;
- Technical feasibility;
- Economic stability

Key figures and dates

Figures:

- 2 500 sqm for contemporary art and culture practices
- Approx. 1 000 sqm on the ground floor of a new building
- Approx. 1 000 sqm on the first floor (+ 220 sqm terrasse) of a new building
- 70 sqm of artists' studios in a rehabilitated building
- 669 sqm in a rehabilitated 17th-century building

Dates:

- 2029 : Opening of new cultural venues
- 2027: New residents moving in, opening of the school facilities
- Beginning of 2027: start of work on the Denfert Façade
- 16 November 2026: deadline for the call for expression of interest

For nearly 60 years, OGIC has been supporting towns and cities in their transformation. As a responsible, people-focused property developer, it places people and innovation at the heart of its projects. The group covers the full spectrum of property development activities. Its multi-regional presence enables it to work closely with local authorities, offering a community-focused approach and bespoke projects tailored to their local areas. ogic.fr