At the base of the Montparnasse train station and just steps away from theaters and restaurants on Rue de la Gaité, the City of Paris owns a building of approximately 2,300 sqm with a ground and first floor which is being included in this new call for projects.

This spacious building, located to the north of the three-hectare Jardin Atlantique park and a pedestrian walkway to be maintained, offers multiple possibilities for project leaders with innovative and attractive projects.

Programming/possible future uses: no restrictions.

Type of property transfer proposed: no restrictions.

Owner: City of Paris and SNCF-Mobilités.

Cadastral reference: the Jardin Atlantique straddles the 14th and 15th arrondissements and is on several different property plots: 14 DT 1, 14 DT 3, 14 DP 138, 14 DP 153, 15 CO 2, 15 CO 3, 15 CM 14, 15 CM 16 and 15 CN 32.

Surface area of the easement in question: the premises of the foundation and the museum cover the ground and first floors with a total surface area of 1,931 sqm. There is an additional 380 sqm of office space on the second floor as well as two terraces, each measuring approximately 250 sqm.
The Musée de la Libération. *Paris 15*

23 Allée de la Deuxième Division Blindée

Existing structure(s)
The Musée de la Libération occupies a part of the building called "Nord Parc" (North Park) located at the end of the Jardin Atlantique. The building also houses several municipal facilities: a nursery, childcare center, community center, tennis clubhouse, municipal technical facilities and SNCF offices. This building is accessible via the park and through neighboring co-ownership buildings.

Current occupation
The area scheduled to be vacated in autumn 2019 is currently occupied by the memorial to Maréchal Leclerc and the Liberation of Paris and the Jean Moulin Museum. The SNCF space on the second floor will be vacated by mid-2021.

Urban context
This complex is at the base of the Montparnasse tower and train station and adjoins the Atlantique esplanade at the end of the park.

Access (all options)
Montparnasse train station and several metro and bus lines.
Regulatory ordinances
Local City Plan (PLU)
- General urban zoning
- Located within a perimeter of urban logistics facilities of at least 500 sqm
- Space at the end of a pedestrian walkway to be maintained.

Specific constraints
While the building’s different occupants are on separate premises, they share utilities (heating, air conditioning, water, etc.) and numerous common areas (terraces, covered spaces, entrances, elevator). The facilities are distinct public buildings with partially shared emergency exits.
The building is rather enclosed as it was built on an esplanade in the middle of several co-ownership buildings.
The entrances to the premises lack visibility and pose usage problems:
- Street-level public access from the Jardin Atlantique [access via the entrance under the building at Place des Cinq-Martyrs-du-Lycée-Buffon]: foot traffic is managed by the Paris Parks and Environment Department (DEVE) and is subject to the opening hours of the public park, which particularly limits access for fire emergency vehicles
- Accessed from shared entrances with the co-ownership buildings, which surround the Montparnasse train station [access elevators from the Rue du Commandant Mouchotte or the Boulevard Vaugirard]
- Accessed from two stairways inside the Montparnasse train station [waiting lounge and end of the platform], restricted by the train station’s access conditions.