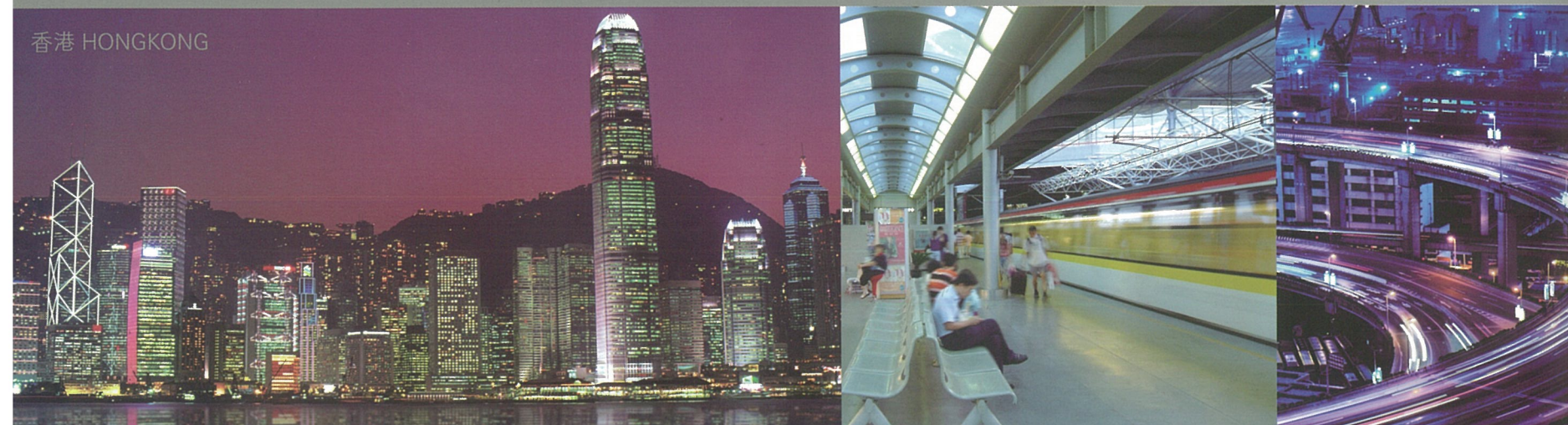


CENTRO

恒汇国际大厦



香港 HONGKONG



上海 SHANGHAI



把握·未来脉搏 THE FUTURE IS HERE

恒基·聚焦上海

恒汇国际大厦, 甲级智能写字楼, 拥有约4万平方米舒适办公商业面积, 地处恒丰路与天目西路交汇处, 位于上海闸北区商业中心, 紧邻上海火车站与浦西CBD商圈, 拥迷人之苏州河景致, 全单位配合中空低辐射玻璃幕墙, 中央空调, 高效节能, 8台迅捷客梯, 186个地下停车位, 约5,847平方米商场餐厅、银行及位于3楼的露天花园。

Henderson's Focus In Shanghai

CENTRO, a 40,000m² A-class building that boasts its stellar office and commercial space. Overlooking the serene Suzhou River, CENTRO is conveniently located at the intersection of Heng Feng Road and Tian Mu Xi Road and is close to the Shanghai Train Station and central business district in Puxi. The entire building has an emissive glass wall facade. Equipped computer-controlled central air conditioning which has an excellent energy footprint, 8 high-speed elevators provide an vertical movement paradigm, together with approx. 5,847m² of retail space which includes banking and dining facilities along with a provision of 186 parking spaces all combined to provide you the most convenience. A unique open-air garden is located on the 3rd floor to provide a peaceful environment away from the noise of the city.

卓越·经典杰作 BEST IN CLASS

秉持·品质承诺

恒汇国际大厦拥有美国绿色建筑委员会 (USGBC) 能源与环境设计先锋 (LEED) 绿色建筑等级系统的黄金认证标准

美国绿色建筑委员会 LEED 黄金级标准

- 可持续发展的地段 (贴近社区及配套、密度高、交通选择多样化)
- 节水系统
- 能源与大气最优化 (现场可更新能源、绿色电源、加强冷媒管理)
- 材料与资源 (循环内容、施工废物管理)
- 室内环境质量 (低放射性材料、日光与景观、空气传送、加强通风)
- 创新与设计过程

Unrivalled Quality And Commitment

USGBC / LEED

- Sustainable Sites (Community Connectivity, Density and Alternative Transportation)
- Water Efficiency
- Energy & Atmosphere Optimization (Onsite Renewable Energy, Green Power and Enhanced Refrigerant Management)
- Materials and Resources (Recycled Content and Construction Waste Management)
- Indoor Environmental Quality (Low Emitting Materials, Daylight and Views, Air Delivery and Increased Ventilation)
- Innovation & Design Process





恒汇国际大厦办公大堂效果图 CENTRO Office Tower Lobby



恒汇国际大厦单体日景侧视图 CENTRO Side View

引领·办公概念 EXCEEDING EXPECTATIONS

至尊·从容体验

恒汇国际大厦以满足现代办公需求为导向，集合世界领先科技，打造系统化、网络化、方便使用、科技环保的现代商务与办公空间，营造最佳商务环境及从容自在的身心体验。

Exceeding Expectations

CENTRO uses "Exceeding Expectations for a Modern Office" as its guiding principle. CENTRO's commercial and office space is quite simply the perfect environment for new business leaders in Shanghai.

恒汇·通达便捷 CONVENIENCE AT CENTRO

专业·务实·个性化

恒汇国际大厦为您缔造更为从容的商务和休闲时光。全方位安全高速无线宽带, 5,847平方米之商场、餐厅、银行及宽敞的地下停车场, 打造完善的商业设施。位于3层的专享露天花园令人暂别都市之喧嚣, 100米的高度更赋予恒汇国际大厦无可比拟的璀璨景观。

Professional, Practical, Personal

CENTRO offers a convenient commercial experience by maximizing its facilities that are of unparalleled quality. The building provides 5,847m² of retail space which includes banking and dining facilities along with an abundant supply of parking spaces. Well-connected and secure high-speed wireless broadband internet services are available for work and leisure. A unique open-air garden is located on the 3rd floor to provide a peaceful environment away from the noise of the city.





• 投资商 Investor :

 恒基兆業地產有限公司
HENDERSON LAND DEVELOPMENT COMPANY LIMITED

• 开发商 Developer : 中光发展置业(上海)有限公司

• 联合市场推广及租赁业务顾问 Joint Marketing & Leasing Consultant :

 戴德梁行房地产咨询(上海)有限公司
DTZ

 CUSHMAN & WAKEFIELD 高纬环球
Cushman & Wakefield Global Real Estate Solutions

• 物业管理公司 Property Management Company :

 上海高力国际物业服务有限公司
Colliers International Property Services (Shanghai) Co., Ltd.

• 租赁热线 Leasing Hotline : (86 21) 6353 2155

• 地址 Address : 上海市天目西路547号不夜城广场联通国际大厦底楼
G/F, UNICOM International Tower, 547 Tian Mu Xi Road, Shanghai

• 邮编 Postal Code : 200070

感受·城市跃动

恒汇国际大厦地处恒丰路与天目西路交汇处, 位于极具潜力之上海闸北商业中心, 紧邻上海火车站及浦西CBD商圈, 距离虹桥机场仅25分钟车程, 距离浦东国际机场50分钟车程。地铁1, 3, 4号线及轻轨, 多条公交线路为员工和商务伙伴提供出行便利。

A Hub Within The Hub

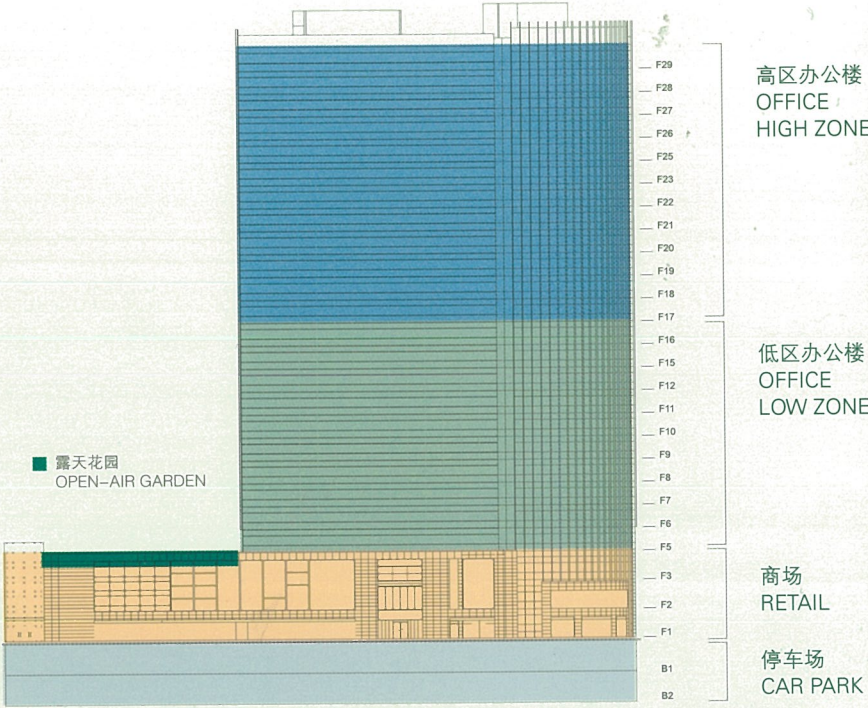
Located at the intersection of Heng Feng Road and Tian Mu Xi Road, it is close to Shanghai Train Station and the CBD business circle in Puxi, whilst being only a 25 minutes drive from Hongqiao Airport and 50 minutes from Pudong International Airport. CENTRO is perfectly placed in the city traffic system, with easy access across the city via the inner ring roads. Subway lines 1, 3 and 4, the light rail and many bus routes provide staff and business partners with convenient and varied transportation options.

设计·无以伦比

DESIGNED FOR SUCCESS

建筑规格 BUILDING SPECIFICATIONS

- 总建筑高度 Total Building Height: 约 100 米 / approx. 100m
- 总建筑面积 Total GFA: 约 48,042 平方米 / approx. 48,042m²
- 写字楼面积 Office Area: 约 33,089 平方米 / approx. 33,089m²
- 商场面积 Retail Area: 约 5,847 平方米 / approx. 5,847m²
- 地上 25 层 25 Levels Above Ground
- 地下 2 层 2 Levels Below Ground
- 3 层的商铺裙楼 3 Story Retail Podium
- 4 层-25 层为办公区域, 分布在两个电梯区
Levels 4-25 Office Use In Two Lift Zones
- 8 部高速客梯 8 High-Speed Elevators
- 3 部货梯 3 Service Lifts
- 186 个停车位 186 Car Parks

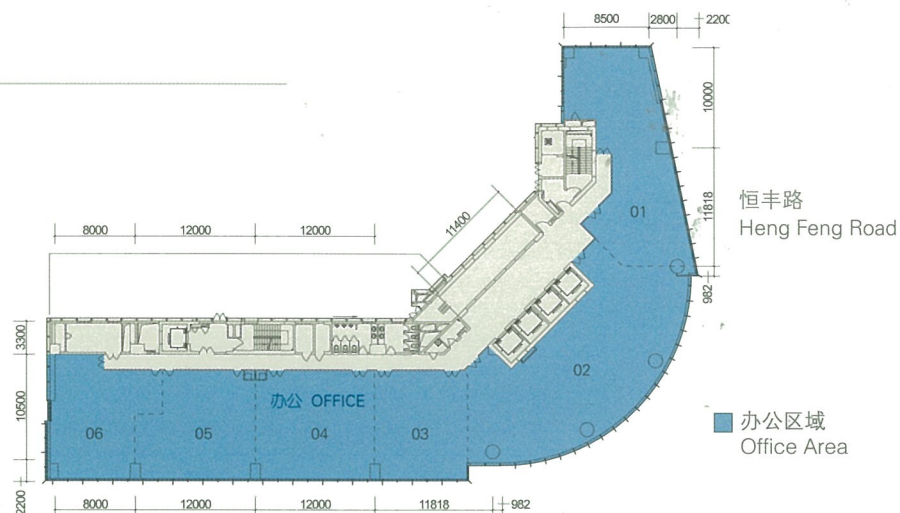


专业项目团队 PROFESSIONAL PROJECT TEAMS

设计院 Local Design Institute	上海现代建筑设计集团有限公司 Shanghai Xian Dai Architectural Design (Group) Co., Ltd.	升降机及行人电梯 Lifts & Escalators	上海奥的斯电梯有限公司 Shanghai Otis Elevator Co., Ltd.
建筑顾问 Architectural Consultants	北京世骏卓建建筑设计技术开发有限公司 上海分公司 DWPT Design Ltd.	玻璃幕墙 Curtain Walls	北京江河幕墙股份有限公司 Beijing Jianghe Curtain Wall Co., Ltd.
机电顾问 E & M Consultants	茂尔盛咨询(深圳)有限公司 Maunsell Consultants (Shenzhen) Co., Ltd.	机电 E & M Works	上海市第一建筑有限公司 Shanghai No.1 Construction Co., Ltd.
结构顾问 Structural Consultants	上海现代建筑设计集团有限公司 Shanghai Xian Dai Architectural Design (Group) Co., Ltd.	消防 F.S. Works	上海兴盛消防工程有限公司 Shanghai Xingsheng Fire Protection Engineering Co., Ltd.
玻璃幕墙顾问 Curtain Wall Consultants	奥雅纳工程咨询(上海)有限公司 Ove Arup Facade Ltd.	弱电 ELV Works	上海银欣高新技术发展股份有限公司 Shanghai Yinxin New Technology Development Co., Ltd.
工料测量顾问 Q.S. Consultants	利比投资咨询(上海)有限公司 Rider Levett Bucknall Ltd.	机械停车 Mechanical Car-parking System	上海浦东新区远东立体停车场装备有限公司 Shanghai PuDong New Area Far East Cubic Parking Equipment Co., Ltd.
灯光顾问 Lighting Consultants	北京世骏卓建建筑设计技术开发有限公司 上海分公司 DWPT Design Ltd.	精装修 Interior Fit-outs	北京世骏卓建建筑设计技术开发有限公司 上海分公司 DWPT Design Ltd.
园林设计顾问 Landscape Consultants	北京世骏卓建建筑设计技术开发有限公司 上海分公司 DWPT Design Ltd.	擦窗机 Gondola	上海普英特高层设备有限公司 Shanghai Point Engineering Co., Ltd.
室内设计顾问 Interior Design Consultants	北京世骏卓建建筑设计技术开发有限公司 上海分公司 DWPT Design Ltd.	景观及绿化 External Works & Landscaping	北京世骏卓建建筑设计技术开发有限公司 上海分公司 DWPT Design Ltd.
LEED/HKBEAM 顾问 LEED/HKBEAM Consultants	安社亚洲(香港)有限公司 ENSR Asia (HK) Ltd.	物业管理 Property Management	上海高力国际物业服务有限公司 Colliers International Property Services (Shanghai) Co., Ltd.
总承包 Main Contractor	上海市第二建筑有限公司 Shanghai No.2 Construction Co., Ltd.		

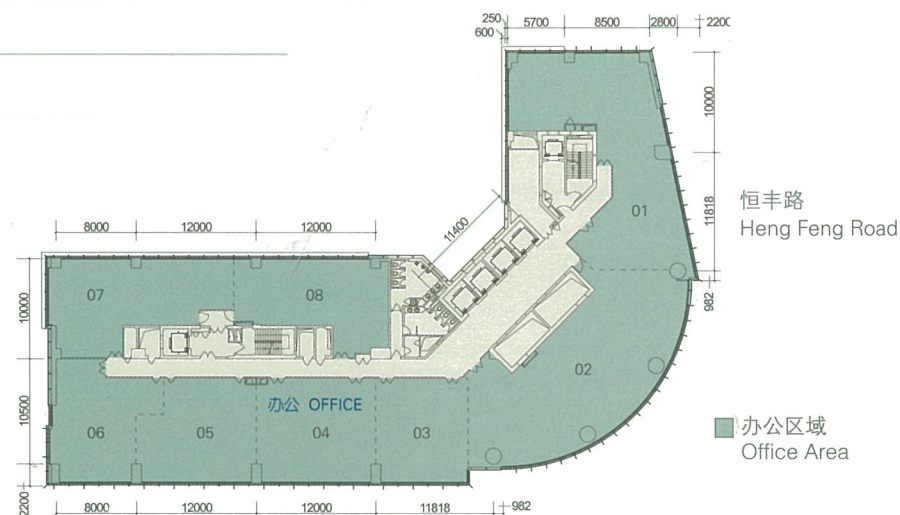
F17-F29 高区办公区域 OFFICE HIGH ZONE

- 实用率: 约高达 73%
- 整层总面积: 约 1,299 平方米
- F17整层总面积: 约 1,712平方米
- Efficiency Rate: approx. 73% for whole floor
- Whole Floor Gross Area: approx. 1,299 m²
- F17 Whole Floor Gross Area: approx. 1,712m²



F5-F16 低区办公区域 OFFICE LOW ZONE

- 实用率: 约高达 73%
- 整层总面积: 约 1,712 平方米
- Efficiency Rate: approx. 73% for whole floor
- Whole Floor Gross Area: approx. 1,712 m²



F1-3 商场 RETAIL

- 总建筑面积: 约 5,847 平方米
- 层高: 约 3.4 米
- Total GFA: approx. 5,847m²
- Clear Ceiling Height: approx. 3.4m

