

望京  
WANGJING  
SOHO

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望京SOHO

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The background features a series of thin, light gray lines that create a sense of depth and movement. On the left, there are two large, overlapping, wavy shapes that resemble stylized leaves or petals. To the right, a fan-like structure of lines radiates from the center towards the top right corner. The overall aesthetic is clean, modern, and minimalist.

CONTEXT  
概览



## 地理位置 LOCATION

2009年9月，通过土地竞拍，SOHO中国获得北京朝阳区望京B29地块项目用地。五年之后，在这里诞生了望京SOHO。从一块平地转身成为北京的地标。

B29地块总用地面积约11万5千平方米，其中可建设用地4万8千平方米，其余为代征绿地和道路。地上建筑面积约39万平方米。

望京位于北京的东北角，最初规划是一个紧靠五环，以居住为主的能容纳60万人口的城市副中心。随着城市发展，望京逐渐成为IT公司聚集的区域。北侧大望京的确立和兴建，使望京顿然成为距离机场最近的北京城市商务区。

B29地块处在望京规划的中轴线上，与机场高速平行。背靠大望京，南侧面对望京中央公园，这一特殊的中心位置和与周边楼宇的关系，决定了B29地块必然成为望京的核心和地标。

In September 2009, SOHO China successfully bid on Plot B29, a plot of land located in the Wangjing suburb of Beijing. Five years later, the project SOHO China has built there, Wangjing SOHO, has transformed a barren plot of ground into a dramatic Beijing landmark.

Plot B29 has a total land area of approximately 115,000 M<sup>2</sup>, and the remainder designated for green area and roads. The Gross Floor Area (GFA) above ground of the project is about 390,000 M<sup>2</sup>.

Located in Beijing's northeast corner, Wangjing was initially planned as a satellite city for 600,000 people near the fifth ring road. However, Wangjing's urban development gradually attracted many IT companies creating a regional industry hub. Additionally, the establishment of the Greater Wangjing Development Area to the north propelled Wangjing to blossom into the prominent business center nearest to Beijing's Capital Airport.

Located on the Wangjing central axis and adjacent to the Airport Expressway, Plot B29 is backed by the Greater Wangjing Development Area to the north and faces Wangjing Central Park to the south. This central position and corresponding relationship with the surrounding buildings, has led Plot B29 to assume its role as one of the central landmarks for the Wangjing area.







SOHO

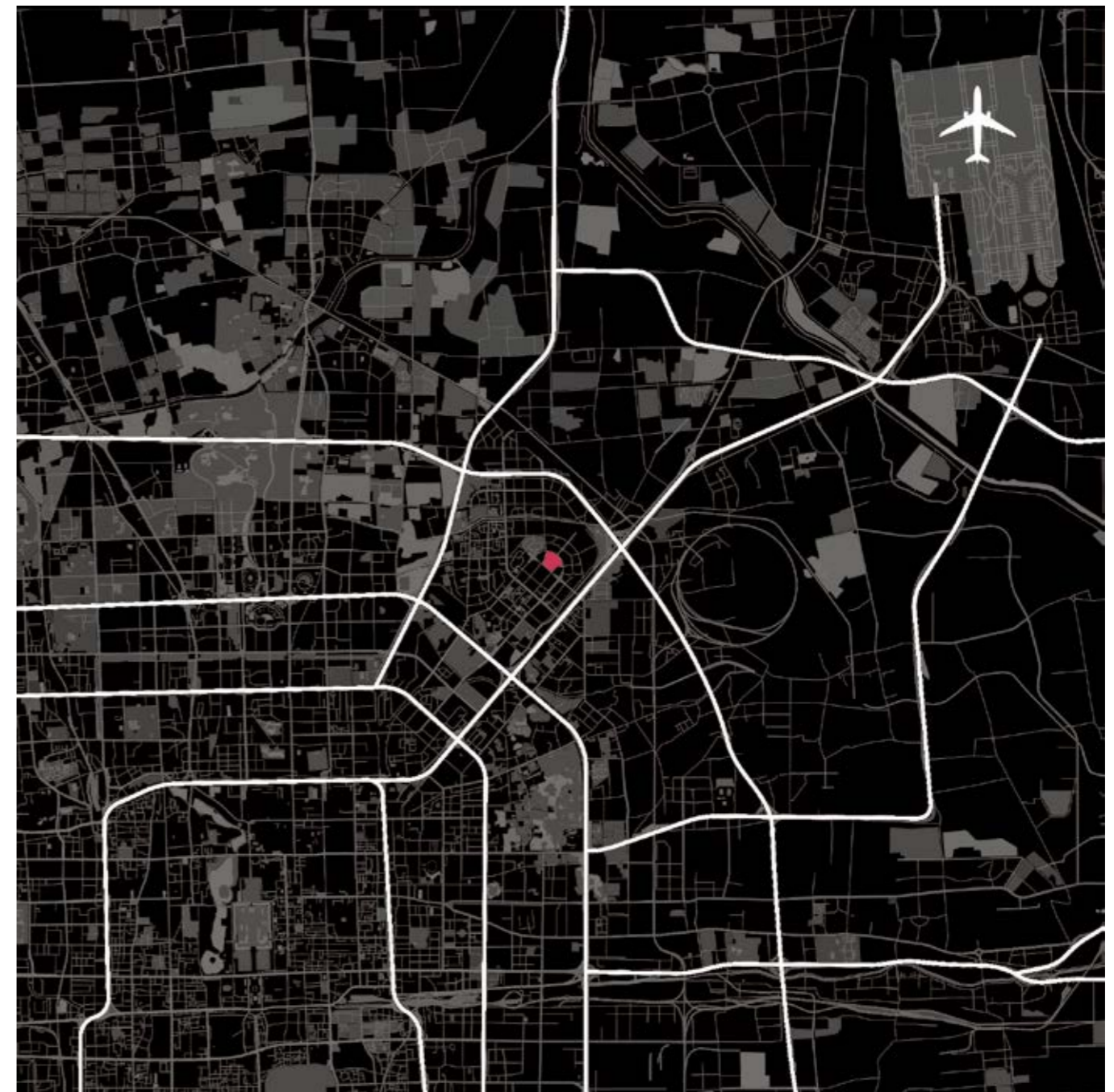
TOUR 1



# 交通 TRANSPORTATION



- 地铁 14 号线（在建）、15 号线交汇于望京
- 可快速到达地铁 13 号线的望京西站、10 号线和机场快线的三元桥站
- 距离首都国际机场仅 16 公里，CBD、金融街、中关村等主要商圈也在 30 公里半径内
- Subway Line 14 (under construction) and Subway Line 15 meet at Wangjing Station
- Close to WANGJINGXi Station on Subway Line 13, close to Sanyuanqiao Station that connects to Subway Line 10 and the Airport Express
- Only 16 kilometers to Beijing Capital International Airport, and within 30 kilometers to business districts of CBD, Financial Street, and Zhongguancun, etc.









## 周边环境 SURROUNDINGS

众多跨国公司中国总部的集结地，包括以戴姆勒奔驰、卡特彼勒、ABB 等为代表的制造业巨头，以西门子、微软、朗讯科技、北电网络为代表的电子通讯类公司，还有以雀巢为代表的食品生物公司。

The location is a gathering place for the headquarters of many multinational companies in China including giant manufacturers Daimler Benz, Caterpillar and ABB, electronic communications companies Siemens, Microsoft, Lucent Technologies and Nortel Networks, and food biotechnology companies such as Nestle among others.







中新

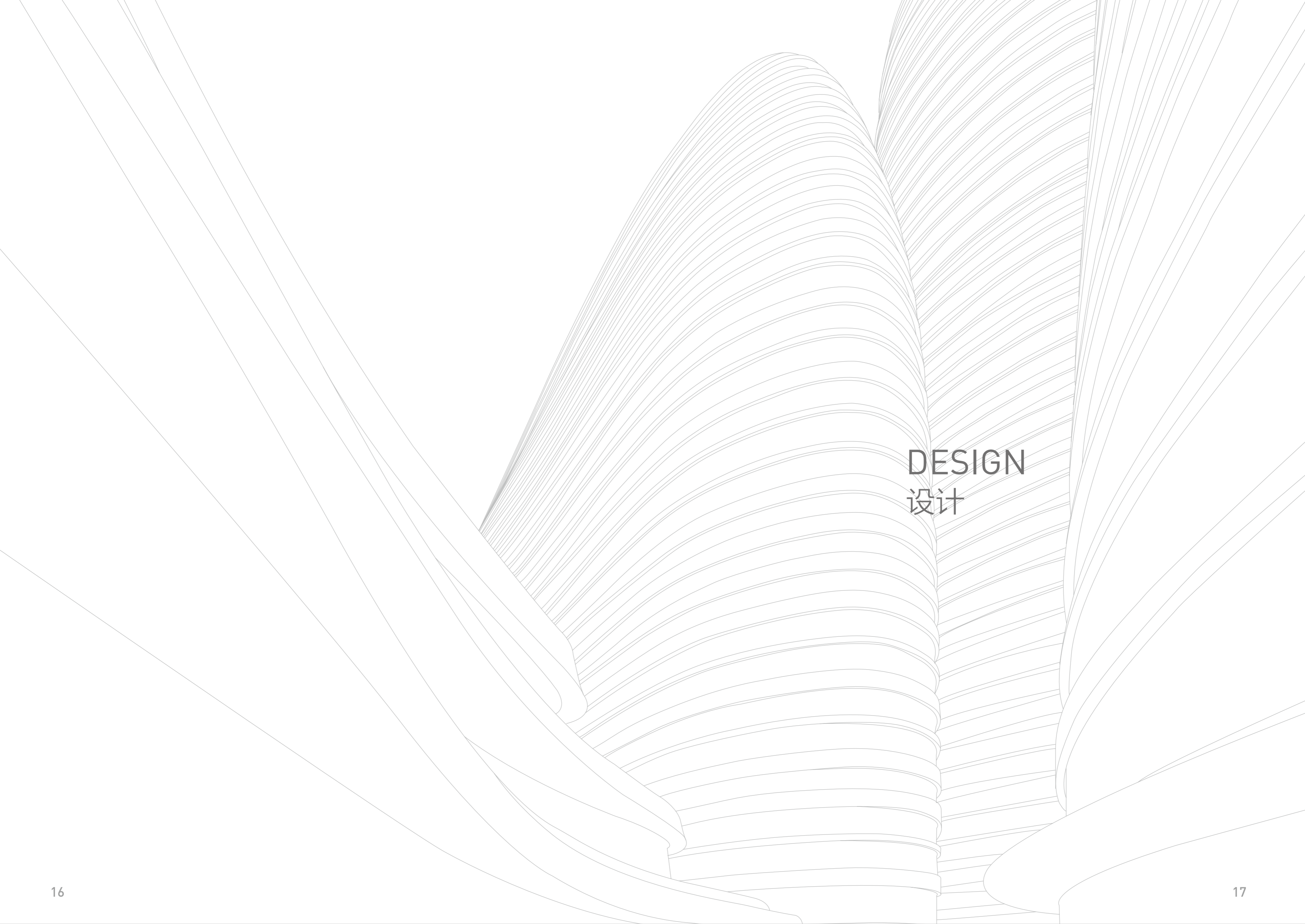
SO

店民  
will be  
신 체인점  
오픈









DESIGN  
设计





## 建筑师 ARCHITECT

扎哈·哈迪德 (Zaha Hadid) 是扎哈·哈迪德建筑事务所的创始人，2004 年被授予普利兹克建筑奖，普利兹克奖有建筑界的诺贝尔奖之称，扎哈是首位获得此奖项的女建筑师。近几十年来，扎哈·哈迪德建筑事务所在创新和设计研究方面一直保持着全球的先锋和领导者地位。目前，扎哈·哈迪德在中国的项目包括广州大剧院，以及与 SOHO 中国合作的北京银河 SOHO、望京 SOHO 和上海凌空 SOHO。

Founder of Zaha Hadid Architects, Zaha Hadid is the first female architect honored with the Pritzker Architecture Prize in 2004, an award lauded as the Nobel Prize of the architecture world. In the past decades, Zaha Hadid has led her firm to continuously prove itself as a global pioneer and leader in design research and innovation. Zaha Hadid's current projects in China include the Guangzhou Opera House, as well as Galaxy SOHO, Wangjing SOHO and Sky SOHO that were developed by SOHO China.



## 设计理念 CONCEPT

经过几个月的研究，扎哈团队终于决定将二片建筑改为三片。

这一修改，顿时解决了原方案偏北的倾向，整个建筑对于各个方向都有了呼应与延伸。将最高的塔楼安排在南侧，也强化了望京的城市轴线。

空间的穿透力不仅通过内部的广场得以实现，每栋楼的贯通大堂也使人更能感受。

由最初想法中的二块石头，到最终确定的三座高低错落的山峰，望京 SOHO 的设计强调了其“欲穷千里目，更上一层楼”的寓意。

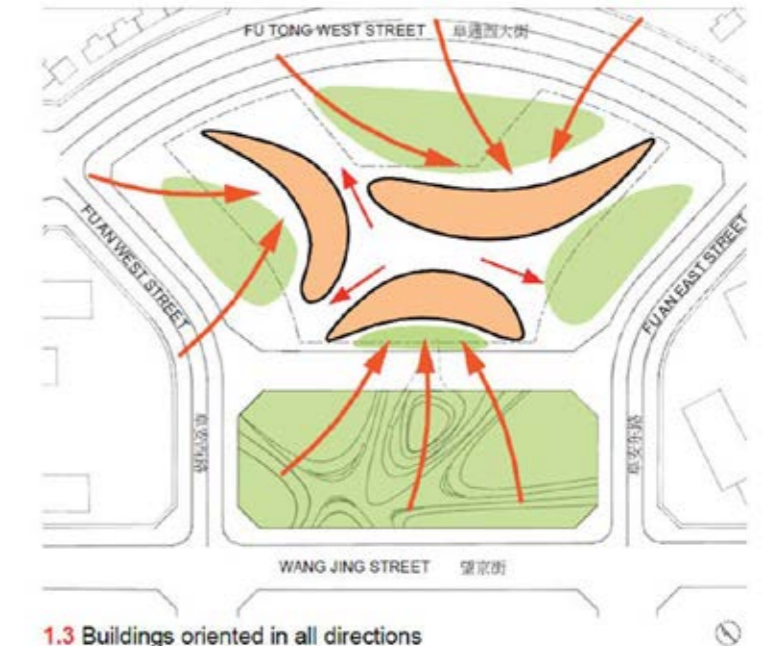
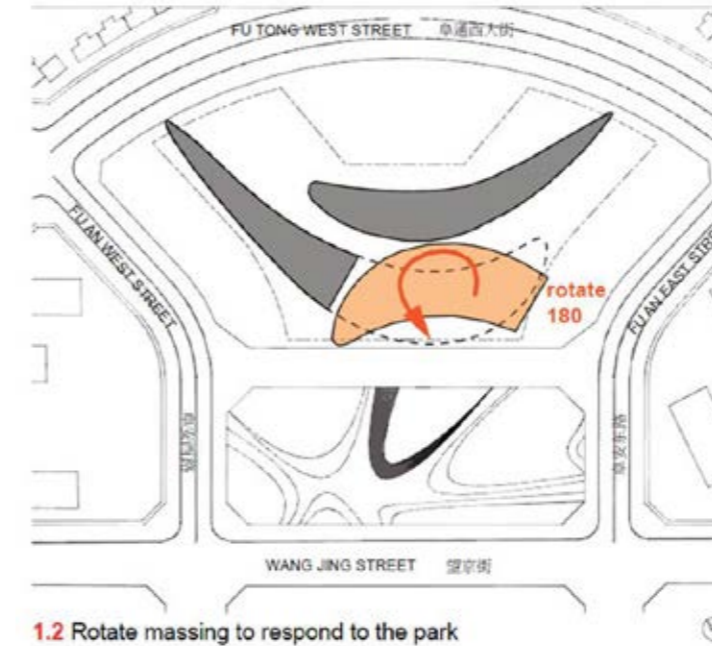
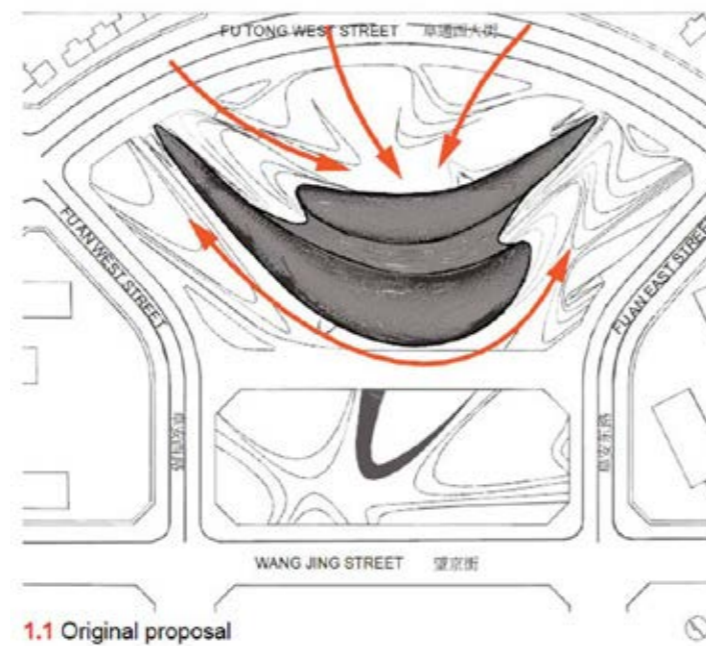
有山必有水，这一中国的传统在望京的景观设计中再一次得以体现。在三座山峰的周围，扎哈设计了数个水景，并且配置了独特的喷泉。

After several months of study, the Zaha team finally decided to change their design from two to three buildings.

This modification suddenly resolved the tendency of the original scheme that was too focused on the north, and shifted the entire building forms to extend in all directions. Having the tallest tower in the south strengthened the Wangjing city axis.

From the initial idea of Two Rocks, to the final concept of Three Peaks, the Wangjing SOHO design process demonstrates, "He who climbs higher sees further".

In Chinese philosophy, where there are mountains there should be water. For Wangjing SOHO, Zaha designed multiple water features around the Three Peaks, and configured a unique fountain.







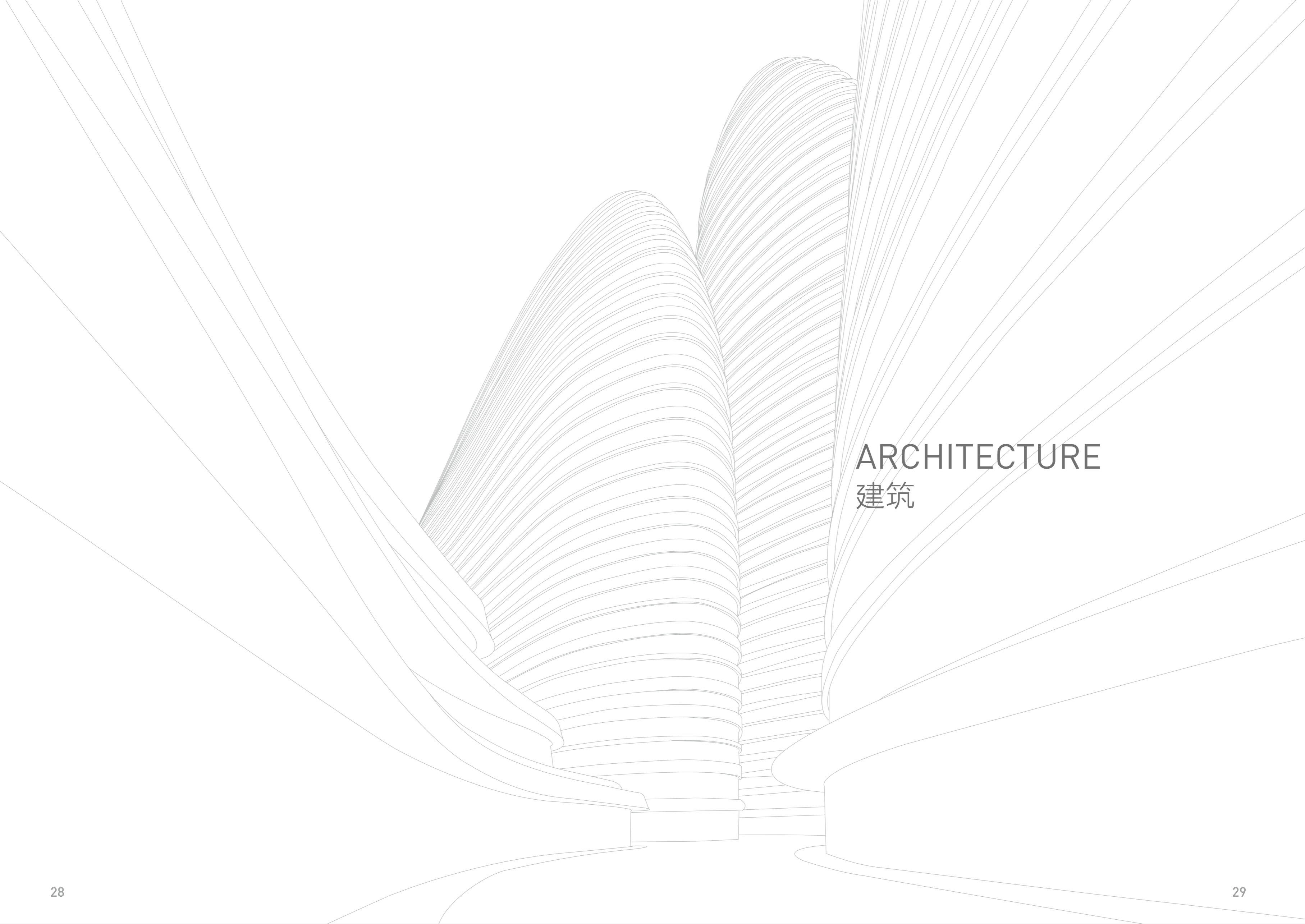






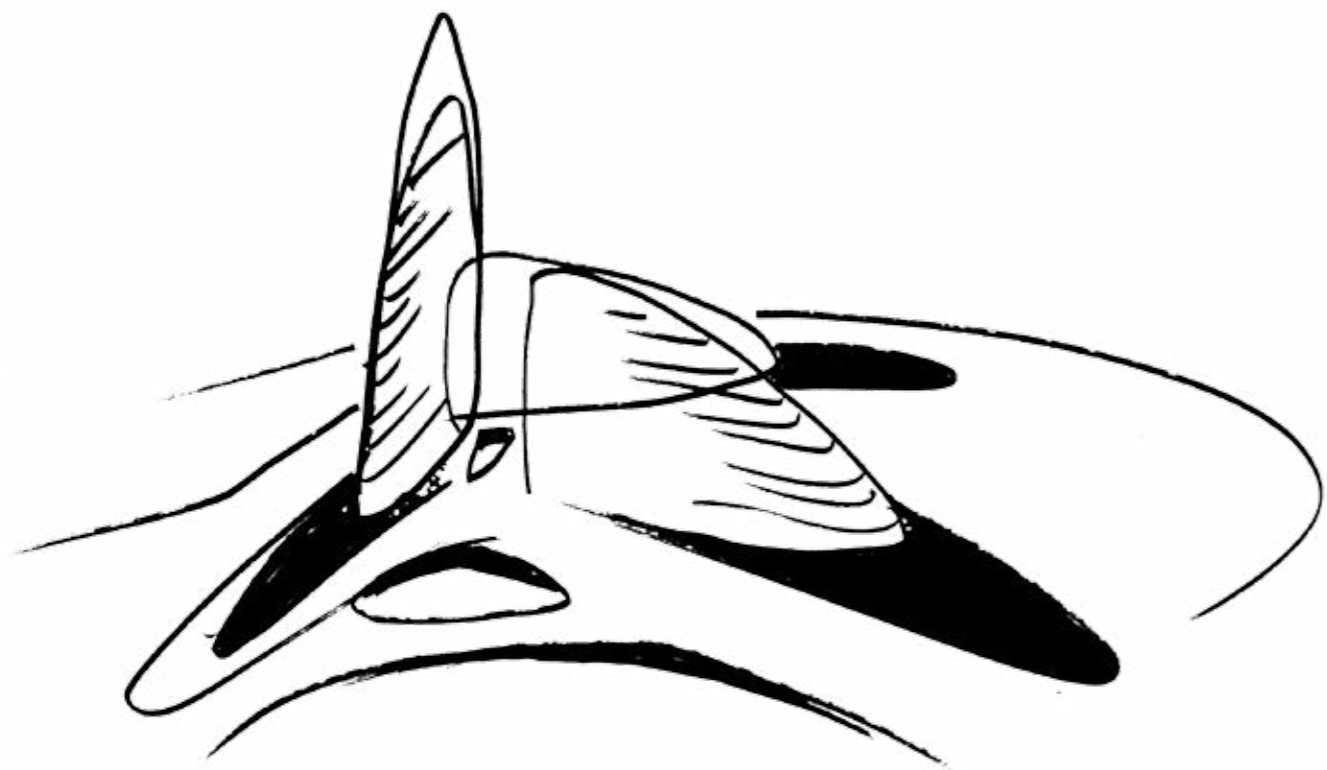






ARCHITECTURE  
建筑





## 项目概述 DESCRIPTION

望京 SOHO 由世界著名建筑师扎哈·哈迪德 (Zaha Hadid) 担纲总设计师，规划总建筑面积 521,265 平方米，由三栋塔楼组成，最高一栋高度达 200 米。2014 年建成后，已成为从首都机场进入市区的“第一印象建筑”。

“望京 SOHO 并不是一栋楼一个立面 而是三座不同的建筑，但设计上又是统一有呼应的，虽然略有不同，但他们又是一个整体。这是一个行云流水般的建筑，需要思考如何用流动的曲线来改造这片土地。经过大量调研，我们将洞穴山丘、有机生态和几何学的元素与建筑结合在一起。我们一直对几何很有兴趣，然后借助计算机科技将其实现，将所有这些糅杂在一起。”

—扎哈·哈迪德

WANGJING SOHO, designed by world-renowned architect Zaha Hadid, with a planned construction area of 521,265 square meters, consists of three towers, the tallest reaching 200 meters in height. Upon completion in 2014, WANGJING SOHO will be the first building visible en route from the airport, and “the capital’s premiere iconic landmark”.

“It’s not just one building, one side but with 3 different things, but actually there was a cohesion about the design. They are slightly different, but they read as one entity. It was a project on the water and the idea how you match oblique angles, with scale and we let to these ideas of landmass. And through this investigation we began to kind of look at maybe you know the buildings like grotto, hills and mountains, then we began to look at living organism. We are always interested in geometry. So all of these combined together with the work and digital technology. And also, combine all these things together.”

—Zaha Hadid











北京 SOPHO







## 独特优势 SPECIFICATION

国内首批实施写字楼 PM2.5 新风净化系统的开发商

-与世界 500 强霍尼韦尔公司合作，写字楼室内 PM2.5 过滤超过 90%；集中新风净化处理系统，新风标准较美国 LEED 基本标准增加 30%；无论室外空气污染多么严重，室内都可以呼吸到健康干净的空气。

-办公各楼层设置直饮水站，自来水经过多级过滤处理后，为办公人员提供安全卫生的饮用水。

-美国绿色建筑 LEED 金级认证，打造更舒适、健康、高效的办公环境。

THE FIRST DEVELOPER IN CHINA TO ADOPT PM2.5 FRESH AIR PURIFICATION SYSTEM IN OFFICE BUILDINGS:

-Collaboration with Honeywell, a Fortune 500 company, to filter over 90% indoor PM2.5 particles in the office. Air quality processed by central ventilation system surpasses US LEED standards by 30%. No matter how polluted the air is outside, you can always enjoy healthy and clean air indoors.

-Each story has drinking water stations providing office workers with safe and sanitary drinking water produced by tap water that is subject to multi-level filtering.

-Certified as LEED Gold by the U.S. Green Building Council, the WANGJING SOHO provides a comfortable, wholesome and energy efficient office environment.













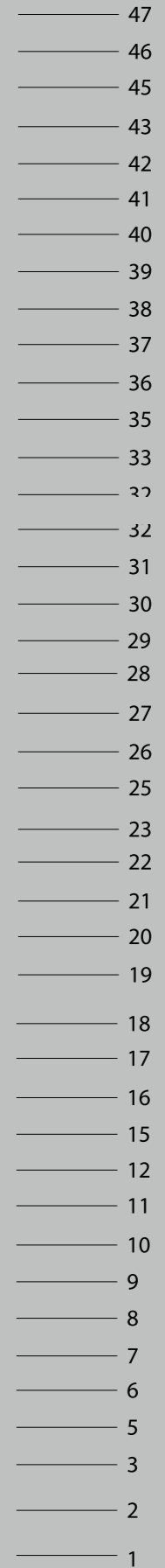
An abstract architectural line drawing featuring a central, curved structure composed of numerous thin, parallel lines that create a sense of depth and volume. The structure is flanked by other curved lines that suggest a larger, open space or a series of overlapping planes. The overall style is minimalist and geometric.

INTERIOR  
室内



# 项目数据 PROJECT DATA

Tower	楼层Floor	层高Floor to Floor Height (m)	建筑面积Floor Area (sq.m.)
	3F	3.8	4047.45
	5F	3.8	4050.49
	6F	3.8	4009.06
	7F	3.8	3936.87
	8F	3.8	3925.02
	9F	3.8	3882.16
	10F	3.8	3811.18
	11F	3.8	3797.31
	12F	3.8	3752.32
	15F	3.8	3677.6
	16F	3.8	3659.26
	17F	3.8	3611.01
	18F	3.8	3689.33
	19F	3.8	3638.47
	20F	3.8	3740.9
	21F	3.8	3708.83
	22F	3.8	3647.09
	23F	3.8	3557.18
	25F	3.8	3516.32
T3	26F	3.8	3446.85
	27F	3.8	3351.79
	28F	3.8	3298.82
	29F	3.8	3219.13
	30F	3.8	3116.67
	31F	3.8	3047.31
	32F	4.2	2989.14
	33F	4.2	3067.47
	35F	4.2	3038.61
	36F	4.2	2917.6
	37F	4.2	2767.49
	38F	4.2	2567.68
	39F	4.2	2493.5
	40F	4.2	2323.9
	41F	4.2	2137.1
	42F	4.2	1988.4
	43F	4.2	1857.95
	45F	4.2	1642.98
	46F	4.2	1427.92
	47F	4.2	1214.61





## 数据资料

- 设计方：扎哈·哈迪德建筑事务所
- 项目类型：商业 / 办公
- 项目占地：115,393 平方米
- 总建筑面积：392,265 平方米（地上），129,000 平方米（地下）
- 建筑面积、楼高及楼层数：
  - 1 号楼——126,903 平方米，118 米，25 层
  - 2 号楼——113,694 平方米，127 米，26 层
  - 3 号楼——123,573 平方米，200 米，44 层
- 地下楼层及用途：地下共四层，其中 B1 主要为商业及停车，其余面积为停车和设备用房
- 办公面积及楼层：364,169 平方米，F3-47
- 商业面积及楼层：52,793 平方米，T1 和 T2 的 B1-F6, T3 的 B1-F2  
1 号 2 号商业 F1-F3，3 号商业 F1 层
- 产权车位：B1 和 B2 共 976 个
- 完工时间：2014 年

## DATA SHEET

- Designer: Zaha Hadid Architects
- Project Type: Commercial / Office
- Site Area : 115,393 square meters
- Total Floor Area: 392,265 square meters (above ground), 129,000 square meters (below ground)
- Floor Area, Building Height and Stories:
  - Building 1 — 126,903 square meters, 118 meters, 25 floors
  - Building 2 — 113,694 square meters, 127 meters, 26 floors
  - Building 3 — 123,573 square meters, 200 meters, 44 floors
- Underground Floors and Usage: A total of four underground floors, among which B1 is mainly for parking and commercial use and the other three floors for parking and equipment rooms
- Office Area and Floors: 364,169 square meters, f3-47
- Commercial Area and Floors: 52,793 square meters, B1-F6 of T1 and T2, B1-F2 of T3, Commercial F1-F3 of Building 1 and Building 2, Commercial F1 of Building 3
- Proprietary Parking Lots: 976 in B1 and B2
- Completion Time: 2014





总建筑面积	521,265 平方米
办公建筑面积	364,169 平方米
商业建筑面积	52,793 平方米
LEED 奖项	LEED 金级预认证
幕墙	<ul style="list-style-type: none"> <li>• 望京 SOHO 采用高性能的单元式玻璃幕墙系统</li> <li>• 玻璃采用双银 LOW-E 玻璃，其综合节能效率远优于普通 LOW-E 玻璃</li> </ul>
架空地板高度	80mm
楼板承重	<p>楼板设计荷载：结构设计考虑了用户正常使用的各种荷载，用户装修或在楼面堆放设备、材料、物品以及人员聚集活动时，外加等效荷载不应超过设计允许使用荷载：</p> <p>商业楼面：3.5 kN/m<sup>2</sup>          办公楼面：2.0 kN/m<sup>2</sup>          餐饮楼面：2.5 kN/m<sup>2</sup>          消防楼梯：3.5 kN/m<sup>2</sup></p>
电梯及品牌	<ul style="list-style-type: none"> <li>• 塔一：共计 37 部；其中车库转换无机房梯 4 部，办公客梯 27 部，消防梯 4 部，商业无机房梯 2 部；</li> <li>• 塔二：共计 34 部；其中车库转换无机房梯 4 部，办公客梯 25 部，消防梯 3 部，商业无机房梯 2 部；</li> <li>• 塔三：共计 35 部；其中车库转换无机房梯 3 部，办公客梯 29 部，消防梯 3 部；</li> <li>• 电直梯品牌：华升富士达</li> <li>• 电扶梯品牌：华升富士达</li> </ul>
停车位	1809 个
办公大堂装修标准	<ul style="list-style-type: none"> <li>• 地面、墙面：大理石</li> <li>• 天花：石膏板涂料</li> <li>• T3 地面：环氧水磨石</li> </ul>
办公电梯厅 & 走道	<ul style="list-style-type: none"> <li>• T1/T2 墙面、地面瓷砖</li> <li>• T3 墙面、地面大理石</li> <li>• 天花：施工板涂料石膏板</li> </ul>
办公室内装修标准	<ul style="list-style-type: none"> <li>• T1/T2 地面：瓷砖</li> <li>• 墙面：涂料</li> <li>• 天花：裸露结构机电管线喷白</li> <li>• T3 地面：架空地板，其他同 T1/T2.</li> </ul>
办公卫生间装修标准	<ul style="list-style-type: none"> <li>• T1、T2、T3 地面：瓷砖</li> <li>• 墙面：瓷砖</li> <li>• 天花：石膏板涂料</li> </ul>
商业公共空间装修标准	<ul style="list-style-type: none"> <li>• T1/T2 地面：石材</li> <li>• 墙面：石材、玻璃</li> <li>• 天花：石膏板</li> <li>• T3：地面：环氧水磨石</li> <li>其他同 T1/T2</li> </ul>
电力供应	6 路 10KV 进线，3 个主配电室，4 个分配电室，总用电容量 56000KVA
空调系统	集中空调系统（风机盘管+新风系统），麦克维尔制冷机、空研冷却塔、特灵新风机组、格兰富空调水泵、沃特风机等
新风空气净化系统	办公新风量：30 立方米 / 小时 / 人；新风经过板式初效、袋式以及静电三级过滤，处理 PM2.5 效率接近 90%，品牌：霍尼韦尔静电过滤和 AAF 袋式过滤。
通信系统	电信和联通两家运营商，六芯单模光纤（网络）及六类线缆（电话）入户
楼宇智能系统	霍尼韦尔 IBMS 系统
直饮水	直饮水 办公各层设置直饮水站，5 级过滤，品牌：A.O. 史密斯

Total Floor Area	521,265 square meters
Office Floor Area	364,169 square meters
Commercial Floor Area	52,793 square meters
LEED Certification	LEED Gold Pre-certification
Curtain Wall	<ul style="list-style-type: none"> <li>• Wangjing SOHO uses high-efficiency unit glass wall system;</li> <li>• Double-silver Low-E glass is used to ensure better comprehensive energy efficiency than common Low-E glass.</li> </ul>
Raised Flooring Height	80 mm
Floor Bearing	<p>Designed floor bearing: The structural design has taken into consideration all load bearing requirements for regular usage. Equipment should not exceed the allowable load (i.e. store equipment, materials, or belongings). Heavy concentrations of people should also be avoided.</p> <p>Commercial Floor: 3.5 kN/m<sup>2</sup>          Office Floor: 2.0 kN/m<sup>2</sup>          Catering Floor: 2.5 kN/m<sup>2</sup>          Fire-fighting Stairway: 3.5 kN/m<sup>2</sup></p>
Elevators and Brand	<ul style="list-style-type: none"> <li>• Tower 1: There are 37 elevators in total — 4 car park elevators (with no mechanical room), 27 office passenger elevators, 4 fire fighting elevators and 2 retail elevators (no mechanical room).</li> <li>• Tower 2: 34 elevators in total, including 4 garage conversion no-engine room elevators, 25 office passenger elevators, 3 fire elevators and 2 business no-engine room elevators;</li> <li>• Tower 3: 35 elevators in total, including 3 garage conversion no-engine room elevators, 29 office passenger elevator and 3 fire elevators;</li> <li>• Elevator brand: Huasheng Fujitec Elevator Company</li> <li>• Escalator brand: Huasheng Fujitec Elevator Company</li> </ul>
Parking Lots	1,809
Office Lobby Decoration Standard	Flooring: wall: marble; Ceiling: veneer plasters. T3 floor: epoxy terrazzo
Office Elevator Hall and Aisle	T1/T2 wall, flooring: tile; T3 wall, flooring: marble[H1]; ceiling: construction panel coating[H2]
Office Interior Decoration Standard	T1/T2 flooring: tile; wall: coating; ceiling: naked structure with the electromechanical pipelines whitened[H3] T3 flooring: raised floor board, other material same as T1/T2
Office Toilet Decoration Standard	T1/T2, T3 flooring: tile; wall: tile; ceiling: veneer plaster[H4]
Commercial Public Area Decoration Standard	T1/T2 flooring: stone; wall: stone, glass; ceiling: plaster. T3: flooring: epoxy terrazzo; other materials same as T1/T2
Power Supply	Six 10 KV cables, three main switching rooms, 4 branch switching rooms, and total electricity utilization capacity of 56,000 KVA;
Air Conditioner System	Central air conditioning system(Fan coils + primary air system), Chillers - Mcquay, Cooling Towers -Kunken , Primary Air Units - Trane, Pumps - Grundfos, Fans - Wolter, etc.
Fresh Air Purification System	Fresh air supply: 30 cubic meters / hour / person; Panel-filter primary effect, bag filter and electrostatic filter forming a three-layer process to control PM2.5 with the effectiveness reaching 90% Brands: electrostatic filter- Honeywell, bag filter-AAF
Communications System	Schneider comprehensive cabling, optical fiber and interior Category 6 cable
Building Intelligent System	Brand: Honeywell
Drinking water	drinking water station at every office floor, 5 level of filtration, Brand: A.O. Smith



T1 办公入口  
OFFICE ENTRANCE

F27-F29



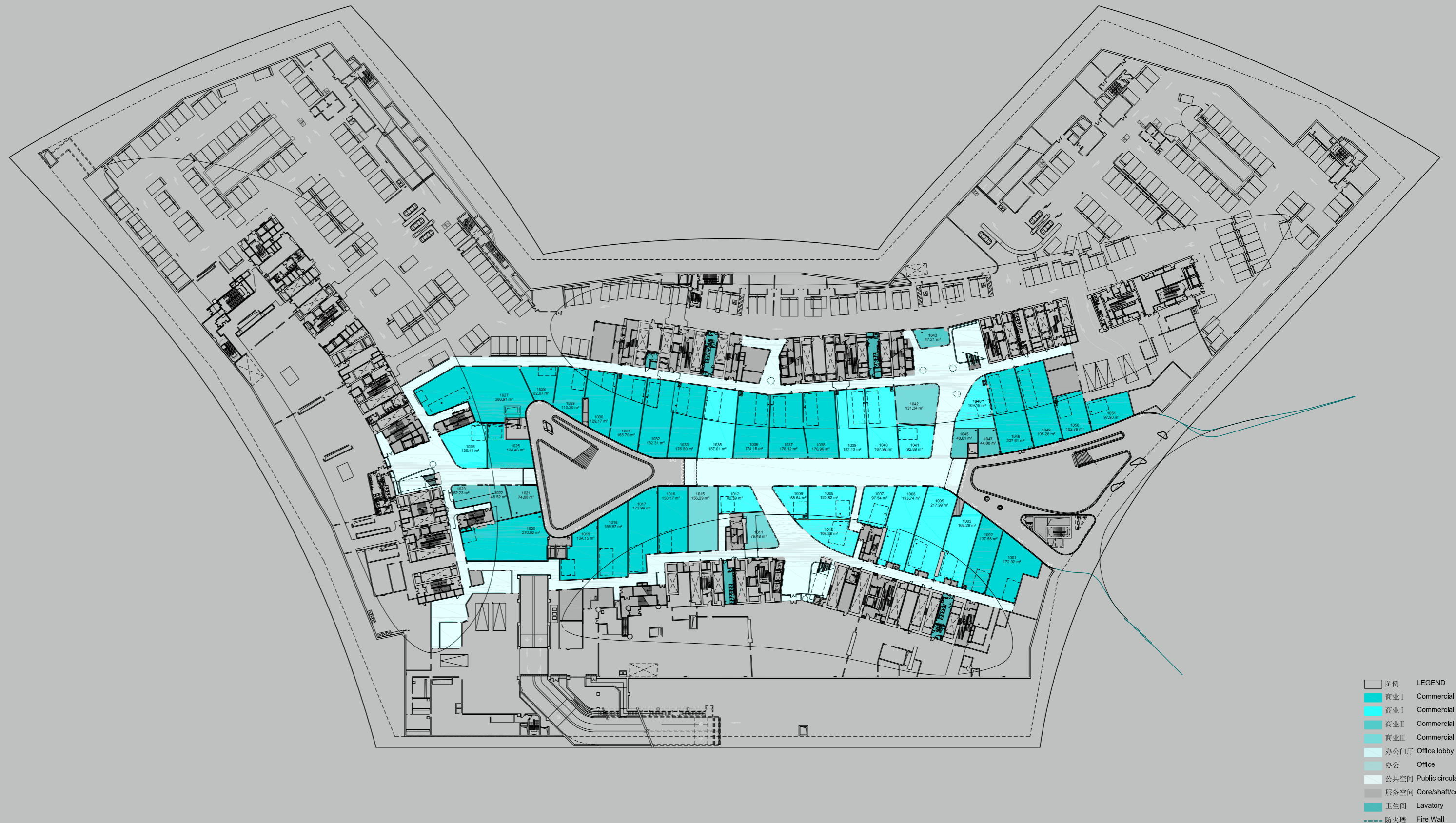
←   *F3*  →







# Ground Floor

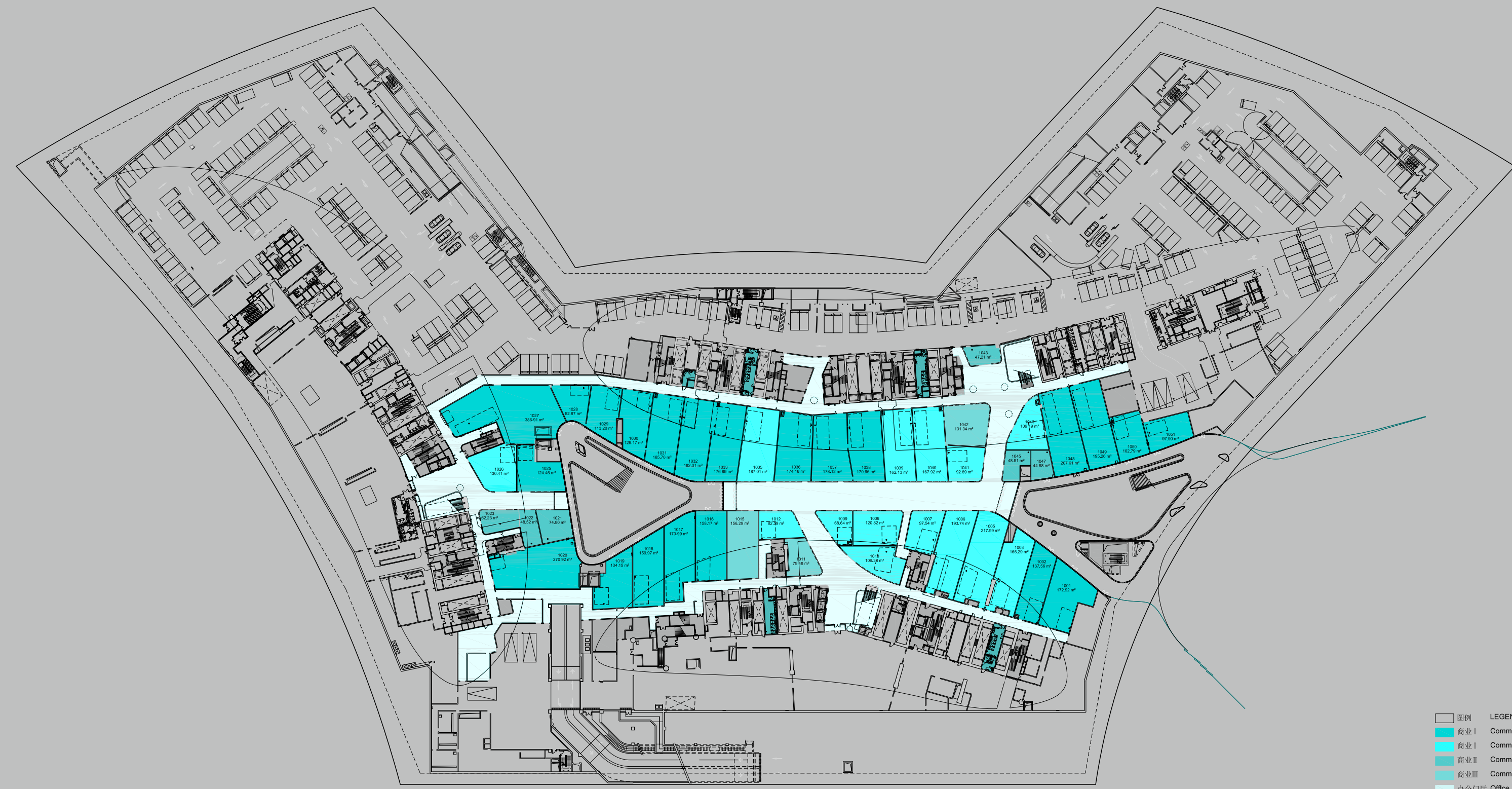


1 PLAN - LEVEL B1  
SCALE 1:400



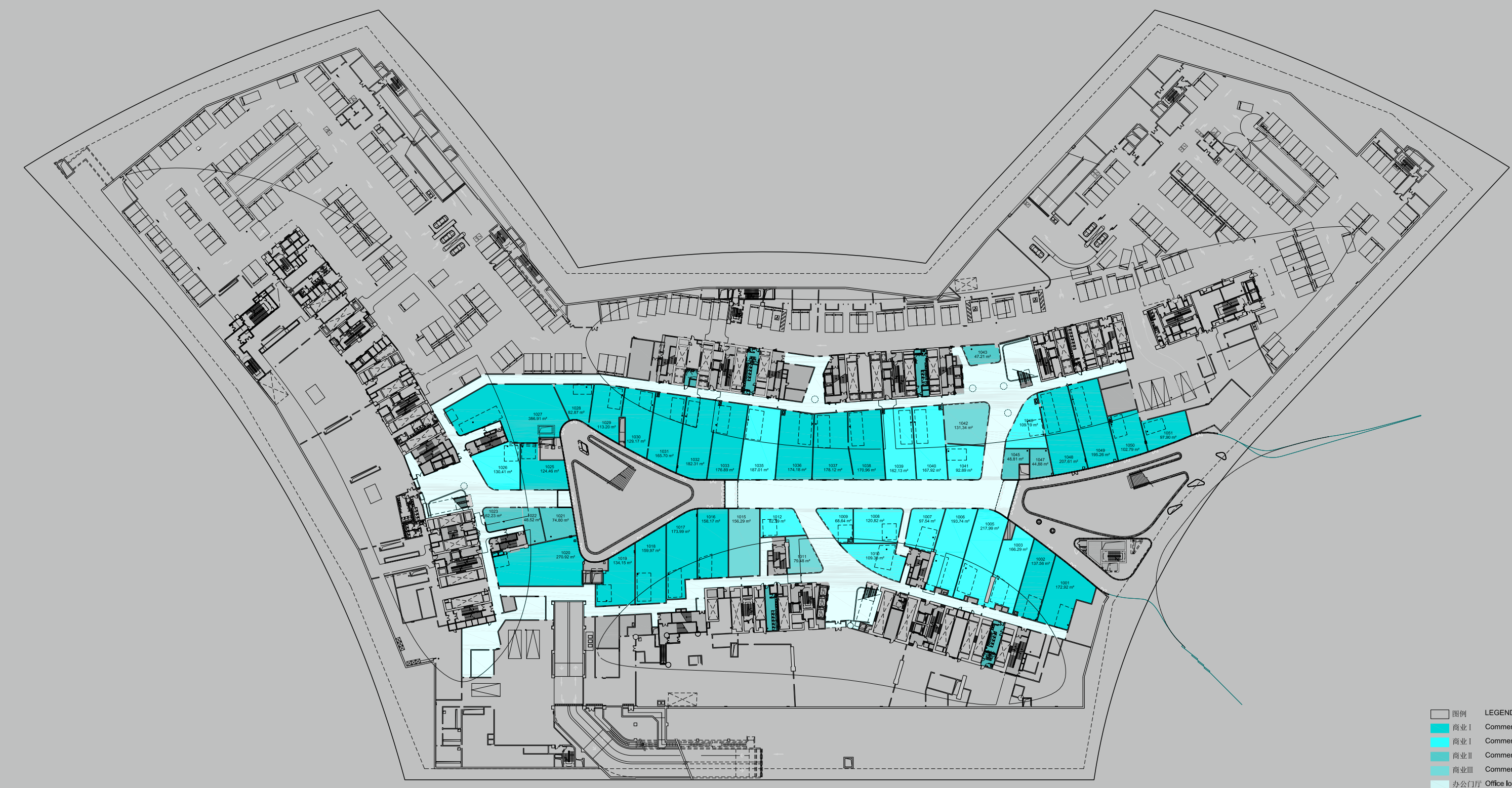


Level 2



- 图例 LEGEND
- 商业 I Commercial I (零售)
  - 商业 II Commercial II (零售)
  - 商业 III Commercial III
  - 办公门厅 Office lobby
  - 办公 Office
  - 公共空间 Public circulation
  - 服务空间 Core/shaft/corridor
  - 卫生间 Lavatory
  - 防火墙 Fire Wall

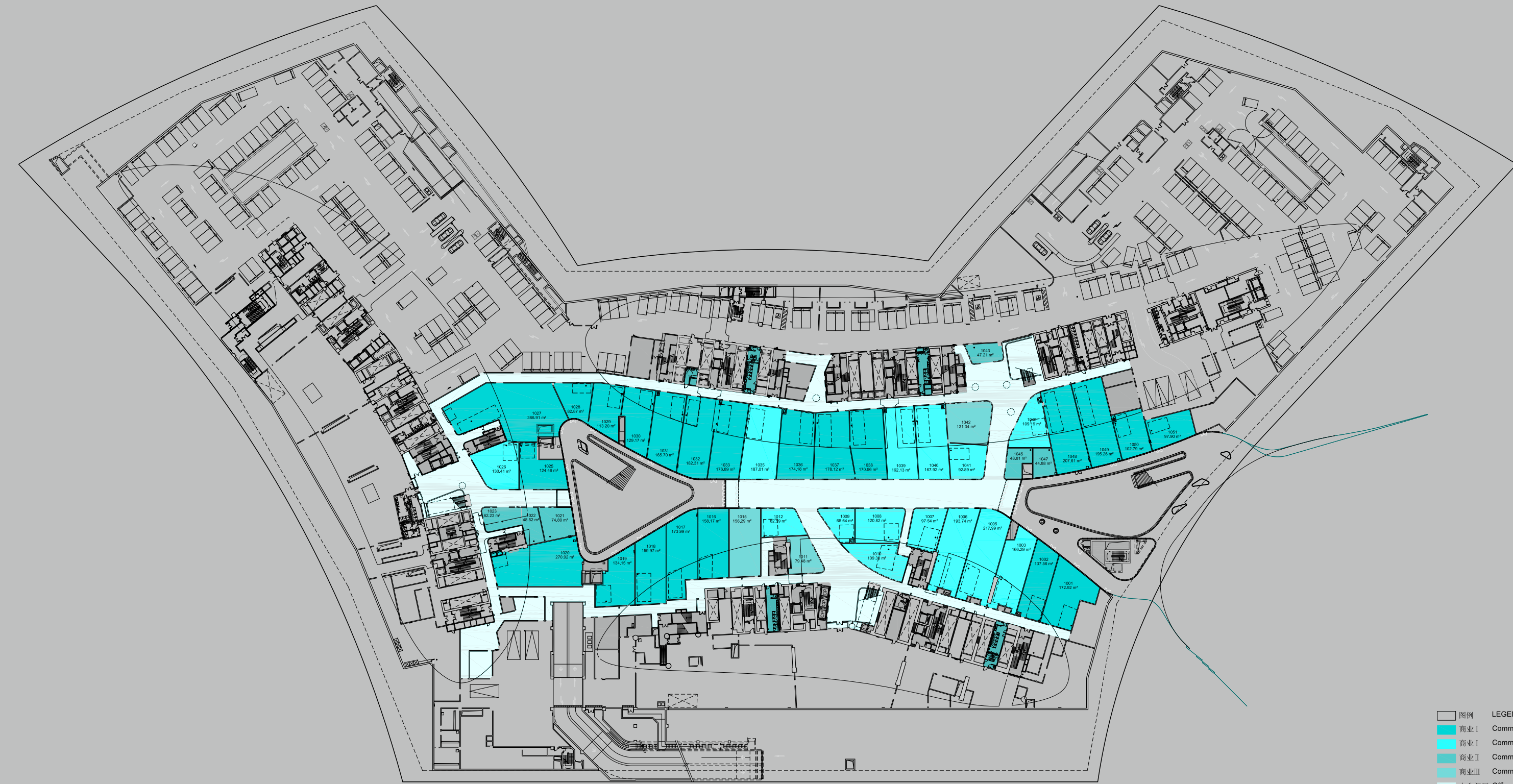
Level 3



- 图例 LEGEND
- 商业 I Commercial I (零售)
  - 商业 II Commercial II (零售)
  - 商业 III Commercial III
  - 办公门厅 Office lobby
  - 办公 Office
  - 公共空间 Public circulation
  - 服务空间 Core/shaft/corridor
  - 卫生间 Lavatory
  - 防火墙 Fire Wall



Level 5

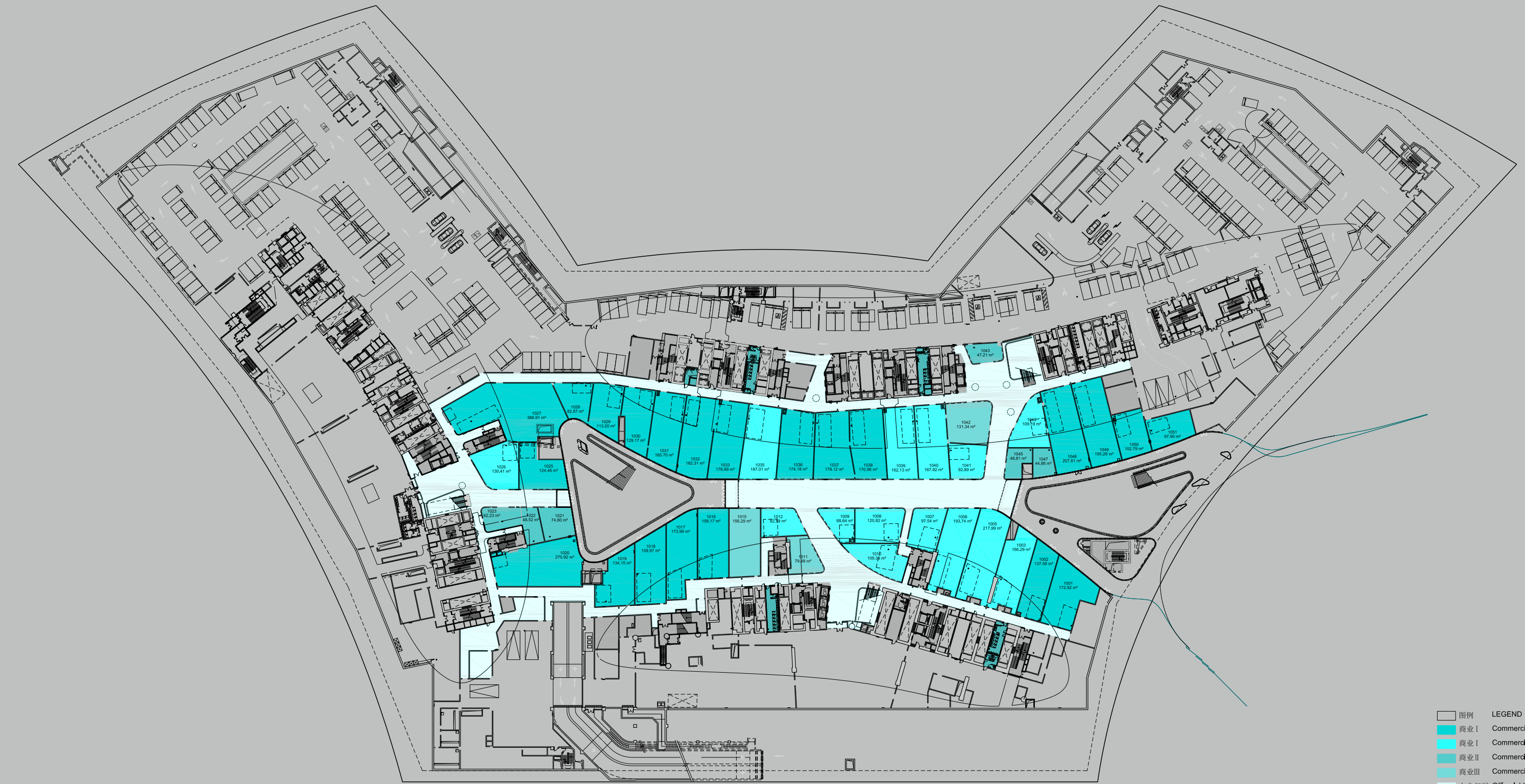


- 图例 LEGEND
- 商业I Commercial I (0.00)
  - 商业Ia Commercial Ia (0.00)
  - 商业II Commercial II (2.27)
  - 商业III Commercial III (2.27)
  - 办公门厅 Office lobby
  - 办公 Office
  - 公共空间 Public circulation
  - 服务空间 Core/shaft/corridor
  - 卫生间 Lavatory
  - 防火墙 Fire Wall

1 PLAN - LEVEL B1  
SCALE 1:400(1/4)



Level 11



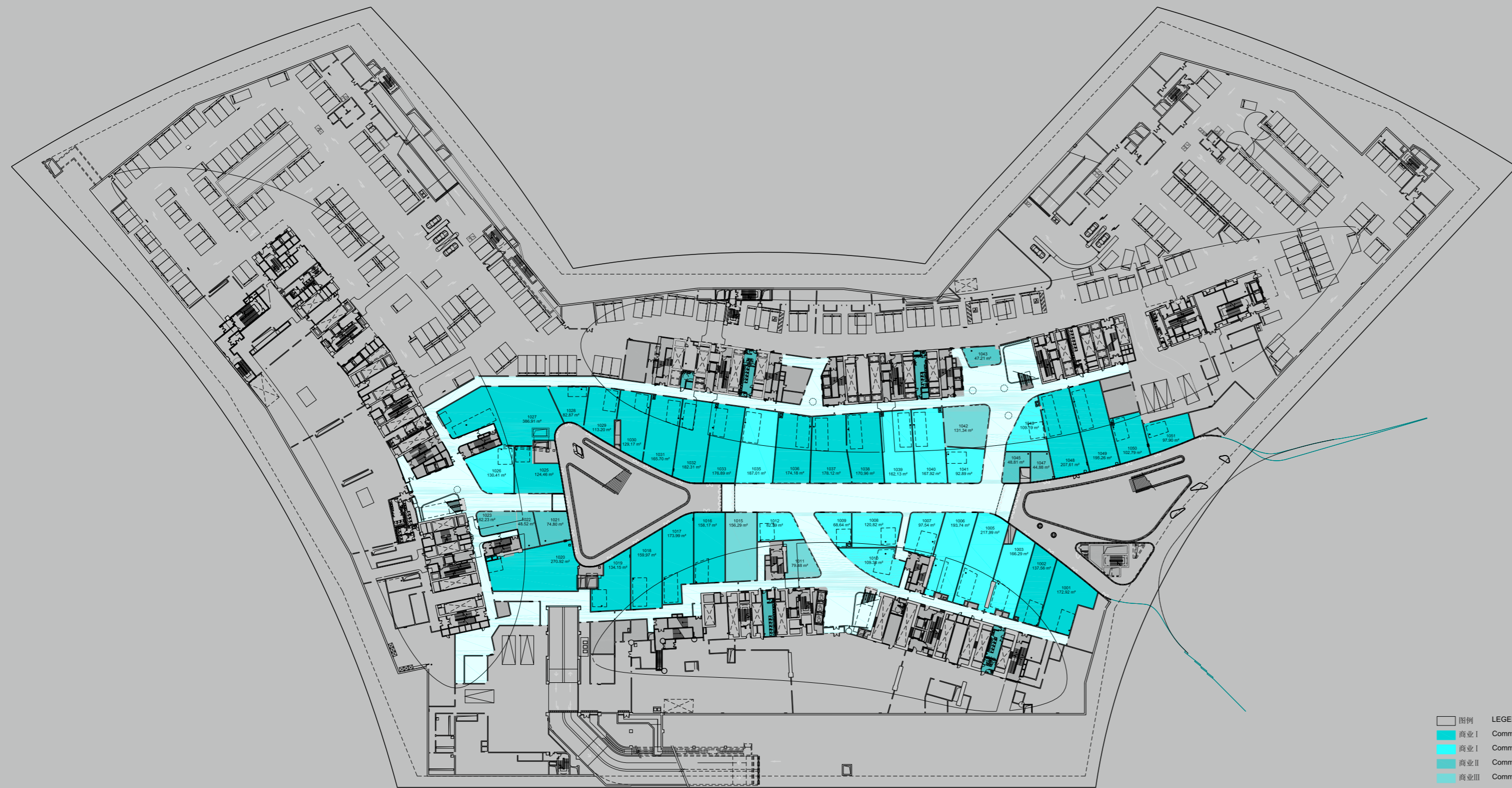
- 图例 LEGEND
- 商业I Commercial I (0.00)
  - 商业Ia Commercial Ia (0.00)
  - 商业II Commercial II (2.27)
  - 商业III Commercial III (2.27)
  - 办公门厅 Office lobby
  - 办公 Office
  - 公共空间 Public circulation
  - 服务空间 Core/shaft/corridor
  - 卫生间 Lavatory
  - 防火墙 Fire Wall

1 PLAN - LEVEL B1  
SCALE 1:400(1/4)





Level 26



图例	LEGEND
商业 I	Commercial I (802)
商业 II	Commercial II (808)
商业 III	Commercial III (2,278)
办公门厅	Office lobby
办公	Office
公共空间	Public circulation
服务空间	Core/shaft/corridor
卫生间	Lavatory
防火墙	Fire Wall

1 PLAN - LEVEL B1  
SCALE 1:400(1/40)













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