“My goal is to make Montpellier Méditerranée Métropole one of the most attractive territories in France and Europe, to make it a leading center for innovation, a place for business and decision-making to drive the creation of wealth and jobs.”

MONTPELLIER
PROPERTY AND REAL ESTATE OFFERING

5 REASONS TO CHOOSE MONTPELLIER

1. DEMOGRAPHIC AND ECONOMIC VITALITY
   - The fastest growing area in France, with twice the nationwide demographic growth forecast from 2020 to 2030 (French Institute for Statistics)
   - Economic vitality boosted by public investment of 5 billion euros in major territorial projects
   - “The most business-friendly urban community in 2013,” according to the magazine L’Entreprise-L’Expansion and Coface Services

2. QUALIFIED AND AVAILABLE WORKFORCE
   - 72,000 students, including 15% international
   - 37,000 senior managers
   - A level of productivity higher than the rest of the Euro Zone and USA (American Bureau for Statistics)
   - Lower cost of labor than Lyon, Toulouse, Grenoble, and Marseille

3. ADVANTAGEOUS COMPANY SET-UP COSTS
   - Leading European destination for its low cost of doing business (KPMG)
   - Lower company set-up costs: 5% lower than Nantes, 10% lower than Lyon, and more than 25% lower than Paris (BNP Paribas Real Estate, Ober Haff, Michael Page, Adecco)

4. INNOVATION AND INTERNATIONAL LEADERS
   - Authentic tradition and a Mediterranean way of life in the heart of the world’s largest wine region
   - A calendar of cultural and sports events worthy of a European metropolis, exhibitions by the world’s greatest painters, plus international festivals for dance, cinema, music, and extreme sports

5. PLEASANT LIFESTYLE
   - Leading location in France in terms of public-sector research intensity (French Institute for Statistics)
   - Montpellier BIC (Business & Innovation Centre), the only European incubator ever to be selected by INBIA as Incubator of the Year, and the only French incubator selected by UBI Global in its worldwide Top 10
   - Presence of industry innovation leaders in the territory

© Montpellier Méditerranée Métropole - Map: © Laurent Decrucq - 02/2018 - Do not litter.
Montpellier is a hub for startups, with direct access to the airport, Saint-Roch train station and future TGV Station, with high-speed rail links to European cities. The east side of Montpellier Métropole is planned to become a site of innovation and cultural excellence, offering a range of facilities including research centers, performing arts spaces, and more. The city is also home to Europe’s oldest medical school still in activity, Montpellier Health Capital, which is based on four main objectives: to stimulate company growth, increase Montpellier's visibility at an international level, promote the local French Tech effort, and be listed among the Top 10 startup incubators worldwide.

Montpellier Méditerranée Métropole is structured on 10 economic clusters designed to attract innovative firms and talent, ensuring a diverse and dynamic economic landscape. Here are some details about these clusters:

1. **Creative and Cultural Industries**
   - Montpellier's French Tech, now has its own space, the “Hôtel French Tech” right in the heart of the city. By 2020, the future “French Tech Halle” facility will be located in the Cambacérès district next to the TGV train station.
   - Home to Europe’s oldest medical school still in activity, Montpellier Health Capital, based on four main objectives: to stimulate company growth, increase Montpellier’s visibility at an international level, promote the local French Tech effort, and be listed among the Top 10 startup incubators worldwide.

2. **Economic Momentum**
   - Montpellier is the gateway to Europe, with direct access to three major motorways: A9, A709, and A750, providing easy access to the A9 motorway, Montpellier Méditerranée Airport, and benefiting from A9 motorway access, close to the deep-water port in Sète. A9 motorway, Montpellier Méditerranée Airport, and benefiting from A9 motorway access, close to the deep-water port in Sète. Montpellier Méditerranée Métropole is structured on 10 economic clusters designed to attract innovative firms and talent, ensuring a diverse and dynamic economic landscape. Here are some details about these clusters:

3. **High Speed RLG**
   - High speed rail links to European cities.
   - Montpellier Méditerranée Métropole is structured on 10 economic clusters designed to attract innovative firms and talent, ensuring a diverse and dynamic economic landscape. Here are some details about these clusters:

4. **Transportation**
   - Three major railroads: A9, A9 and A700, 2016
   - 3.5 million passengers per year
   - 25,000 daily users
   - A9 and A700: Montpellier southern bypass
   - TGV: TGV station (5 mins.)
   - A9 motorway: 7 mins.

5. **Infrastructure**
   - 1.3 million non-delocalizable jobs, generating 84 billion
   - Creative and cultural industries represent 15.7% of the local economy, including creative and cultural industries, with a high concentration of talent and resources, including research centers, performing arts spaces, and more.

6. **Digital Urban Services Cluster**
   - The heart of the metropolitan area, dedicated to digital and communication services, including media, creative and cultural industries, and digital services.

7. **Productive Artisanal Cluster**
   - The west side of Montpellier Métropole, landlocked by the city, with access to the A9 motorway, home to Europe’s oldest medical school still in activity, Montpellier Health Capital, designed to attract innovative firms and talent, ensuring a diverse and dynamic economic landscape. Here are some details about these clusters:

8. **Wholesale and Urban Logistics Cluster**
   - As the result of the new city plan, the territory on the north side of the city is under development, creating spaces for the city to develop new areas.

9. **Agro-Green Health Cluster**
   - The north side of Montpellier Métropole features research centers, performing arts spaces, and more, ensuring a diverse and dynamic economic landscape. Here are some details about these clusters:

10. **Industrial and Logistics Cluster**
    - The heart of the metropolitan area, dedicated to industrial and logistics services, including warehousing, transportation, and distribution.

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ESTABLISHING YOUR COMPANY

A packaged offering to create your sales office with MIBI (Montpellier International Business Incubator), the only incubator exclusively dedicated to international companies.

ADAPTABLE OPTIONS FOR TROUBLE-FREE STARTUP
- Virtual incubation to test your business project
- A dedicated contact to assist entrepreneurs and help teams get settled with their families
- Preliminary legal and regulatory advice
- Relocation and translation services, help with administrative formalities
- Professional networking with technical, commercial, and financial partners
- Local tax incentive policies

AN INNOVATIVE POSITIVE ENERGY BUILDING
- > 3,500 sq. meters
- > Adapted rates
- > Shared services

MIBI, YOUR FIRST STEP FOR ESTABLISHING A COMPANY IN THE MONTPELLIER METROPOLE AREA

YOU ENJOY NEW OPPORTUNITIES, WE MINIMIZE YOUR RISKS!

PERSONALIZED ASSISTANCE FOR ESTABLISHING YOUR COMPANY
A complete offering of advisory and operational services
- Professional property and real estate services to help you locate adapted property or real estate; office space visits; business premises to lease; assistance with technical details.
- Help with human resources, hiring and relocating employees.
- Financial engineering services to identify available aid, organize meetings with bankers, Bpifrance, venture capital firms, investment funds and business angel networks.

A CENTRAL POSITION IN THE HEART OF EUROPE

NUMEROUS PARTNERSHIPS FURTHER ESTABLISH THE MONTPELLIER METROPOLE AREA AS A MAJOR INTERNATIONAL HUB

SERM AND SA3M

In collaboration with Montpellier Méditerranée Métropole, SERM (the Montpellier Regional Equipment Company) and SA3M (Montpellier Méditerranée Métropole Development Company) both work with companies on their set-up projects: development and commercialization of business parks and mixed-use activity zones; programming and planning of service, mixed, and business developments.

SERM and SA3M also work with Montpellier Méditerranée Métropole, its cities, and other professional property stakeholders to develop new districts, build new infrastructure and equipment, and carry out urban renovation and business park development operations. SERM also manages the City of Montpellier’s heating and cooling network.
MAJOR URBAN PROJECTS

NEW SAINT ROCH
A BUSINESS DISTRICT IN THE CITY CENTER

The New Saint Roch district is a focal point for intermodal transportation. Located adjacent to the Saint Roch train station, just a few stops away from Montpellier’s central Place de la Comédie pedestrian zone and downtown area, this emerging district is at the intersection of four tramway lines. Designated by architects Paul Chemetov and Emmanuel Nebout to replace the city’s former freight station, it will feature 1,300 apartments, 30,000 m² of office space, and a 1.3-hectare park. The new district will offer the benefits of a dense city in a privileged setting.

ODE À LA MER
THE NATURE-CITY

With Ode à la Mer (Ode to the Sea), Montpellier Méditerranée Métropole is taking on the most ambitious commercial zone renovation ever seen in France. The project extends along 5 km, seeking to transform aging commercial zones into a series of urban centers, separated from each other by green spaces. With tramway line 3 as its backbone, Ode à la Mer will comprise its own city sanctuary whose rhythm is marked by tramway stations. “Act 1” of the Ode à la Mer story, handled by Perols-based property developer Antoine Eye, will include 70,000 m² for shops; 15,000 m² for offices and hotels; and 22,000 m² dedicated to leisure and restaurants. The overall goal of Ode à la Mer is to “repair” a 250-hectare area, where nature will be restored by highlighting landscapes and reestablishing natural water flows.

THE NATURE-CITY

CAMBACÉRÈS
THE AREA’S NEW DIGITAL DISTRICT

Cambacérès is the very definition of a connected district. Served by tramway line 3 and the Sud de France TGV train station, Cambacérès also benefits from its close proximity to the Mediterranean airport and A9 motorway. This new business district will be the focal point of the area’s digital ecosystem. Companies and higher education schools will gather around the French Tech Halle building, with its 12,000 m² of space for companies in the digital sector. Designed by Belgian architect Xavier de Geyter, the new district will also feature 2,900 apartments, 130,000 m² of office space and higher education establishments, and a 30-hectare landscaped city park. An gateway to Montpellier Méditerranée Métropole, the district lies at the intersection of the city and surrounding green zones, framed regally by renowned vineyards.

CAMBACÉRÈS
THE AREA’S NEW DIGITAL DISTRICT

THE NATURE-CITY

THE SMART CITY

EURÊKA
Located in Castelnau le Lez, on Montpellier’s north side, the Eurêka district lays out a new city space: intergenerational and unified, where aging well becomes a reality. Eurêka is designed to facilitate everyday activities with a digital offering for all users, building the principle of “living together.” The various urban services are coordinated, optimized, and made available to users via a single digital platform called MyEurêka. Eurêka covers 40 hectares, expressing diversity in all its forms: urban housing, offices, shops, services, city/nature (green spaces, orchards), and generation. As part of the EcoCité initiative, the district is equipped with innovative solutions for urban farming, controlling energy consumption, and managing mobility. With its roofs entirely covered by photovoltaic solar panels, Eurêka is also the first positive energy district in the Montpellier Méditerranée Métropole area.

THE SMART CITY

THE CREATIVE CITY
INTENSE AND OPEN

The Creative City project took over Montpellier’s former Infantry School site (EAI), located in the city’s downtown area, leading to the first district dedicated to Cultural and Creative Industries (CCI). This mixed district, designed by the Dutch agency West 8, includes 30,000 m² of space for tertiary and commercial activities, with 2,500 apartments around a 20-ha urban park. Targeting active young city-dwellers, the district will offer services dedicated to companies in the sector, including a creative third space and shared equipment. The structural foundation of the CCI ecosystem, Creative City will notably welcome the Icônes network, a renowned provider of training programs for cultural and creative industries. A 1,100-student campus featuring four schools will open in 2020, including the Higher School of Artistic Professions (ESMA).

THE CREATIVE CITY
INTENSE AND OPEN

ECOCITÉ: FROM MONTPELLIER TO THE SEA

Montpellier Méditerranée Métropole was awarded the national EcoCité label for its urban “From Montpellier to the Sea” project, as part of the Sustainable City plan initiated by France’s Ministry of Ecology, Energy, Sustainable Development, and the Sea. This urban development project is recognized as a flagship operation for new sustainable, innovative, and reproducible city planning. It benefits from France’s investment in the Future program, linked with a major national loan from the “City of Tomorrow” fund. This strategic 2,500-hectare site unites several districts, privileged places for innovation to invent the City of Tomorrow with respect to essential and widely varying fields, including managing water and biodiversity, mobility, energy resources and performance, new forms of commercial distribution, mixed functions, and cross-generation relations. EcoCité represents an immense living laboratory where all of the issues facing Smart Cities are concentrated. Leveraging a platform of collaboration-based data, an entire ecosystem has been set up with an innovative and open mindset to invent the city of tomorrow.

ECOCITÉ: FROM MONTPELLIER TO THE SEA

THE FUTURE FRENCH TECH HALLE

A BUSINESS DISTRICT IN THE CITY CENTER

Avenue Raymond Dugrand embodies Montpellier’s expansion towards the sea. This prestigious axis runs within sight of the new City Hall, near the A9 motorway, and at equal distances to Montpellier’s two train stations. Avenue Raymond Dugrand crosses four new districts situated around the Georges Czako park and Jacques Coeur lagoon: Parc Marianne, Jacques Cœur, Rive Gauche, Montpellier’s two train stations. Avenue Raymond Dugrand is also dedicated to environmental excellence. This prestigious axis runs within sight of the new City Hall, near the A9 motorway, and at equal distances to Montpellier’s two train stations. Avenue Raymond Dugrand crosses four new districts situated around the Georges Czako park and Jacques Coeur lagoon: Parc Marianne, Jacques Cœur, Rive Gauche, Montpellier’s two train stations. Avenue Raymond Dugrand is also dedicated to environmental excellence.