

THE FACTORY

OFI
CEA
Redefining workplaces



-  Vivéa Business Park,
Moka Smart City
-  Grade A building
-  Fully furnished offices



Visit The Factory

The **advantages** of being a tenant of **The Factory**



Grade A
building



3,165 sqm
(GLA)



**Flexible
office spaces**
from 36 sqm to 1,343 sqm



Recycling bins
in the lobby (coffee pods, light
bulbs, small IT items, batteries)



**Reduced
mobility**
access



**Ample
parking spaces**
for our tenants



**Thriving
indoor garden**



Kitchenette
for common use



Ground + 2



Concierge service
with on-site services: hairdresser,
seamstress, carwash, shoemaker,
& many more



**Gym &
restroom**
in the building next door
exclusively for our tenants



**2 meeting
rooms**
within the building



A **strategic** **location** to do business

Vivéa is built on a historical sugar factory, surrounded by echoes of its past and ancient trees all around. The evolution, initiated in 2007, has resulted in a thriving business park that provides a seamlessly convenient and inspiring environment.

Vivéa Business Park is growing bigger as part of **Moka Smart City's progress**, offering even more opportunities.

Vivéa Business Park to date



50
companies

Coworking spaces
by Workshop17



Start-up incubator
La Turbine



5 minutes
walking distance from
Kendra Shopping Centre



Nursery
with extended hours



Metro station
coming soon

3
restaurants
/ cafés



800m
from the St Pierre
bus station



Unique internet connection

with two separate physical networks from different providers for uninterrupted access



1,350
parkings

for our tenants (a minimum ratio of 3.5 parking per 100sqm of office)

Low-rise buildings

(ground + 3
including basement)



La Piazza,
an event space with
monthly markets & events



20%
of green spaces

Meeting rooms

which can
accommodate
up to **90 pax**



Exploring Vivéa Business Park



La Piazza

- Gym & cloakroom
- Concierge
- Wine shop
- Pétanque



Office meetings



Restaurant



Coworking space
by Workshop17



Ti Pouce nursery



Bus stop



Pedestrian path
from bus stop



La Promenade



- 1 The Factory
- 2 1827
- 3 The Pod
- 4 ENL House
- 5 Les Fascines
- 6 La Distillerie | Alteo
- 7 Valetta
- 8 The Roots

Vivéa Business Park becoming
even more **accessible...**

- ✓ New Verdun **bypass** (completed)
- ✓ New **roundabout** to the south of Vivéa Business Park,
connected to the St Pierre Bypass (completion by mid-2024)
- ✓ **Metro station** near Vivéa



New Verdun
interchange
connecting the
St Pierre Bypass
to the M3 highway.



Learn more

about the advantages
of being an Officea tenant

Get a quote for an office at **The Factory**