

Yuri

A flexible building designed for collaborative work.

CLIENT

Bart | Patriarche (Project Owner)

TEAM

Patriarche (Architecture, Interior Design, Space Planning, All-Trades Engineering, Environmental Quality of Buildings (QEB), Cost Management, BIM)
Autumn | Patriarche (General Contractor)
Walter | Patriarche (Operations, Services, and Space Activation)
Credits: ©Romuald Nicolas

KEYPOINTS

Flexible workspaces.
Rooftop terrace.
Underground parking spaces.
Accessible by public transport.

SUSTAINABILITY

Targeting the 2016 Sustainable Building Environmental Quality (QE Bâtiment Durable) standard.
Aiming for BBC EFFINERGIE 2017 certification – C1 level of the E+C- reference framework.
Connected to the Géotelluences urban heating network (60% renewable energy).

Located within the Ivry Confluence development zone, Yuri supports the transformation of a formerly industrial area into a vibrant metropolitan district with a strong ecological ambition, culminating in a park overlooking the Seine.

From design to operation, including promotion, Yuri is a fully conceived, designed, and developed project by Patriarche, a multidisciplinary architecture agency, along with its entities Bart (project owner) and Walter (operator, service provider, and space facilitator).

Together, Bart | Patriarche, Walter | Patriarche, and Patriarche go beyond simple design and construction. Their mission is to develop high-value projects focused on users, making the best use of their resources.

Yuri perfectly embodies this ambition, where new uses will coexist within a contemporary and timeless architecture, fostering interaction and collaborative work.



Typology Offices	Construction cost 14 M€	Status Delivered in 2022.
GFA 3 600 m²	Location Ivry-Sur-Seine, France	Type of contract Design and Build

A flexible, minimalist, and inviting architectural design

While flex-office and coworking spaces are flourishing in the tertiary real estate market, Yuri aims to go further, offering future users a new way of working. To provide the ideal setting for Walter Ivry, in line with the Walter | Patriarche philosophy—timeless, corporate spaces where it feels good to work—Myah | Patriarche has designed office spaces that prioritize flexibility and encourage interaction among the site's various users.

The building offers divisible office floors tailored to local start-ups and SMEs, featuring numerous private outdoor areas as well as a rooftop terrace.

The combination of wood, black tones, and concrete creates a subtle, welcoming, and warm atmosphere, contrasted by colorful furniture. The office floors are bright and open to the outside, with terraces on every level, including direct access to a wraparound terrace overlooking Place Gambetta. On the 4th floor, a large landscaped terrace offers stunning views of the Seine and the Confluence Park.

A contemporary and timeless architecture designed to foster interaction and collaborative work.



Furniture

On the Walter | Patriarche side, modular shelving units punctuate the space and host plants that promote well-being.

Phone booths are provided to allow users to isolate themselves for phone or video calls.

Relaxation areas are defined by cozy furniture, encouraging informal interactions.



A single app serving both users and their building

Available on both desktop and smartphone, the app is designed to optimize the daily lives of all ecosystem stakeholders and simplify building management. Occupants and operators alike can access and share key features to ensure everyday comfort.

Space Occupancy and Booking

Monitor the occupancy and foot traffic of shared spaces to book them remotely.

Air Quality

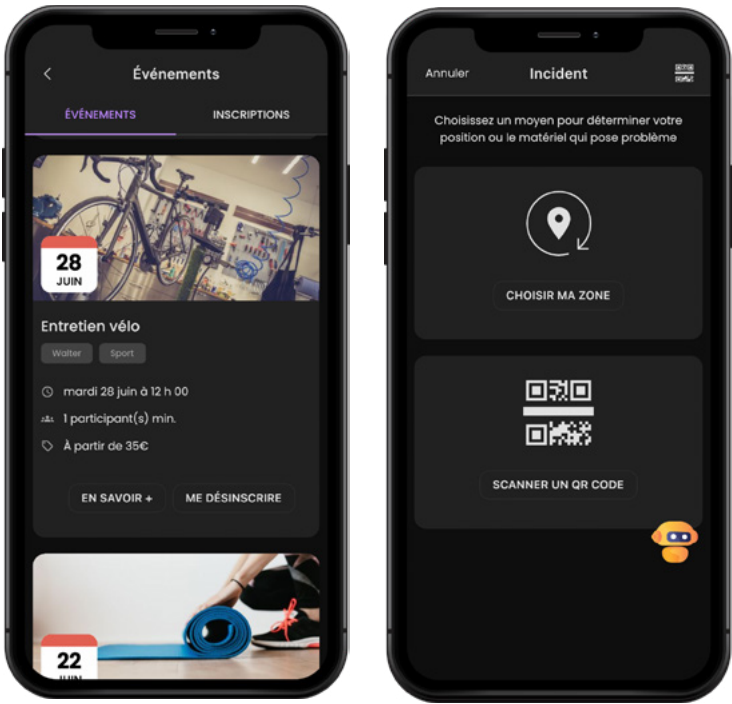
Live tracking of CO levels and key pollutants in workspaces to safeguard users' health and comfort.

Consumption Monitoring

Real-time tracking of energy consumption (electricity, water, etc.) by type and zone.

Incident Management and Documentation

Access equipment documentation and report or track issues and anomalies in real time, thanks to sensors, QR codes, or digital boxes installed throughout the building.



Event Registration and Participant Management

Access and manage a list of events or services offered within the building.

Food Services

Order meals online, for dine-in or takeaway, from various food vendors available on-site.

Parking Management

View and reserve available parking spaces.

Employee Directory

Facilitate inter-company communication by providing contact details of building occupants.

Digital Reception Kiosk

Streamline the visitor experience from arrival: connect with the relevant company or person, and access the appropriate area securely and independently.

Temperature, Lighting, and Blinds Control

Manage temperature, lighting, and blinds, and monitor air quality in occupied spaces to easily improve your working environment.

A friendly and festive space: the Wonderwall



Located on the ground floor, the Wonderwall restaurant—with its full-height glass façade—contributes to the vibrancy of the neighborhood.

Designed to welcome both Walter Ivry users and external visitors, the choice of materials—wood and terrazzo flooring, combined with warm tones—reflects the colorful and inclusive spirit of its bistronomic cuisine.

More than just a place to eat, the restaurant is a lively and convivial space, ideal for business lunches as well as afterwork gatherings.

Special attention was given to the layout of the space—bar, dining area, kitchen, and technical rooms—to facilitate the work of the staff and offer guests a unique setting with an industrial yet bohemian atmosphere.

On the ground floor of the building, the restaurant unfolds across two levels. The interplay between double-height volumes and the mezzanine creates spaces with distinct atmospheres.



On the mezzanine level, warm tones, wood, and oriental rugs create an intimate atmosphere, while the ground floor offers a more urban and contrasting ambiance, with light terrazzo flooring and black metal elements.

As part of a responsible approach, the choice of materials reinforces this ambition—most notably through the installation of a cellulose-sprayed acoustic ceiling, which offers significant ecological benefits.





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