

REAL ESTATE AND ECONOMIC OPPORTUNITIES



Northwest gate
Tertiary and tech campuses
South industrial park
Grandalpe



grenoblealpes.fr
#GrenobleAlpes #pionnier
#greengrenoble2022

NORTHWEST GATE, THE FUTURE CITY LAB

Grenoble, Fontaine, Sassenage, Saint-Martin-le-Vinoux

With sustainability and innovation at its core, the Northwest Gate zone is home to a vast scientific campus, an outdoor wilderness and recreation area, and a collection of modern and sustainable real estate developments dedicated to innovative companies and urban living.

- Home to Grenoble's GIANT Innovation campus (10,000 researchers, 10,000 students, major research facilities)
- Major international corporations: STMicroelectronics, Schneider Electric, Biomerieux, Air Liquide, GEG, Siemens, Corys, Xenocs, etc.
- Direct access from Lyon (1hr): A480, Grenoble railway station, Saint Exupéry shuttle bus

WHAT'S NEXT?

2020 > 2030: project timeline

2020-21: public concertation to approve plan

2024: new urban cable car opens

CONTACT: Agathe CONGIO / +33 (0)6 17 53 44 55
agathe.congio@grenoblealpesmetropole.fr

SOUTH INDUSTRIEL PARK

Le Pont de Claix, Champagnier, Jarrie

Built in the spirit of industrial ecology and sustainability, South Industrial Park is a collection of industrial sites dedicated to specific sectors with extensive infrastructure needs, offering an integrated network of mutualized resources (hydrogen, energy, etc.) designed to lessen the zone's environmental impacts.

- 250 ha dedicated to industry and manufacturing
- Sectors: energy, mechanics, chemicals/ environment, process engineering, etc.
- An industrial and institutional ecosystem with shared services and resources (energy, H2, etc.)
- Major international corporations: Vencorex, Air Liquide, Novacid, Solvay, Suez, Extractive, Arkema, Framatome, RSA le Rubis, Engie Axima, Becton-Dickinson, OxyShop, Avery Dennison, GLD, CICOrlo, TSM, SDCEM

WHAT'S NEXT?

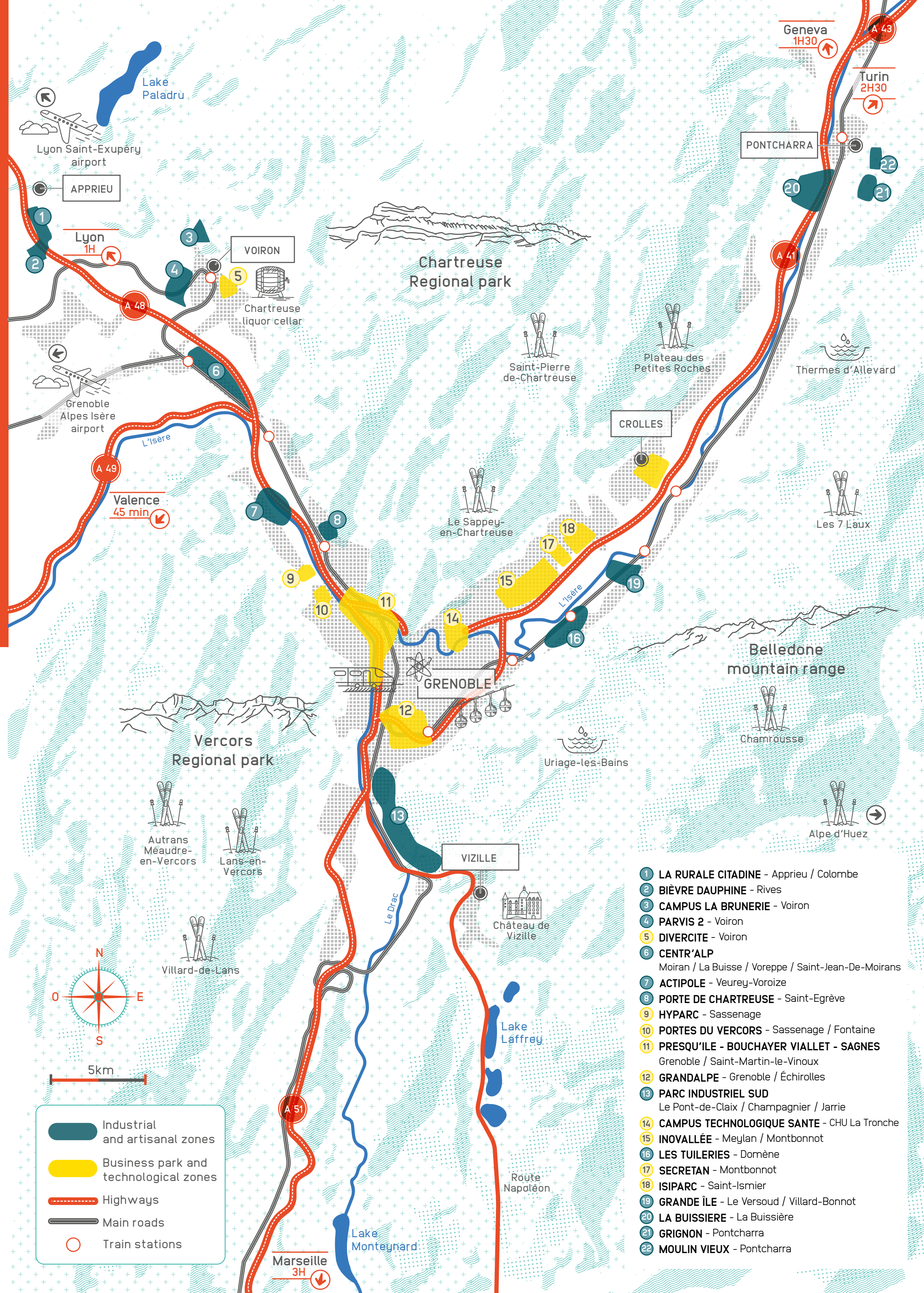
2020 > 2025: project timeline

2020: 11.5 ha newly available

2021-2023: 8 ha newly available for paper industry partners

2021-2023: 4 ha newly available

CONTACT: Pierre-Yves BENIGNA / +33 (0)6 7079 11 43
Pierre-yves.benigna@grenoblealpesmetropole.fr



TERTIARY AND TECH CAMPUSES

Grenoble, La Tronche, Meylan, Saint-Martin d'Hères, Gières

Located at the crossroads between a digital technology hub, a nationally-recognized hospital and a top-ranked university, this area has been carefully designed to promote collaborations between the medical, university and digital communities and encourage the emergence of medtech, AI & digital innovations.

- Major international corporations: Orange Labs, Roche, Rolls Royce, Naver Labs, Johnson & Johnson,
- Multidisciplinary Institute in AI Grenoble Alpes: one of 4IA institutes specialized in AI of the future and AI for humans and the environment
- CHU Grenoble Alpes: 1st trauma center in France
- 44,600 jobs, including 10,000 hospital workers
- 36,000 students, including 755 top-level athletes in 40 disciplines

WHAT'S NEXT?

2020 > 2030: project timeline

2020-21: development of a plan for the Medtech Campus and Inovallee

2020: consultation with real estate developers and investors (CRESI, Gclairons)

CONTACT: Aurélie LE BRUCHEC / +33 (0)6 09 71 39 77
aurelie.lebruchec@grenoblealpesmetropole.fr

GRANDALPE

Grenoble, Échirolles, Eybens

An ambitious urban renewal project transforming a formerly underexploited zone, the GrandAlpe development project promises new and extensive economic opportunities for a broad range of activities, including professional space, residential neighborhoods, shops and more, as well as easy access to the area from all of Grenoble's major highways.

- An 400 ha area of projects
- 31.4 ha of land, more than 65,000 m SP of identified tertiary projects and 31,000 m of turnkey projects
- €650 million in public and private investment by 2030
- 30,000 inhabitants, 70 hectares of green areas, 13 university facilities

WHAT'S NEXT?

2020 > 2035: project timeline

2020-21: development of new sites

2022: public consultation for the development of new office space

CONTACT: Maele HENRY / +33 (0)6 76 90 13 38
Maele.henry@grenoblealpesmetropole.fr

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GET
AHEAD

166 business
parks and
commercial zones

4,000 ha
of space dedicated
to businesses

130 HA
OF IMMEDIATE AND DEVELOPING LAND AVAILABILITY

72 914 m²
of office space
created in 2020

105 M€
of investment in
commercial real estate

Over
250 000 m²
of identified service
sector projects

SECTOR OF EXPERTISE:
DIGITAL TECHNOLOGIES, ENERGY, HEALTH
AND MEDICAL TECHNOLOGIES, CHEMISTRY,
MECHANICS AND METALLURGY, TOURISM,
SPORT AND LEISURE ACTIVITIES



44,400
companies



2nd
largest manufacturing
sector in France: 16%

300,000
jobs

2nd MOST QUALIFIED INDUSTRIAL WORKFORCE
IN FRANCE (48% OF "QUALIFIED" POSITIONS
WITHIN THE INDUSTRIAL WORKFORCE :
MANAGERS, ENGINEERS, SUPERVISORS AND
QUALIFIED TECHNICIANS)

32 ESTABLISHED INDUSTRY LEADERS:

- 6000 - 7000 employees :
STMICROELECTRONICS
- 5000 - 6000 employees :
SCHNEIDER ELECTRICS
- 1500 - 2000 employees :
BD / ORANGE
- 1000 - 1500 employees :
AIR LIQUIDE / ARAYMOND / CATERPILLAR /
LYNRED / SOITEC
- 500 - 1000 employees:
ATOS / CAP GEMINI / GE HYDRO /
HARDIS GROUPE / HP FRANCE / ROCHE
DIAGNOSTICS / ROLLS ROYCE CIVIL NUCLEAR
- 250 - 500 employees:
ARKEMA / ARTELIA / AVERY DENNISON /
CGI FRANCE / ECONOCOM / ECM
TECHNOLOGIES / HEWLETT PACKARD
CENTRE DE COMPÉTENCES / MINITUBES /
POMA / RADIAL / ROSSIGNOL /
TELEDYNE E2V / TEISSEIRE / TRIXELL /
VENCOREX

40 % OF INDUSTRY-SECTOR EMPLOYEES
WORK FOR A FOREIGN ENTITY

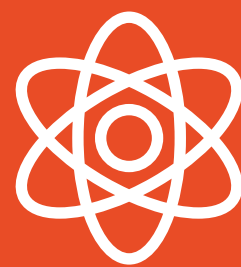


IN THE ALPS

5 clusters:
Minatologic,
Axelera, Tenerdis,
LyonBiopole, Cimes



GET
INVENTIVE



GET
CURIOUS

#1 IN FRANCE FOR ITS CONCENTRATION
OF R&D JOBS : 8,6%

Multidisciplinary Institute
in Artificial Intelligence (MIAI)
Grenoble Alpes:

Specialized in next stage AI: AI for human
beings and the environment

€1,8 BILLION RAISED BY LOCAL
STARTUPS SINCE 2000

Over 600
startups created
since 2000

23,000
public and private
researchers

UNIVERSITÉ GRENOBLE ALPES
AMONG THE WORLD'S TOP 100 UNIVERSITIES
(SHANGHAI 2020)

63,000
students
(15% international)

3,500
PhD students
(45% international)

5 major European
research facilities:

European Synchrotron Radiation Facility
(ESRF) / Institut Laue Langevin (ILL) /
European Molecular Biology Laboratory
(EMBL) / French National High Magnetic
Field Laboratory (LNcMI) / Structural Biology
Institute (IBS)

#1 FOR THE PROPORTION OF PATENTS
PER INHABITANT (7.1 PATENTS PER 10,000
INHABITANTS)



700,000
inhabitants in the
metropolitan area

180
differeents
nationalities

29% of the
workforce commutes
by bike or on foot

#1 Metropolitan
area in France for tap
water quality

17% OF ENERGY CONSUMED IS LOCAL AND
RENEWABLE (HYDROELECTRICITY, BIOMASS,
HEATING NETWORK)

50%
of buses run on
natural city gas

90%
of garbage collected
is valorized

400 KM OF BIKE LANES



#1 most
"bikeable"
French city
(INSEE 2021)

GET
INSPIRED



GET
CREATIVE

1st URBAN AREA
IN FRANCE TO ADOPT A CLIMATE PLAN (2005)

27 MUNICIPALITIES
IN THE METROPOLITAN AREA HAVE ADOPTED
A LOW-EMISSION ZONE



Generalized
30km/h
urban speed limit,
the "Crit'air sticker"
initiative bans the
highest polluting
vehicles from the city

GREENHOUSE GAS EMISSIONS

- -23% between
2005 and 2015
- Objective 2030 :
-50%

FINE PARTICLES (PM₁₀)

- -27% PM₁₀ between
2005 and 2015
- Objective 2030 :
-60%

GRENOBLE LABELLED
EUROPEAN GREEN CAPITAL 2022



GREENGRENOBLE2022.EU



1st street art festival in Europe

4 mountain ranges:
Vercors, Chartreuse, Belledonne and Taillefer

2,025 km
of hiking trails

11 lakes

20 SKI RESORTS
WITHIN 45 MINUTES FROM THE CITY



Coupe Icare
The world's largest paragliding festival



Les Brûleurs de Loups
French national champions in ice hockey

CITY OF ART AND HISTORY

27 MUSEUMS
INCLUDING THE GRENOBLE MUSEUM OF ART,
ONE OF EUROPE'S MOST PRESTIGIOUS

5,000
hotel rooms

1,300,000
nights / year of
booked hotel rooms



GET
WILD