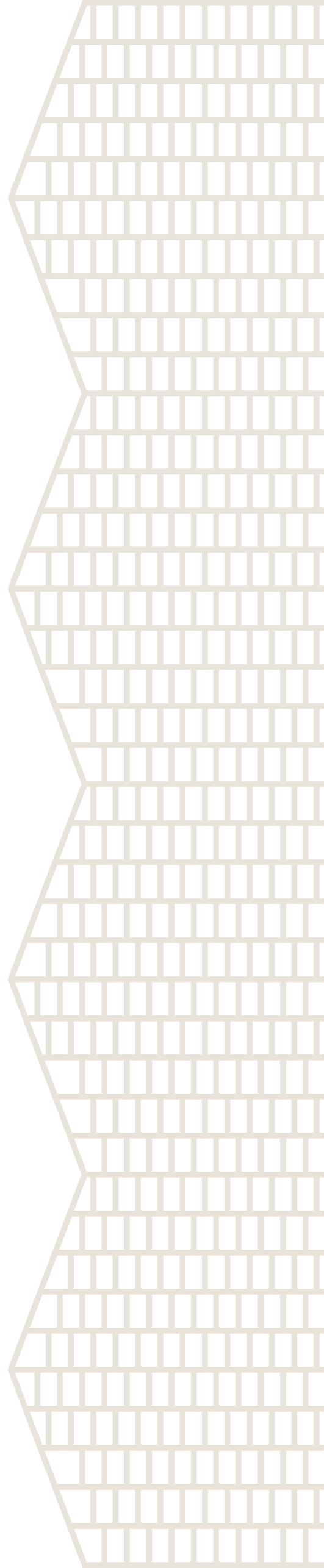


古北 SOHO  
GUBEI



古北 SOHO  
GUBEI





Taka Imoya

SISOHO









SOHO

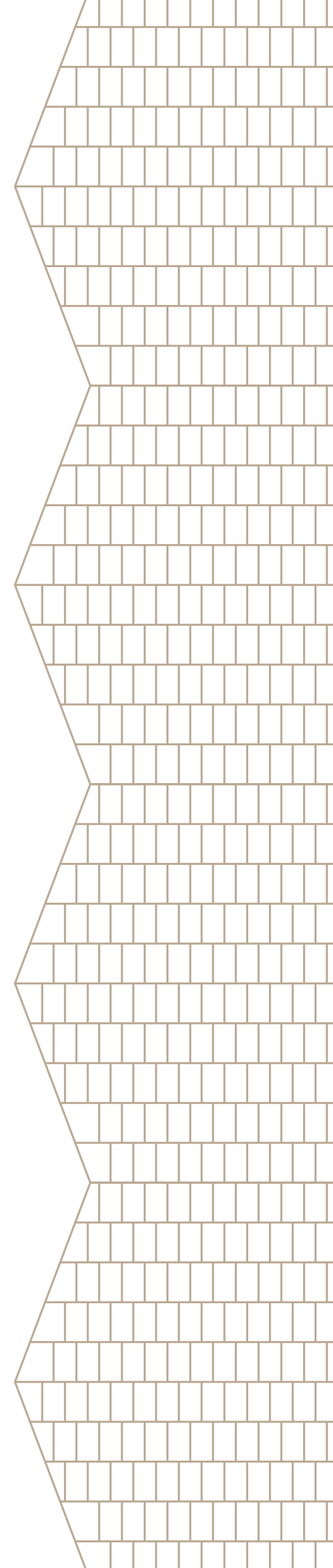
中华企业大厦

GFC

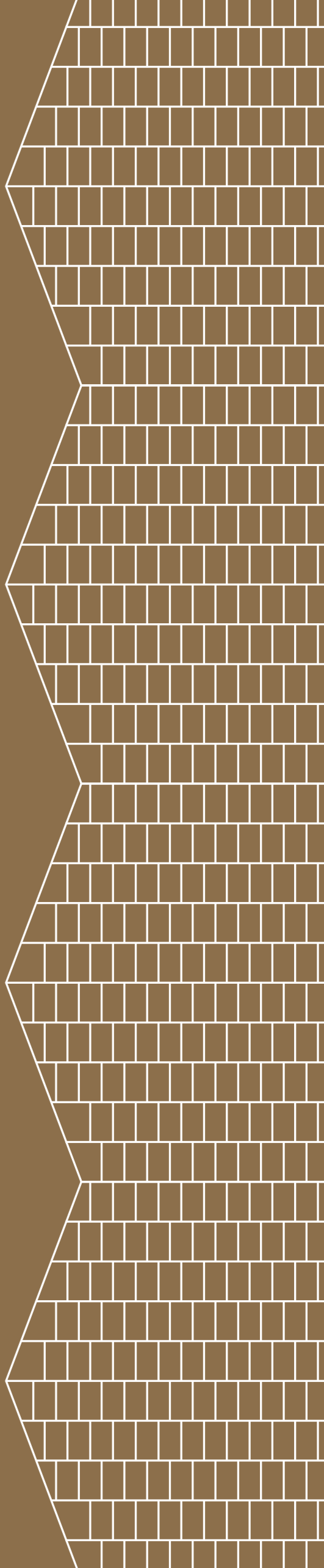


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概览  
**CONTEXT**



## 地理位置

2013年4月，通过土地竞拍，SOHO中国获得古北新区5-2地块项目用地。六年之后，在这里诞生了古北SOHO，从一块平地转身成为上海的新地标。

古北新区位于上海西部，起初规划为一个以居住为主，同时提供外事外贸活动的综合涉外区。随着城市发展，古北逐渐成为上海办公、商业和高档公寓的聚集地。其宜人的街区尺度，中央绿化景观设计，丰富的商业配套，让它成为了上海名副其实的第一个富人生活区，开发理念至今仍然领先。西侧虹桥商务区的确立和兴建，更使古北成为一个对外开放的窗口。

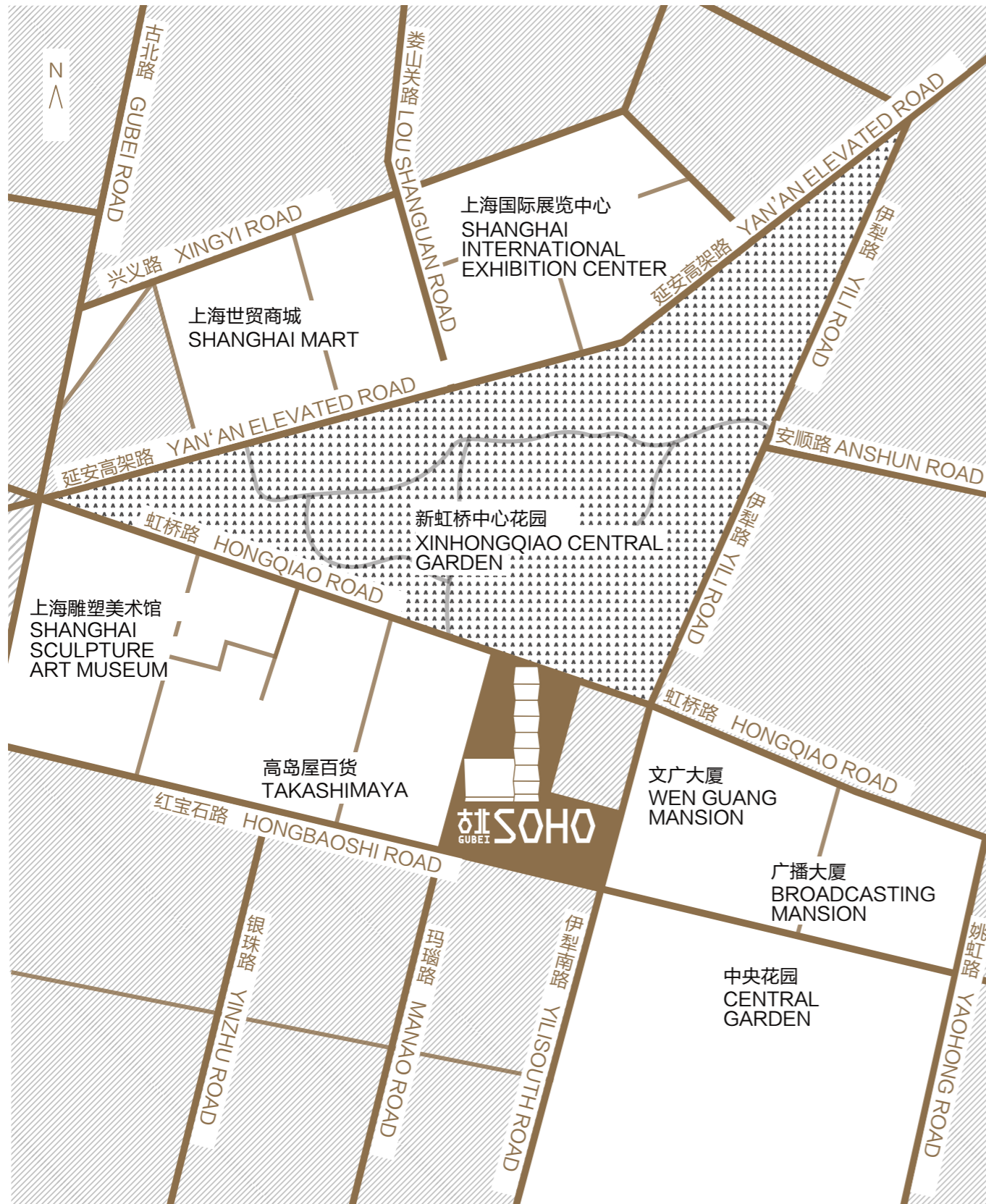
古北SOHO地块总用地面积为16558.3平方米，地上总建筑面积约158,648平方米。北邻新虹桥中心花园，南邻古北国际社区二期，紧邻10号线伊犁路站与15号线古北路站。古北SOHO地块是古北新区最后一块也是位置最好的商办地块，必然成为古北的核心和地标。

## LOCATION

In April 2013, through land auctions, SOHO China acquired the 5-2 plot in Gubei New District. Six years later, Gubei SOHO has been built here, the flat land has turned to a new landmark in Shanghai.

The Gubei New District is located in the western part of Shanghai. It was originally planned to be a comprehensive foreign-related area that is mainly based on residence and provides foreign trade activities. With the development of the city, Gubei has gradually become a gathering place for offices, commercials and high-end apartments in Shanghai. Its pleasant street scale, central green landscape design, and rich commercial facilities make it the first wealthy living area in Shanghai. The development concept is still leading. The establishment and construction of the Hongqiao Business District on the west side has made Gubei an opening window to the outside world.

The total land area of the Gubei SOHO plot is 16558.3 square meters, and the total floor area of the ground is about 158,648 square meters. It is adjacent to the New Hongqiao Central Garden in the north and the second phase of the Gubei International Community in the south. It is adjacent to Ili Road Station of Metro Line 10 and Gubei Road Station of Metro Line 15. The Gubei SOHO plot is the last piece of the Gubei New District and the best commercial plot, which will inevitably become the core and landmark of Gubei.









## 交通

古北SOHO紧邻虹桥交通枢纽及城市交通主干道：延安高架、内环高架，地铁10号线、15号线（规划中）交汇于此，畅通上海全城。

○ 轨道交通：步行5分钟至地铁10号线、15号线（规划中）伊犁路站，直达城市中心区。

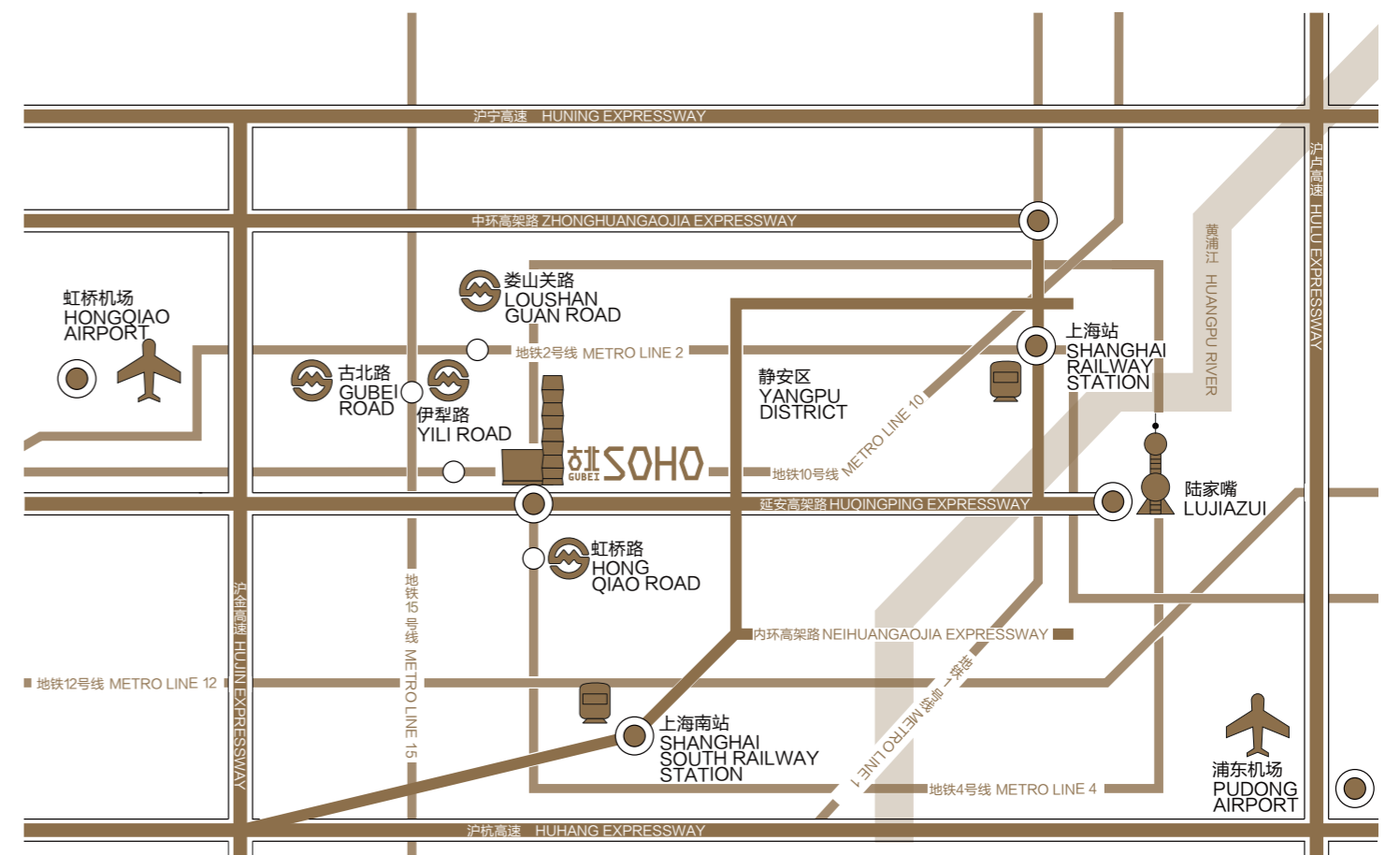
○ 道路交通：5分钟车程可至延安高架，内环高架；20分钟车程到达虹桥交通枢纽。

## TRANSPORTATION

Gubei SOHO is adjacent to the Hongqiao transportation hub and the main urban traffic road: Yan'an elevated, inner ring elevated. Metro Line 10, Line 15 (planned) meet here.

○ Rail transit: 5 minutes walk to the Metro Line 10, Line 15 (planned) Yili Road Station.

○ Road traffic: 5 minutes drive to Yan'an elevated, inner ring elevated; 20 minutes drive to Hongqiao transportation hub.











## 周边环境

古北 SOHO 位于古北国际社区，众多甲级办公楼、高档商业和公寓环布于此。因其国际化的人文环境，吸引了众多知名企业在此聚集，如阿里巴巴、英特尔（中国）、3M、三菱等，商务氛围浓厚。

## SURROUNDINGS

Gubei SOHO is located in the Gubei International Community, where many Grade A office buildings, high-end businesses and apartments are located. Due to its internationalized human environment, it has attracted many well-known companies to gather here, such as Alibaba, Intel (China), 3M, Mitsubishi, etc.











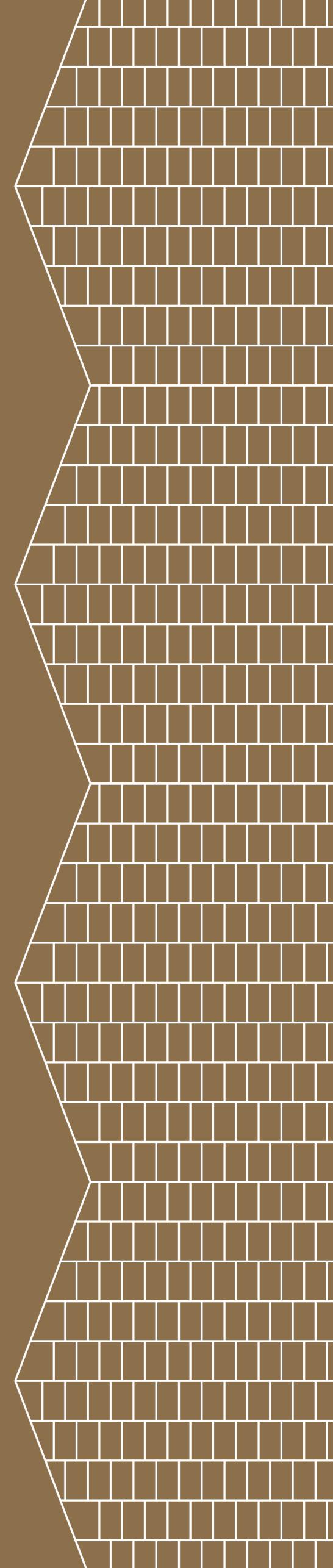


北SOHO

5  
No Left Turn  
No Right Turn  
入口



设计  
DESIGN







## 建筑师

James von Klemperer 在上海有 20 多年的工作经验，是 KPF 的总裁兼设计总监。James von Klemperer 的设计被公认为是高效的程序与冒险的形式相结合。他在华盛顿特区的彼得森国际经济研究所、首尔的东部湾金融中心、洛杉矶第五公园住宅项目以及天津恒隆广场皆获得 AIA 设计奖。

## ARCHITECT

James von Klemperer has worked more than 20 years in Shanghai, as President and Design Director of KPF. The design of James von Klemperer is recognized as a combination of efficient procedures and forms of adventure. He received the AIA Design Award with the works: the Peterson Institute for International Economics in Washington DC, the East Bay Financial Center in Seoul, the Fifth Park Residential Project in Los Angeles and the Plaza 66 in Tianjin.

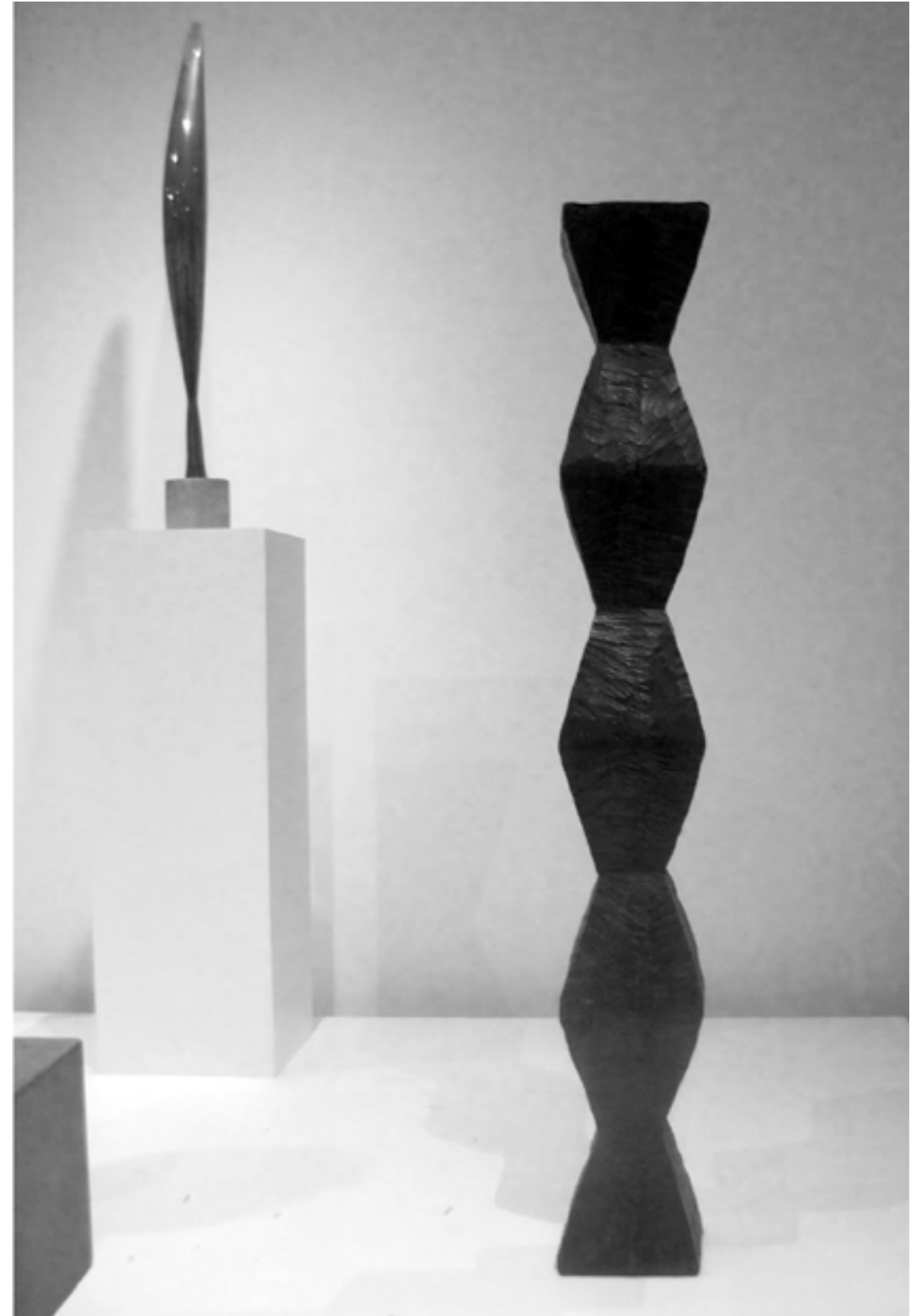
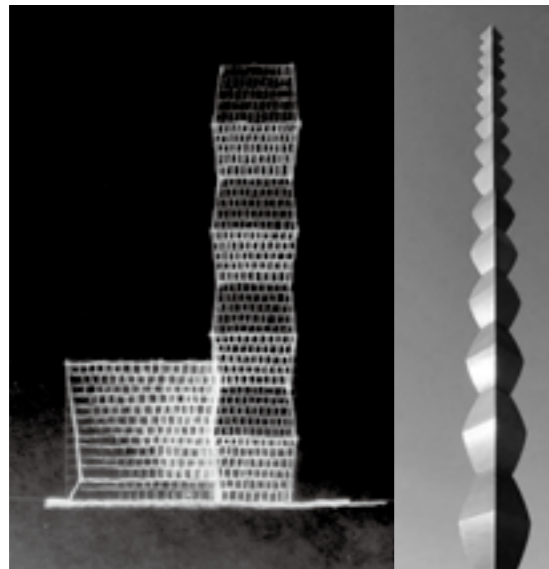


## 设计理念

A座的设计理念来自罗马尼亚的雕塑“无尽之柱”。建筑外立面以香槟金色的方形框架为主体元素，以纯粹优美的比例构成了39层高起伏收分的方塔。A座与B座通过空中连廊连接。建筑的基底设计突出与周边地块的联系，通过下沉广场以及场景绿化，连接新虹桥中心绿地。建筑设计与艺术创作的交融，为古北 SOHO 注入了艺术与自然的非凡创意。

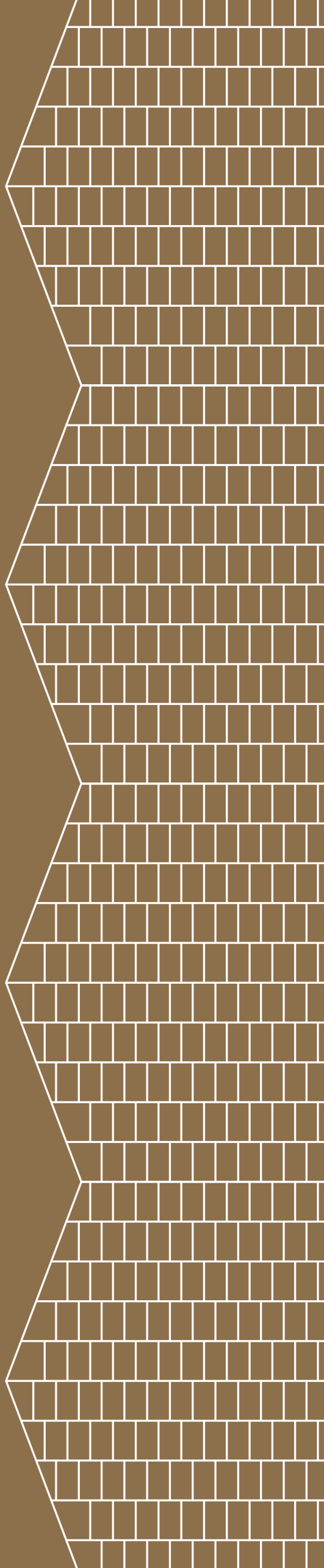
## CONCEPT

The design concept of Tower A comes from the Romanian sculpture “Endless Column”. The facade of the building is dominated by a champagne gold square frame, and a 39-storey undulating square tower is constructed in a purely beautiful proportion. Tower A and Tower B are connected by an air corridor. The base design of the building highlights the connection with the surrounding plots, connecting the New Hongqiao Center Garden through the sunken plaza and the greening of the scene. The blending of architectural design and artistic creation has injected the extraordinary creativity of art and nature into the Gubei SOHO.

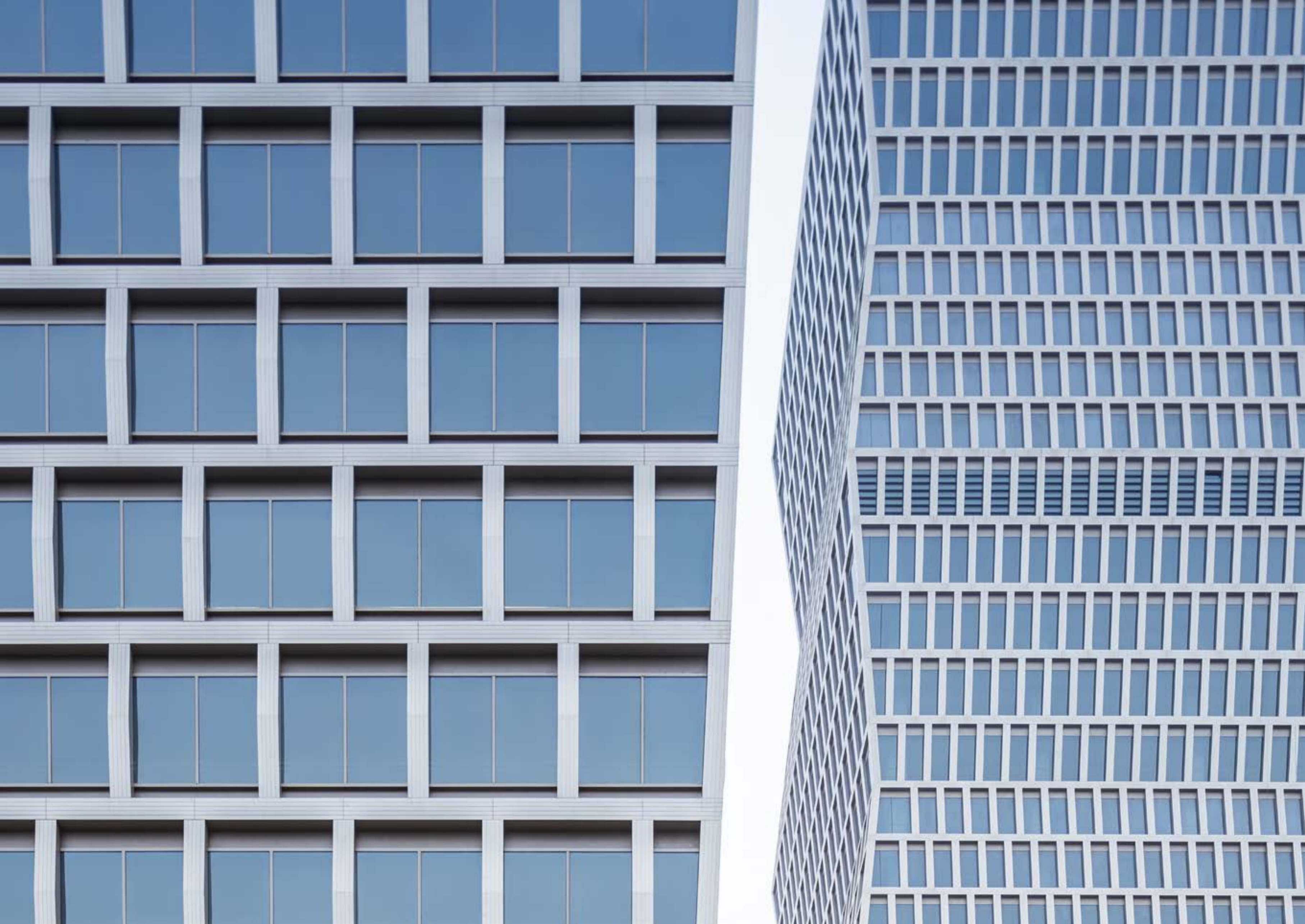




建筑  
**ARCHITECTURE**

















## 项目概述

古北 SOHO 坐落于上海古北国际商务区的核心区域，紧邻新虹桥绿地、上海交通大动脉延安高架、内环高架，建成后将与地铁10号线及规划中的15号线伊犁路站地下连通。该项目是 SOHO 中国在上海的最新力作，属于超甲级办公楼，目前已经获得 LEED 金级认证，总建筑面积约158,648m<sup>2</sup>，其中，A 座地上建筑面积 70,313m<sup>2</sup>，B 座地上建筑面积35,163m<sup>2</sup>。

## DESCRIPTION

Gubei SOHO is located in the heart of Gubei CBD, adjacent to New Hongqiao Center Garden, Shanghai Traffic Aperture Yan'an Elevated, and Inner Ring Elevated. Upon completion, it will be connected to Yili Road Station of Metro Line 10 and the planned Metro Line 15. The project is the latest masterpiece of SOHO China in Shanghai. It belongs to Super Grade A office building and has obtained LEED Gold certification. The total construction area is about 158,648m<sup>2</sup>. Among them, The building area of Tower A is 70,313m<sup>2</sup>, and the building area of Tower B is 35,163m<sup>2</sup>.





## 独特优势

古北 SOHO 以“美国 LEED 金级”、“绿色建筑二星级认证”为标准建造，不仅追求整栋建筑的节能、保温和可持续等商务理念的实践，亦关注每一个细节的绿色运用。

### PM2.5 治理

作为率先为商业建筑提供 PM2.5 空气净化服务的商业地产公司，SOHO 中国一直致力于为旗下地产项目提供健康洁净的办公环境，使项目室内新风过滤效率接近 90%，并且每天通过官方微博公布新风 PM2.5 数值。

### 直饮水

古北 SOHO 采用目前常运用于航天航空系统中的水质过滤系统，五层过滤，保证水质的安全，为楼宇内办公人员提供新鲜、纯净、健康的直饮水。

美国 LEED 金级认证，打造舒适、健康、高效的办公环境。

领先的平台化物业管理，打造集互联网租赁、服务品质监测、智能设备管理为一体的管理体系，为入驻企业提供定制式的全程服务。







## SPECIFICATION

Gubei SOHO is built on the standards of “American LEED Gold Class” and “Two-Star Green Building Certification”. SOHO China not only pursues the practice of business concepts such as energy conservation, insulation and sustainability of the entire building, but also pays attention to the green application of every detail.

### PM2.5 governance

As the first commercial real estate company to provide PM2.5 air purification services for commercial buildings, SOHO China has been committed to providing a healthy and clean office environment for its real estate projects, making the indoor air filtration efficiency of the project close to 90%, and PM2.5 value is daily published through official Weibo.

### Direct Drinking Water

Gubei SOHO adopts the water filtration system currently used in aerospace systems. The five-layer filtration ensures the safety of water quality and provides fresh, pure and healthy drinking water for office workers.

Gubei SOHO has obtained “American LEED Gold Certification” to create a comfortable, healthy and efficient office environment

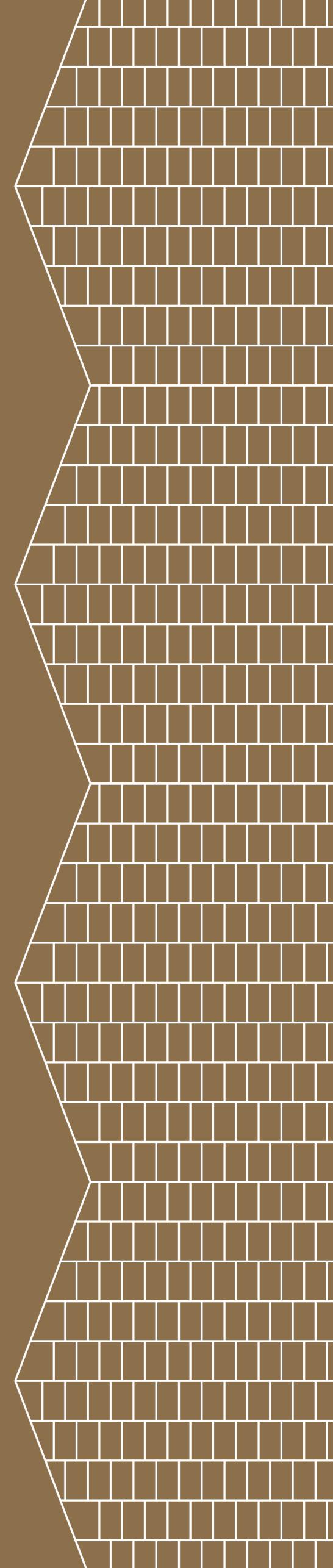
Leading platform property management is used in Gubei SOHO, integrating online leasing, service quality monitoring and intelligent equipment management, provide customized services for resident enterprises.







室内  
INTERIOR



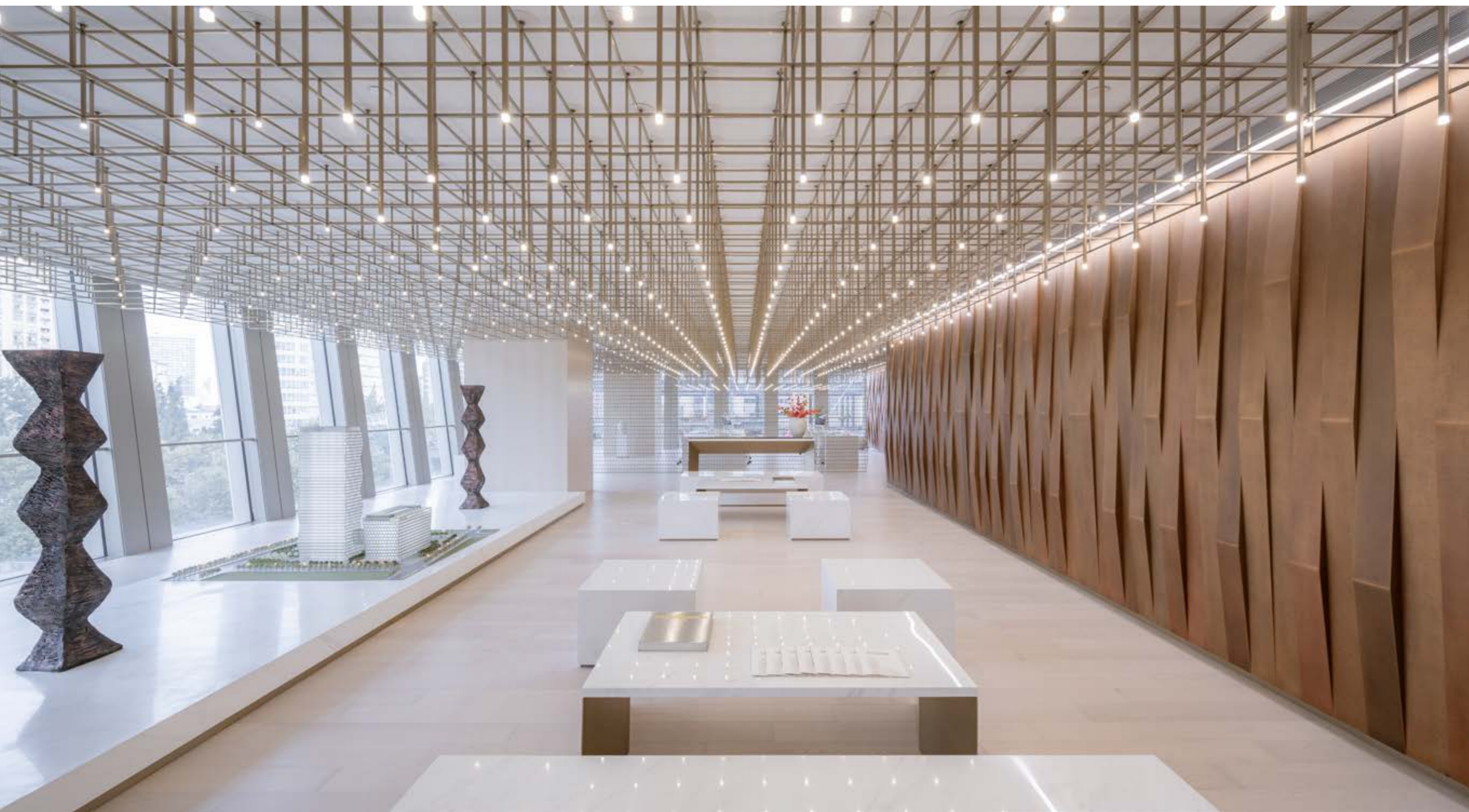


















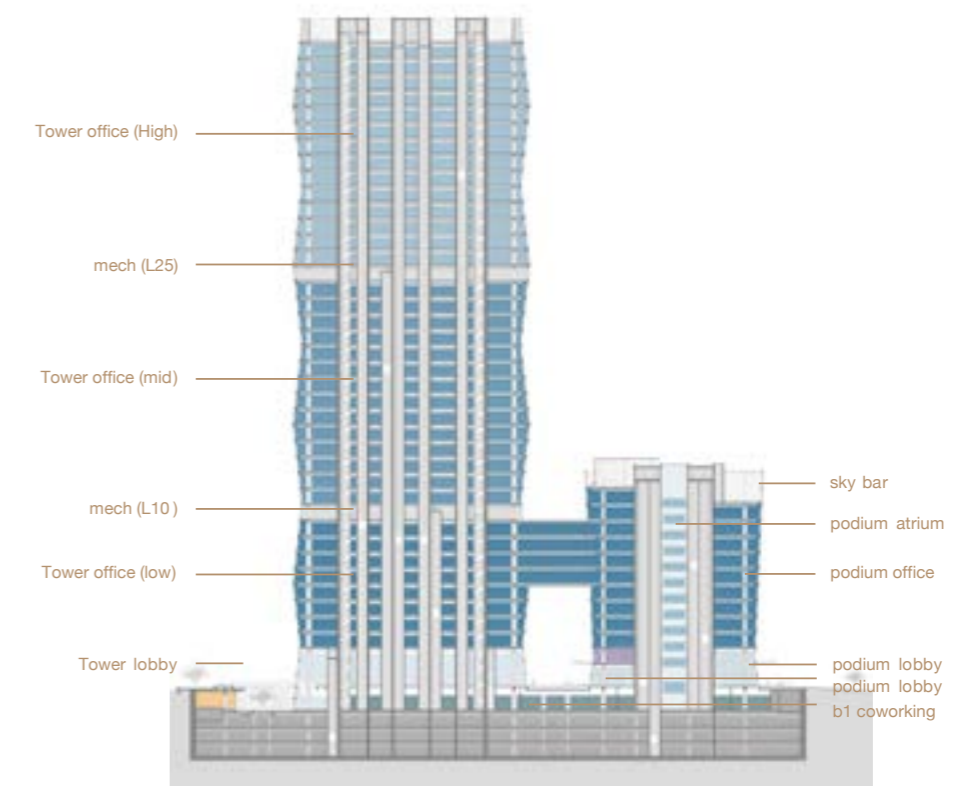
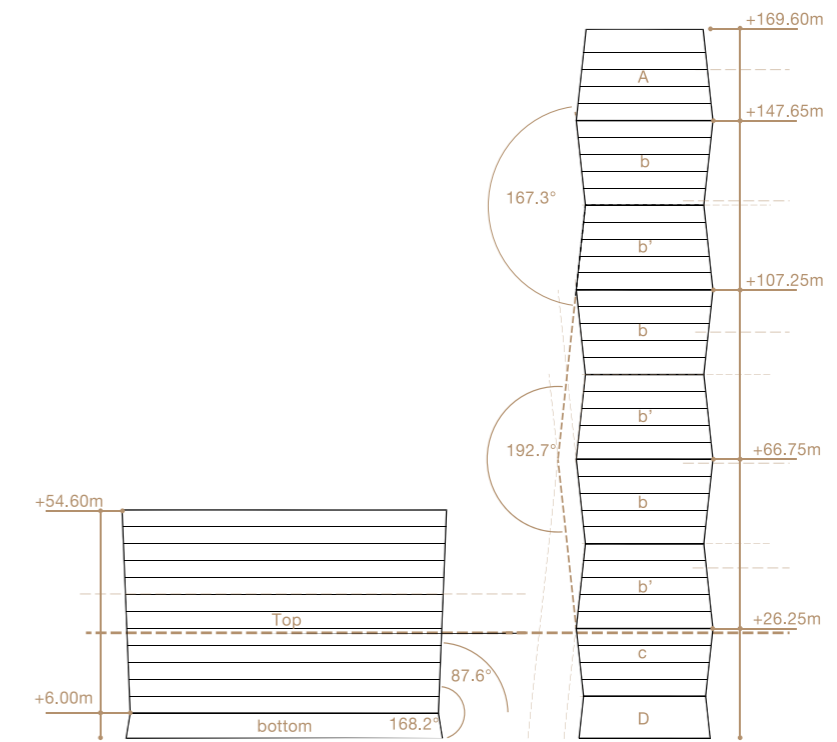




# 项目数据 PROJECT DATA

## A座 Tower A

楼层 Floor	建筑面积 Floor Area( sq.m.)	楼层 Floor	建筑面积 Floor Area( sq.m.)
45F	1920.34	18F	2093.67
43F	2032.55	17F	1983.34
42F	2147.37	16F	1875.2
41F	2263.81	15F	1769.24
40F	2210.32	12F	1665.94
39F	2094.59	10F	1839.28
38F	1981.15	9F	1935.51
37F	1870.35	8F	2033.8
36F	1761.14	7F	2134.19
35F	1810.44	6F	1993.11
33F	1913.57	5F	1888.25
32F	2025.77	3F	1785.51
31F	2140.26	2F	1684.29
30F	2257.79		
28F	1989.93		
27F	1881.79		
26F	1775.83		
25F	1672.05		
23F	1719.05		
22F	1816.99		
21F	1923.95		
20F	2033.09		
19F	2144.42		





B座 Tower B

楼层  
Floor

建筑面积  
Floor Area( sq.m.)

12F	2215.12
11F	3430.00
10F	3416.84
9F	3362.07
8F	3310.60
7F	3260.81
6F	3174.63
5F	3120.08
4F	3065.9
3F	2940.11
2F	2198.67
1F	2243.42











## 数据资料

设计公司	KPF 建筑师事务所
物业公司	北京搜厚物业管理有限公司上海第九分公司
占地面积	16,558m <sup>2</sup>
总建筑面积	158,648m <sup>2</sup>
车位	945 个
整层办公面积	1600-3200m <sup>2</sup>
层数	A 座地上 38+1 层，地下 4 层；B 座地上 12 层，地下 4 层
层高	地上建筑：大堂 10m；标准层：4.05m；地下建筑：B1 层：6m；B2 层：4.4m；B3-B4 层：3.7m
建筑面积、楼高及楼层数	A 座—70,313 平方米，169.9 米，39 层 B 座—35,163 平方米，54.9 米，12 层
地下楼层及用途	地下共四层，其中 B1 主要为商业，B2-B4 为停车场和设备用房
楼宇品质认证	美国 LEED 金级认证、绿色建筑二星级认证
架空地板高度	130mm
楼板承重	办公室：2.0kN/m <sup>2</sup> ；商业：3.5kN/m <sup>2</sup>
电梯配备	A 座客梯：低区 3 台；中区 5 台；高区 6 台；消防电梯 2 台；B 座客梯 8 台；消防电梯 2 台
电梯品牌	通力
暖通及空调系统	约克制冷机、空研冷却塔、约克空调机组、特灵风机盘管、格兰富空调水泵
新风空气净化系统	霍尼韦尔
通信系统	电信、移动、联通；光纤及六类线入户
楼宇智能系统	江森自控
直饮水	2 层以上，每层设茶水间，配直饮水
电力供应	2 路共 20000kVA
办公装修标准	架空地板、乳胶漆、玻璃门



# DATA SHEET

Design Company	Kohn Pedersen Fox Associates PC
Property Management Company	Beijing Souhou Property Management Co., Ltd. Shanghai Ninth Branch
Floor Area	16,558 m <sup>2</sup>
Total Surface Area	158,648 m <sup>2</sup>
Parking Space	945
Full Floor Area	1600-3200 m <sup>2</sup>
Number of Floors	Tower A: 38 + 1 floors above ground, 4 floors underground. Tower B: 12 floors above ground , 4 floors underground
Floor Height	Lobby: 10m ; Standard Floor: 4.05m. Underground Building: B1: 6m; B2: 4.4m; B3-B4: 3.7m
Total floor area	158,648 square meters Building area, height and number of floors: Tower A - 70,313 square meters, 169.9 meters, 39 floors
Basement and use	There are four floors underground, of which B1 is commercial and B2-B4 is the parking lot and equipment room.
Building Quality Certification	American LEED Gold Certification, Chinese Two-star Green Building Certification
Raised Floor Height	130mm
Floor Load Bearing	Office: 2.0kN/m <sup>2</sup> ; Commercial: 3.5kN/m <sup>2</sup>
Elevator Equipment	Tower A Passenger elevator: 3 in the low zone; 5 in the central zone; 6 in the high zone; fire elevators:2 Tower B Passenger elevators: 8; fire elevators: 2
Elevator Brand	KONE

HVAC and Air Conditioning Systems	York Refrigerator, KUKEN Cooling Tower, York Air Conditioning Unit, Trane Fan Coil, Grundfos Air Conditioning Pump
Fresh Air Purification System	Honeywell
Communication Systems	China Telecom, China Mobile, China Unicom; Fiber and Category 6 Lines
Building Intelligence System	Johnson Controls
Direct Drinking Water	2 or upper floors, each floor has a tea room with direct drinking water
Electricity Supply	Johnson Controls
Office decoration standard	Raised floor, latex paint, glass door











# 总平面图 SITE PLAN

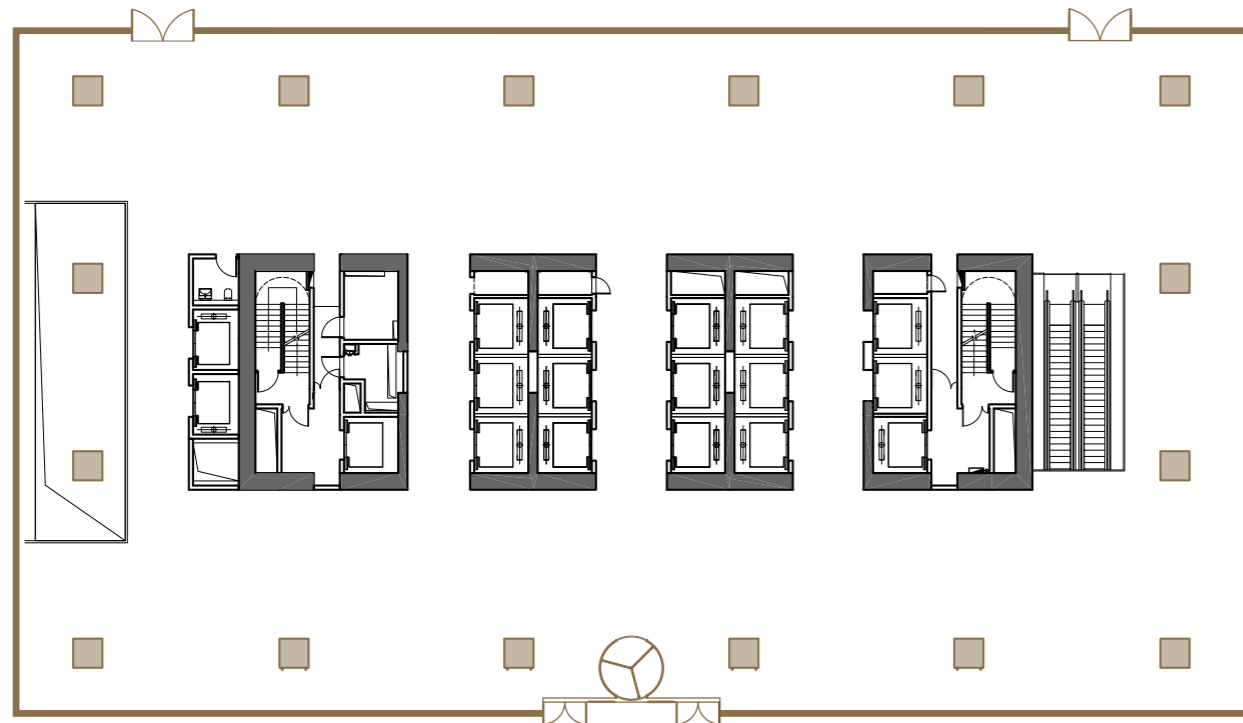




# 楼层图 FLOOR PLAN

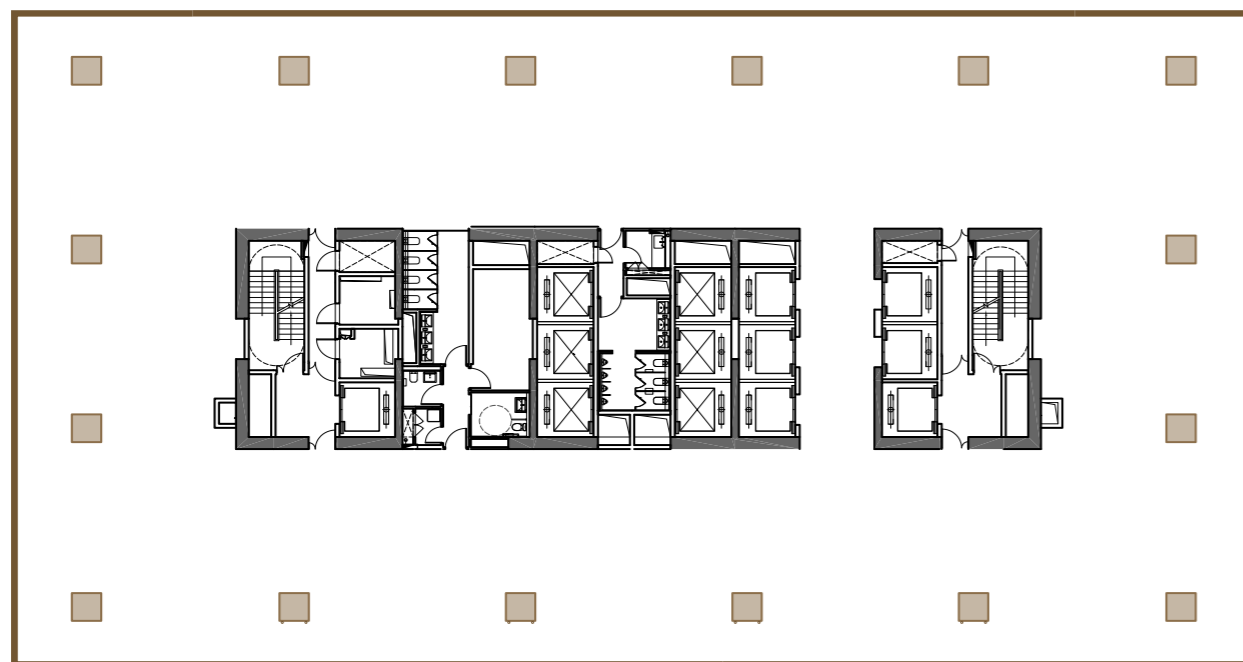
主楼 TOWER A

主楼一层平面图



主楼标准层 TOWER A TYPICAL FLOOR

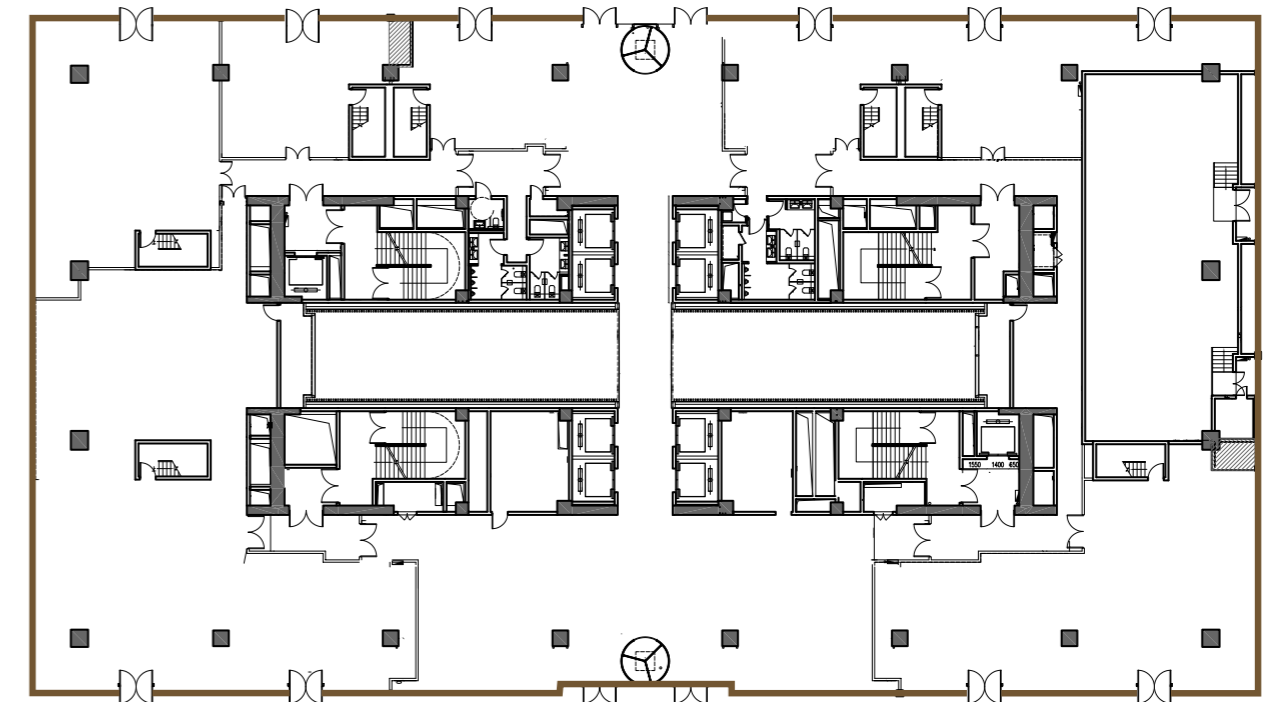
本层为办公



辅楼 TOWER B

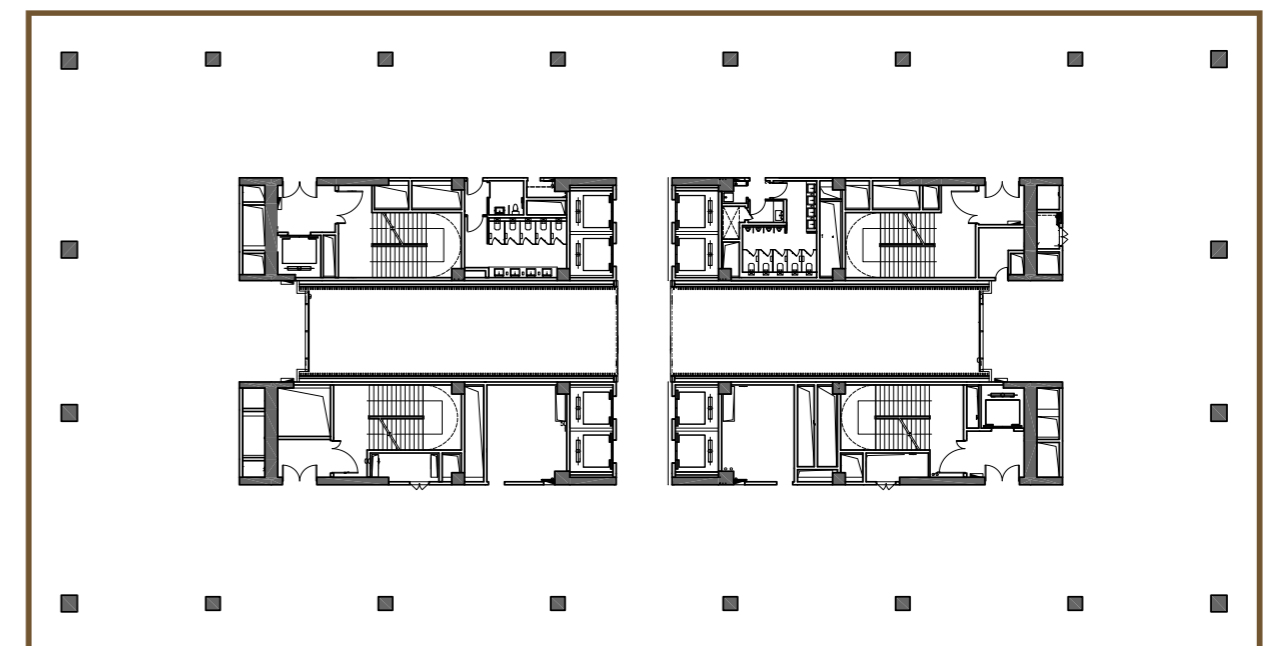
辅楼一层平面图

本层为商业



辅楼标准层 TOWER B TYPICAL FLOOR

本层为商业













## SOHO 中国

SOHO 中国成立于 1995 年，由 SOHO 中国董事长潘石屹和首席执行官张欣联手创建。公司在北京和上海城市中心开发和持有高档商业地产，坚持独特创新的建筑理念，建造符合时代精神的建筑，所开发项目均成为城市建设中的里程碑建筑。目前，SOHO 中国已成为北京、上海最大的办公楼开发商，开发总量达 500 万平方米。

2007 年 10 月 8 日，SOHO 中国在香港联交所成功上市（股票代码：410），融资 19 亿美元，创造了亚洲最大的商业地产企业 IPO。2006 年以来，SOHO 中国 6 次入选《财富》杂志中文版评选出的“最受赞扬的中国公司”全明星榜。

## SOHO CHINA

Founded in 1995 by Chairman Pan Shiyi and CEO Zhang Xin, SOHO China focuses on developing and holding high-profile branded commercial properties in Beijing and Shanghai. The Company rolled out high-quality, innovative products in prime locations and translated the innovative designs into iconic real estate which possesses strong appeal to property investors and the local businesses and customer bases. SOHO China's properties have already become landmark buildings in the city's modern skyline. As the largest prime office developer in Beijing and Shanghai, SOHO China developed commercial property of 54 million square feet.

On October 8, 2007, SOHO China was successfully listed on the Stock Exchange of Hong Kong (Stock Code: 410), raising proceeds of USD 1.9 billion. It has the distinction of being Asia's largest commercial real estate IPO as of today. The Company was also named as one of the "Most Admired Companies" in China by FORTUNE (China edition) Magazine for six times since 2006.







SOHO

GFC 中华企业大厦

おおい心

おおい心





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