

INVEST IN FARÉBERSVILLER

> ON THE NEW Z'EST BUSINESS AND SMALL INDUSTRY PARK



BUSINESS OPPORTUNITY AREA



MOSL

- 35,000 M².

> ACCESSIBLE FROM THE A4 MOTORWAY, AT EXIT 41 ON THE FARÉBERSVILLER INTERCHANGE, BETWEEN THE MAIN ROADS RD910 AND RD29.

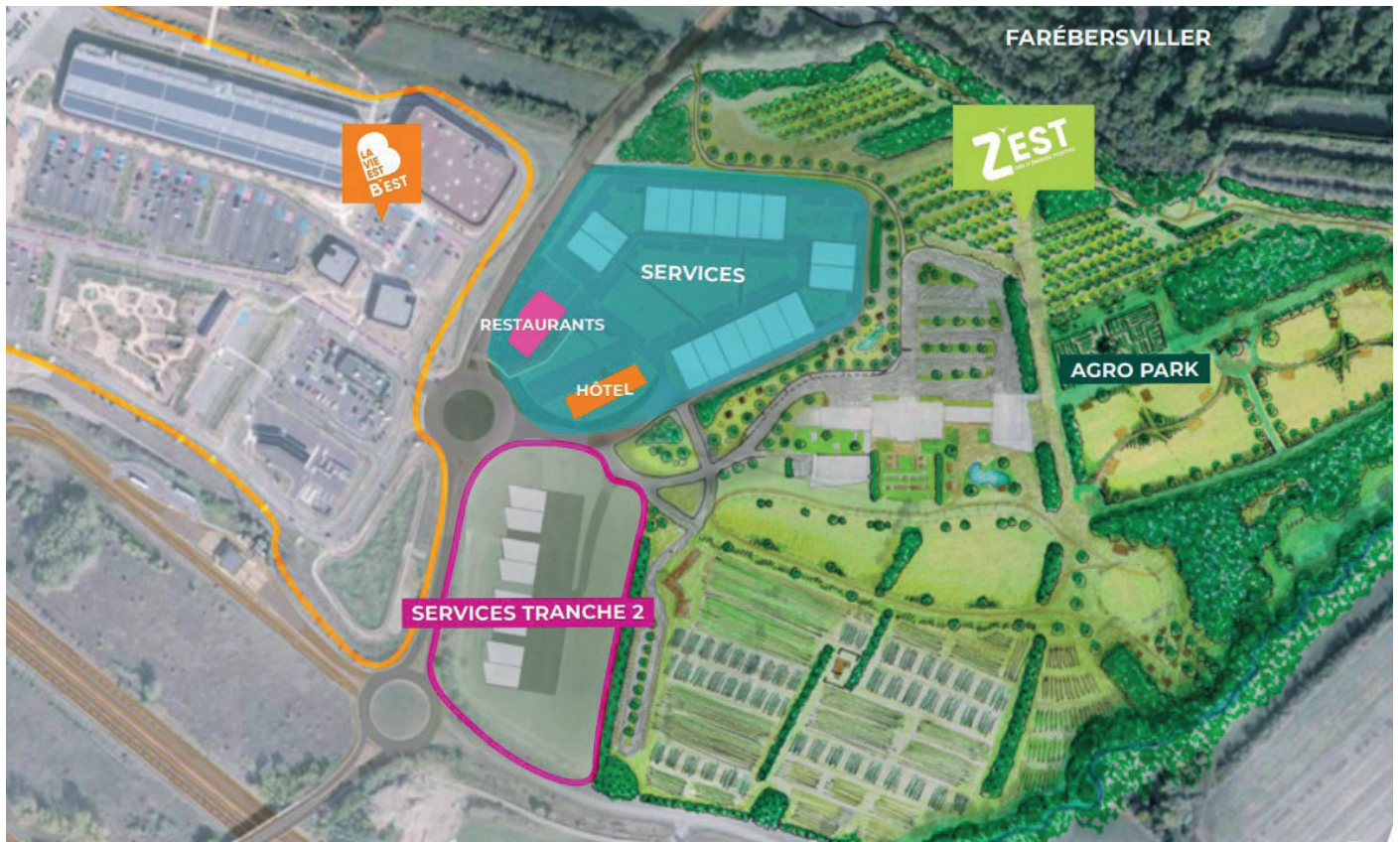
> RIGHT NEXT TO THE B'EST SHOPPING AND LEISURE CENTRE.

> A mixed zone:

- for the development of small and medium-sized businesses,
- hosting services such as hotels and restaurants.

> A zone with a very high environmental status:

- 30 ha, including 20 ha reserved for landscaping,
- stringent environmental standards, with BREEAM-certified buildings,
- solar panels, green roofs, planted tall trees, etc.



MODULAR FLOOR SPACES RANGING FROM 220 TO 2,640 M²

- > 16 business/office/showroom premises.
- > impeccable architecture.
- > independent delivery points (3 x 3 m sectional door with 5 m headroom).
- > modular floor spaces.
- > optional mezzanine.
- > extensive use of bay windows.
- > 222 parking spaces, including 20% for electric vehicles.





KEY HIGHLIGHTS OF THE AREA

> 12 restaurants to choose from in the Z'EST and B'EST zones.

> a complete range of services: shoe repair, dry cleaning and key-cutting services.

> 12,000 jobs within a 10-minute radius of B'EST and Z'EST.

> motorway links and services nearby.

> 4,300 m² of solar panels installed on the buildings, combining environmental protection with energy savings. They generate a large proportion of the total energy consumed by the centre.

> 22,000 m² of green roofs to collect rainwater and reduce soil impermeability.

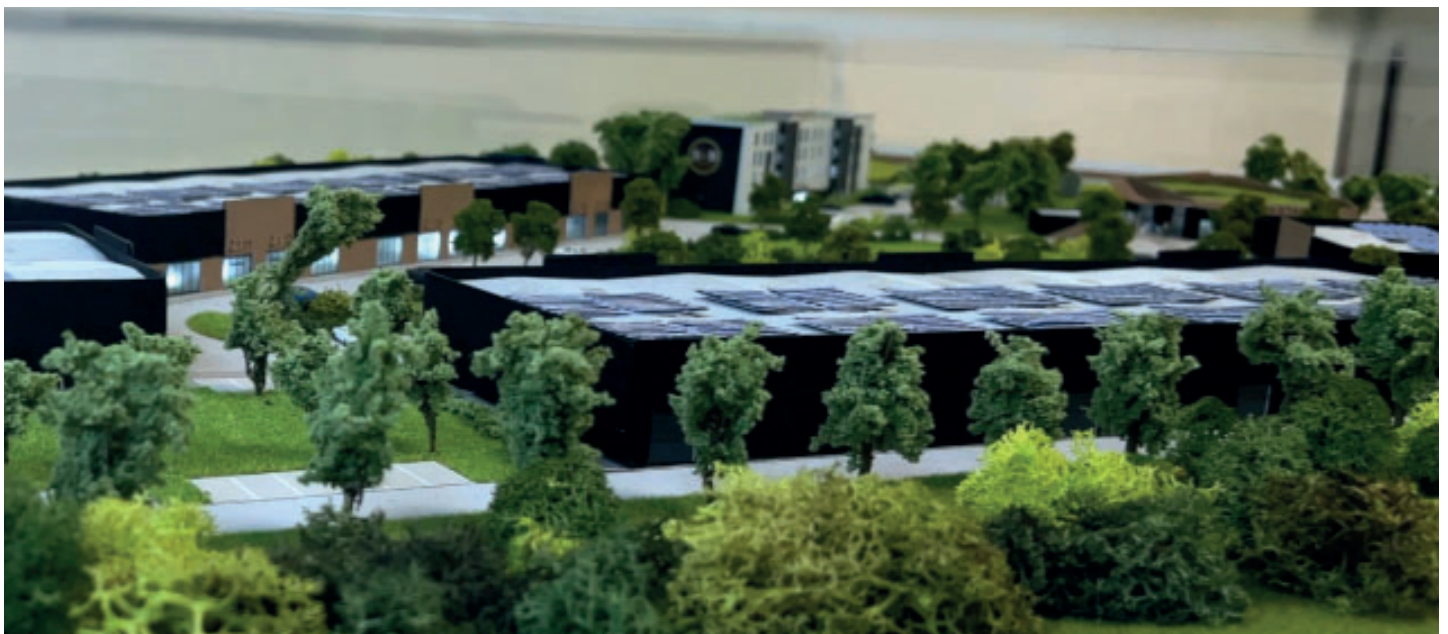
> a variety of orchards and a vegetable garden help to preserve and enhance the biodiversity of the natural environment in B'EST. New fruit trees have been planted (plum trees, apple trees and cherry trees).

> 17 electric vehicle recharging stations enabling 34 vehicles to be recharged simultaneously.

> planted trenches in car parks help to retain rainwater and replenish the water table. Specific plants are grown there to help purify the rainwater, which is then re-injected and used in the centre's washroom facilities.

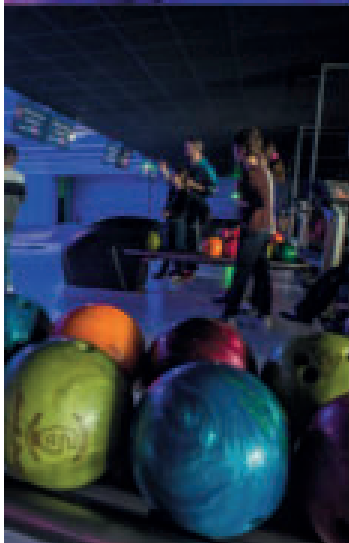
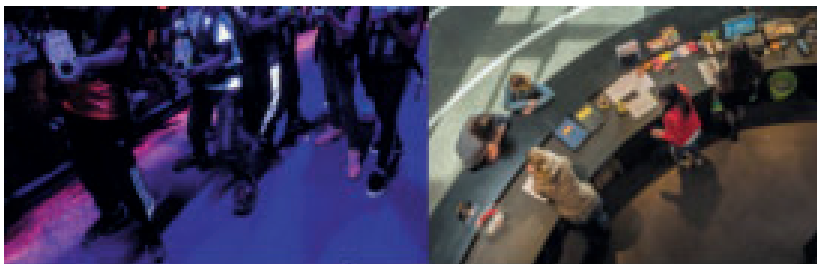
> a cycle path that runs through the area and links it to other nearby towns.

> 3 environmental certifications: BREEAM, NF HQE and LABEL VALORPARK.



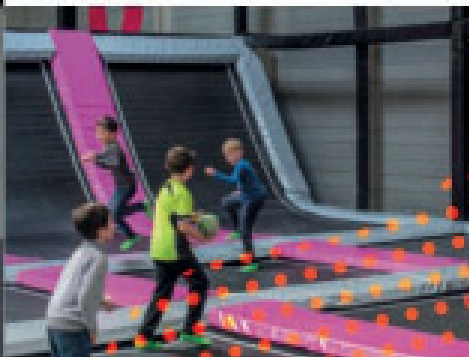
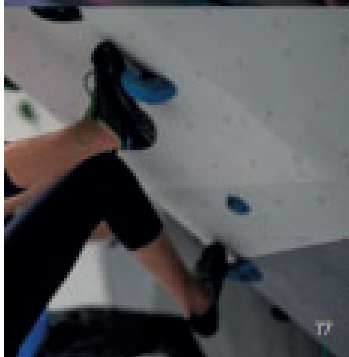
B'EST, 55,000 M² devoted to shopping and leisure activities

**750 jobs, 1 hypermarket, 100 shops and 10 restaurants,
13,000 m² retail park, 5,500 m² leisure area, 18 ha of green spaces,
97% retail floor space, 4 million visitors, +23% rise in traffic
(comparison between the second half of 2021 and the same period in 2020),
sales growth (all activities combined): + 16%**



LA RENCONTRE DE 3 UNIVERS :

- ✗ les loisirs
- ✗ le sport
- ✗ les entreprises



B'EST is so much more than a traditional shopping centre: it is a place to live and a destination for fun and pleasure that combines shopping and leisure in an enticing, welcoming environment

> 13,000 m² of retail park and restaurants: the Retail Park and B'Fun Park complement the shopping mall and hypermarket offering, inviting shoppers and families to enjoy informal dining, shopping and leisure activities and explore the green spaces

> 5,500 m² of INDOOR activities: bowling, laser-games, trampolines, Ninja Warrior obstacle course, virtual reality pods, miniature golf, etc.

> all games available at all times.

> customer loyalty: online bookings for birthdays, loyalty scheme to reward customers who come regularly, lounge area, etc.

> B2B events: seminars, team-building, team meetings, corporate anniversaries, retirements, recreational coaching, etc.