

丽泽SOHO

CONTENTS 目录

- 1 **CONTEXT** 概览
 - LOCATION 地理位置
 - TRANSPORTATION 交通
 - SURROUNDINGS 周边环境

- 18 **DESIGN** 设计
 - ARCHITECT 建筑师
 - CONCEPT 设计理念

- 34 **ARCHITECTURE** 建筑
 - DESCRIPTION 项目概述
 - SPECIFICATION 独特优势

- 38 **INTERIOR** 室内
 - PROJECT DATA 项目数据
 - FLOOR PLAN 楼层图

- 74 **CONTACTS** 联系方式



CONTEXT

概览

地理位置 LOCATION

丽泽 SOHO 是一座由世界著名建筑大师扎哈·哈迪德设计的商业办公综合体，高 200 米，面积 172,800 平方米。项目地处西南二环和三环之间，距金融街 5 公里，紧邻丽泽快速路及北京新机场城市值机楼，建设中的地铁 14 号线、16 号线丽泽商务区站与本项目地下商业空间直接联通，交通极为便利。

Leeza SOHO is a commercial office complex designed by world-famous architect Zaha Hadid, 200 meters high and with an area of 172,800 square meters. The project is located extremely conveniently between the Second Ring Road and the Third Ring Road in the southwest, 5 kilometers away from the Financial Street, close to Lize Express Road and Beijing New Airport City Terminal. The Metro Line 14 and Line 16 Lize Business District Station currently under construction is directly connected with the underground commercial space of the Leeza SOHO complex.

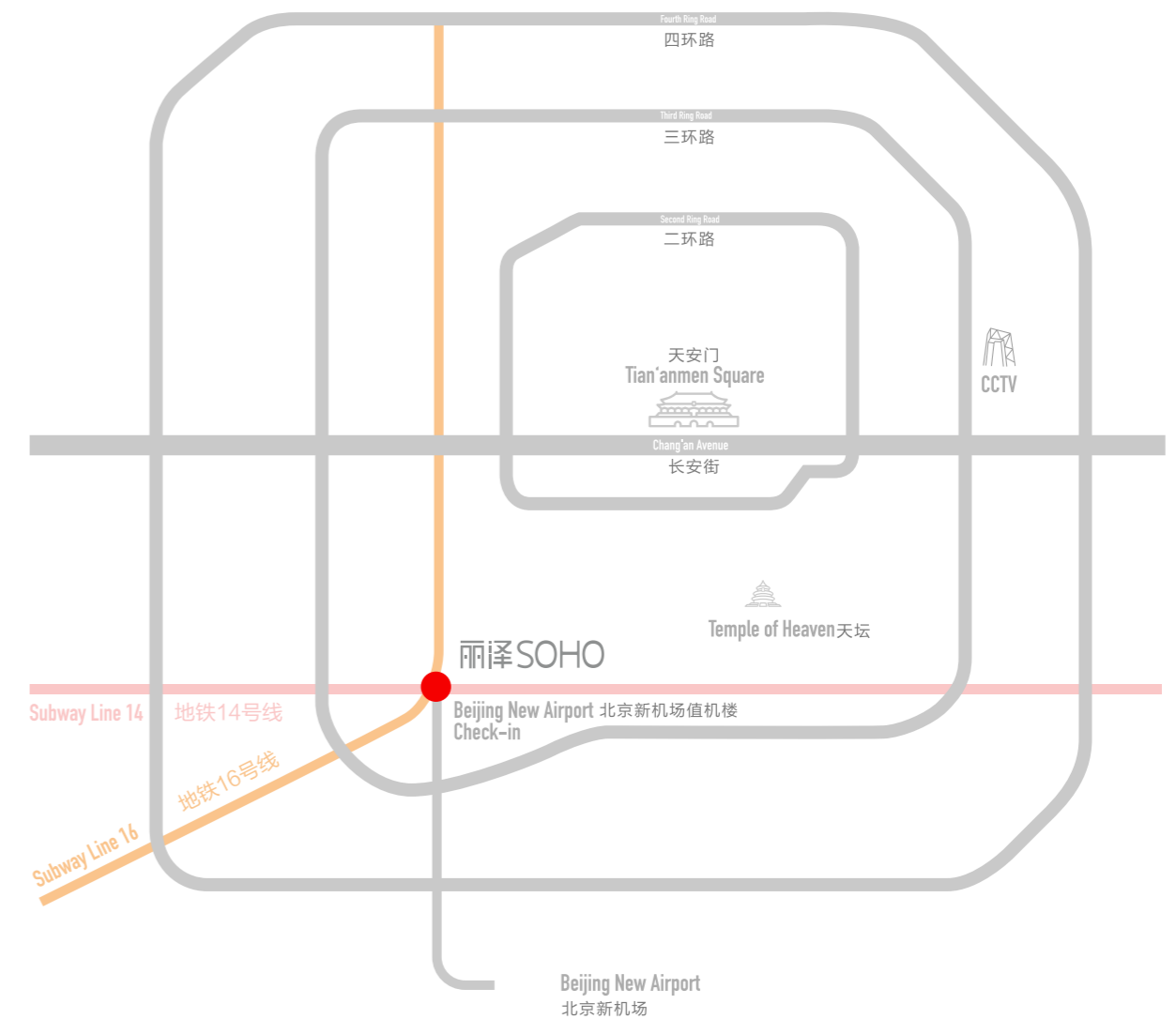




交通 TRANSPORTATION

丽泽 SOHO 位于北京丽泽金融商务区核心位置，毗邻规划中的北京新机场值机楼和机场快轨，与新机场连接贯通。项目建成后有规划中的地铁 14 号线和 16 号线贯穿联通整个地块，紧邻规划中的地铁 11 号线，将是丽泽金融商务区的重要地铁联络交通枢纽。

Leeza SOHO is located in the core area of the Beijing Lize Financial Business District, adjacent to the planned Beijing New Airport City Terminal and Airport Express Rail that connects to the new airport. After the completion of the project, the planned Metro Lines 14 and 16 will run through the entire area and will be adjacent to the planned Metro Line 11. It will be an important subway transportation hub for Lize Financial Business District.



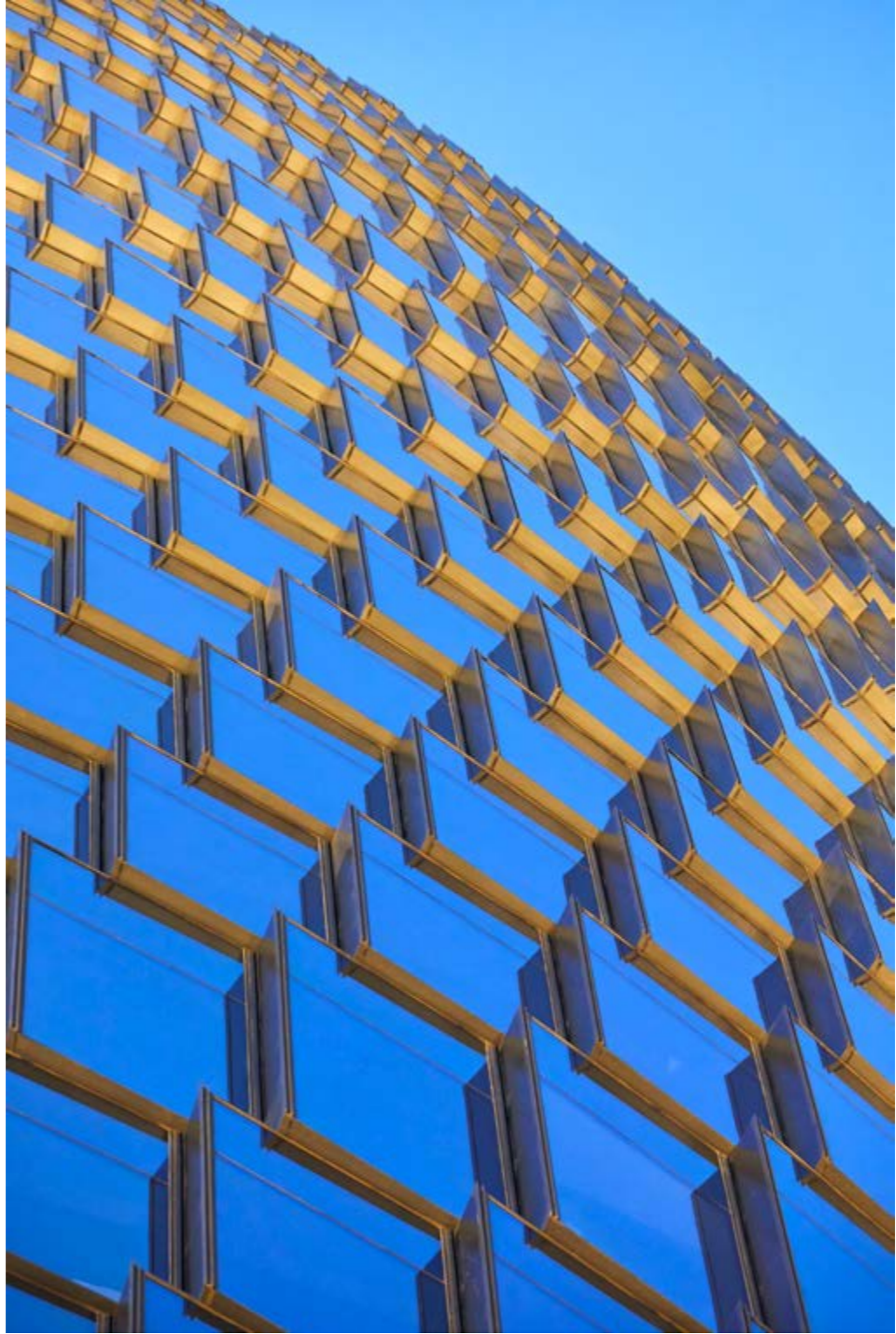


周边环境 SURROUNDINGS

丽泽SOHO所在的北京丽泽金融商务区,地处西二、三环路之间,是三环内最后一块成规模的开发区域,是新兴金融产业聚集区。目前,这里正在承接金融街、北京商务中心区外溢配套功能,着力打造北京“第二金融街”。截至目前,丽泽金融商务区占金融类企业总数的96.7%,主要包括证券衍生类、登记结算类、行业协会类、股权投资基金类、要素市场类等五大类。

Beijing Lize Financial Business District, which Leeza SOHO is part of, is located between the West Second and Third Ring Roads. It is the last large-scale development zone in the Third Ring Road and is an emerging financial hub. At present, it is taking over the supporting functions of Financial Street and the Beijing Business Center and is striving to become Beijing's Second "Financial Street". Up to now, Lize Financial Business District accounts for 96.7% of the total number of financial enterprises, mainly including securities derivatives, registration and settlement, industry associations, equity investment funds, and factor market.





DESIGN
设计



建筑师 ARCHITECT

扎哈·哈迪德，1950-2016，首位获得普利兹克奖的女建筑师。她是一个不断拓展建筑和城市设计领域的建筑师，她的设计作品包罗万象，大到城市的尺度，小到室内及家居设计。她从不断探索的美学思想中得来新型的空间概念，并运用其来影响城市的景观。她的职业领域涉及实践、教学以及研究等多个方面。而丽泽 SOHO 则是她生前与 SOHO 中国合作的继银河 SOHO、望京 SOHO、凌空 SOHO 之后的又一巅峰之作。

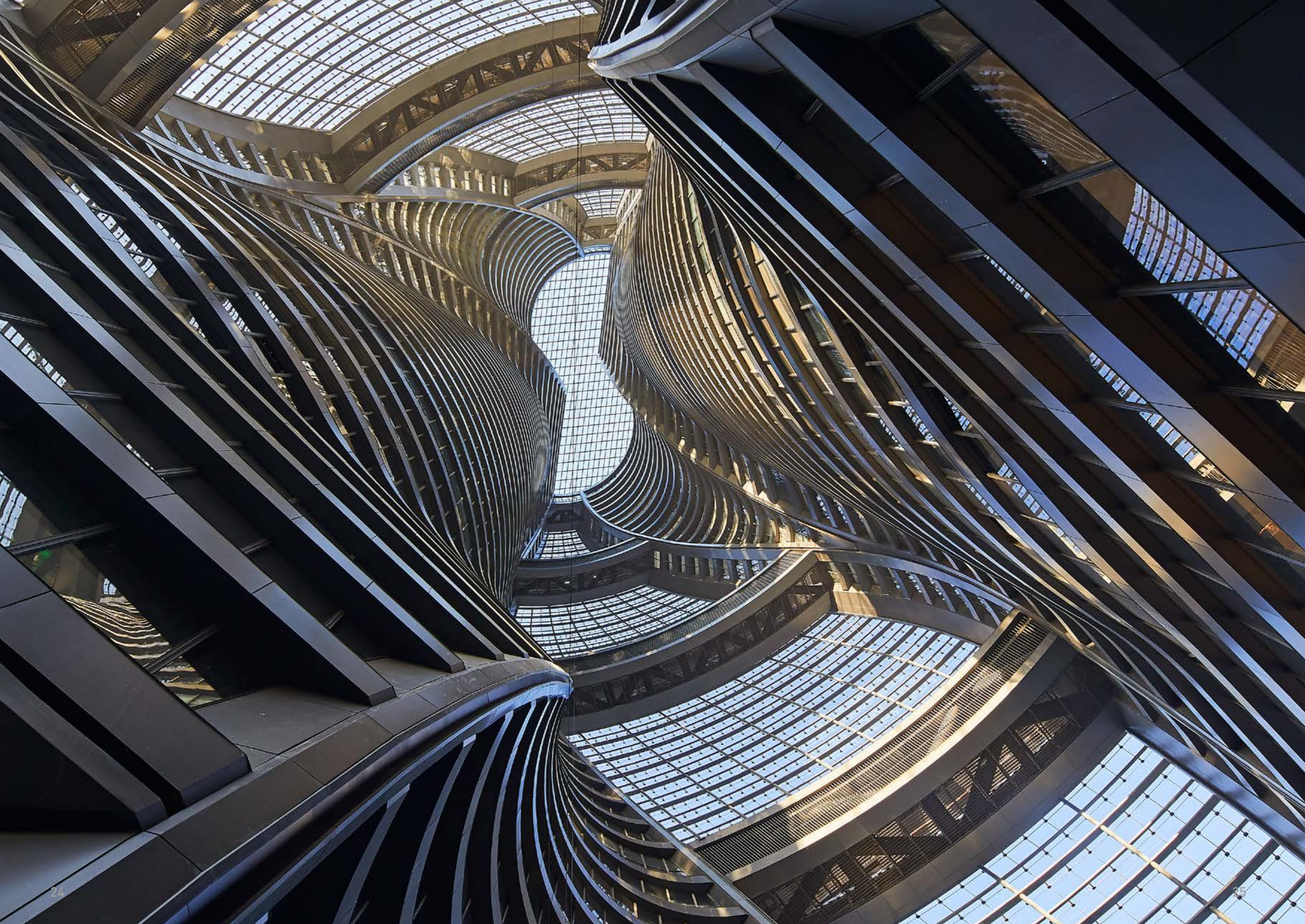
Zaha Hadid, 1950-2016, the first female architect to receive the Pritzker Prize. She is an architect who continues to expand the field of architecture and urban design. Her works range from large-scale urban architectural complexes to small-scale interior design. By ceaselessly exploring aesthetics, she derives a new concept of space and uses it to make an impact on the landscape of the city. Her career covers architectural practice, teaching, and research. And Leeza SOHO is another masterpiece she finished in cooperation with SOHO China after Galaxy SOHO, Wangjing SOHO, and Sky SOHO.

设计理念 CONCEPT

丽泽 SOHO 是英国扎哈·哈迪德建筑事务所和 SOHO 中国合作的最新作品，整体设计追求环保可持续发展，更以高达近 200 米的通透中庭闻名，是全世界拥有最高中庭的建筑，已然成为北京新地标。

Leeza SOHO is the result of the latest cooperation between Zaha Hadid Architects and SOHO China. The overall design pursues environmentally sustainable development. It is also known for its transparent atrium of nearly 200 meters. It is the tallest atrium in the world and has become a new landmark in Beijing.







丽泽 SOHO 的设计与周边城市环境呼应，两栋塔楼形成 45 度角的扭转，它以舞者般的优雅姿态回望市中心。外观如冰原裂隙般的中庭空间将两部分缠绕的塔楼合为一体，而身处其中又让人产生一种盘旋上升至天空的强烈震撼空间体验。每层楼的中央部分都可以通过中庭享受到自然光，俯视城市风景。

The design of Leeza SOHO reflects the surrounding urban environment, and the two towers form a 45-degree twist. It looks back at the city center in a dancer-like graceful manner. The atrium space, which looks like the crack of an ice field, combines the two embracing towers, and in it creates a powerful and stunning spatial experience of spiraling up to the sky. The central parts of each floor enjoy natural light through the atrium and overlook the city.





ARCHITECTURE
建筑



独特优势 SPECIFICATION

LEED 金级及绿色建筑二星

- 全球最高中庭建筑，观景视野极佳
- 采用 PM2.5 新风过滤，效率达 90% 以上，保障室内优质空气
- 采用低 VOC 含量环保材料，打造更健康的办公环境
- 采用双银 LOW-E 高节能幕墙，坐享宜人冬暖夏凉
- 采用分户能量计量系统，节电节能，智能预付费
- 采用节水器具及中水回收系统，分质供水；办公设置直饮水
- 采用双轿厢电梯，目的选层智能化控制，高效节能，运载率高
- 多条地铁线、公交线联通，充足自行车位，倡导绿色出行

- Certified LEED Gold and Green Architecture Two Stars
- The world's tallest atrium building with excellent views
- PM2.5 fresh air filtration, with efficiency over 90%, guaranteeing indoor high-quality air
- Low VOC content environment-friendly material to create a healthier office environment
- Using double silver LOW-E high energy-saving curtain wall, enjoy pleasant warm winter yet cool summer
- Household energy metering and intelligent prepaid system, electricity-saving and energy efficient
- Using water saving devices and dual water supply system purified drinking water provided to office workers
- Double deck lift, intelligent control of floor selection, high efficiency and energy saving, high carrying rate
- Multiple subway lines and bus lines connections, sufficient bicycle docking space, advocacy of green travel

INTERIOR
室内









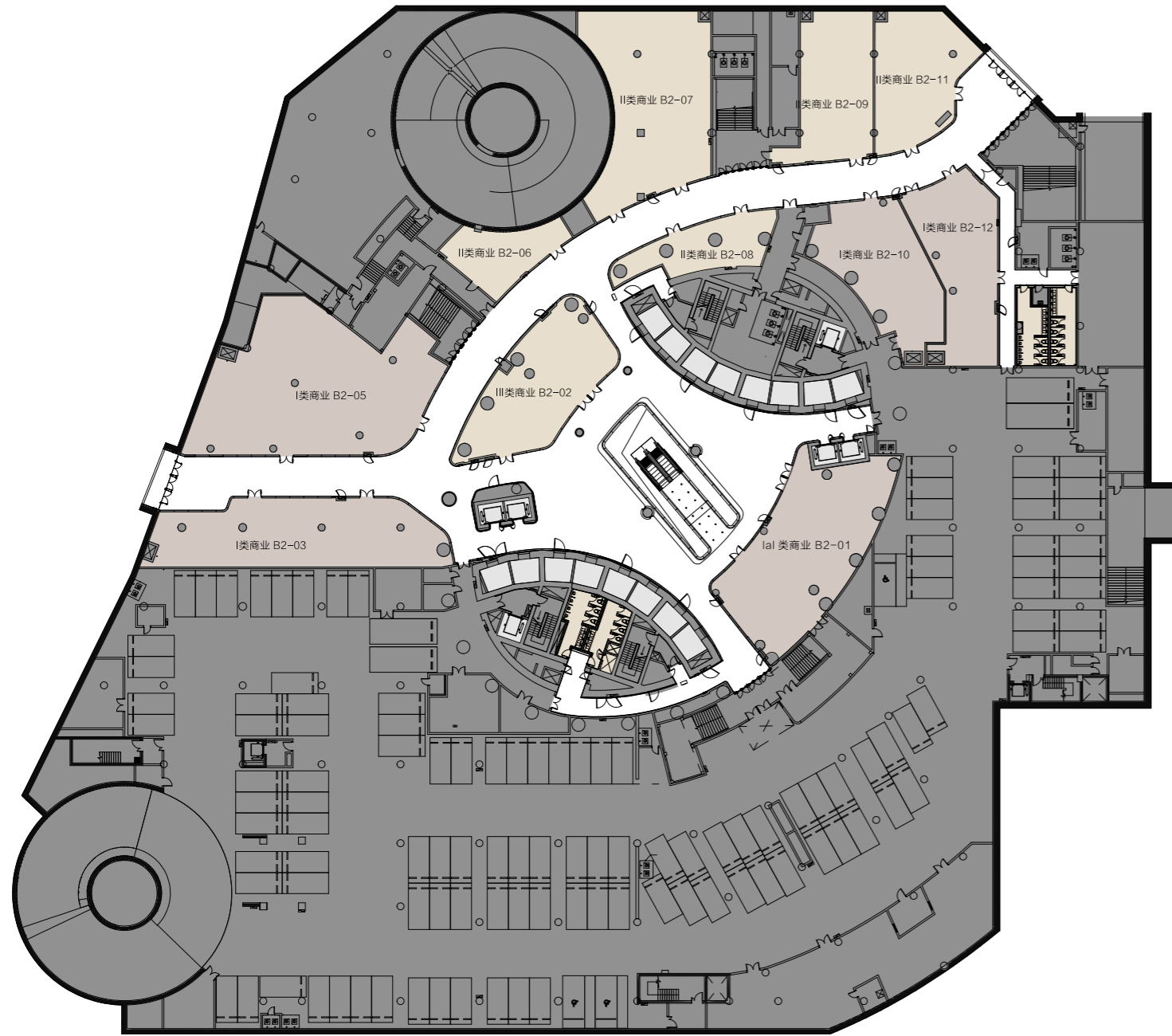
数据资料

DATA SHEET

总建筑面积	总建筑面积: 172,800 m ² (办公 123,800 m ² ; 商业 10,000 m ²)
高度及层数	总高度 199.99m / 地上45层 / 地下4层
层高	地上建筑: 中庭 194m / 首层 9m / 二层 4.9m / 标准层 4.1m 地下建筑: B1层 6.9m / B2层 5m / B3层 3.7m / B4层 3.7m
车位	480个
楼宇品质认证	美国LEED金级认证、中国绿色建筑二星级认证
幕墙	外幕墙为单元体及点式幕墙、内中庭为防火幕墙
公区装修标准	地面高档大理石 / 花岗岩、墙面黑色不锈钢板 / 双层夹胶黑色玻璃
办公户内装修标准	架空地板、乳胶漆、玻璃门
整层办公面积	南北塔整层总计 2486-2868 m ²
架空地板高度	130mm
楼板承重	办公: 3.0KN/m ² ; 商业: 3.5KN/m ²
电梯	双轿厢客梯: 低区8台 / 高区8台 / 商业客梯4台 / 消防电梯2台
电力供应	2路共1.5万千瓦安
品牌及配置	电梯及扶梯: 日立 (Hitachi) 空调系统: 空研冷却塔、开利空调机组、特灵风机盘管、格兰富空调水泵、阿法拉伐换热器 新风净化系统: 霍尼韦尔 (Honeywell) 通信系统: 电信、联通、移动光纤接入户 楼宇智能系统: 霍尼韦尔 (Honeywell) 直饮水: 标准层每层设茶水间, 配直饮水 计量系统: 办公及商业每户设置独立电、水、空调计量
物业公司	北京搜厚物业管理有限公司

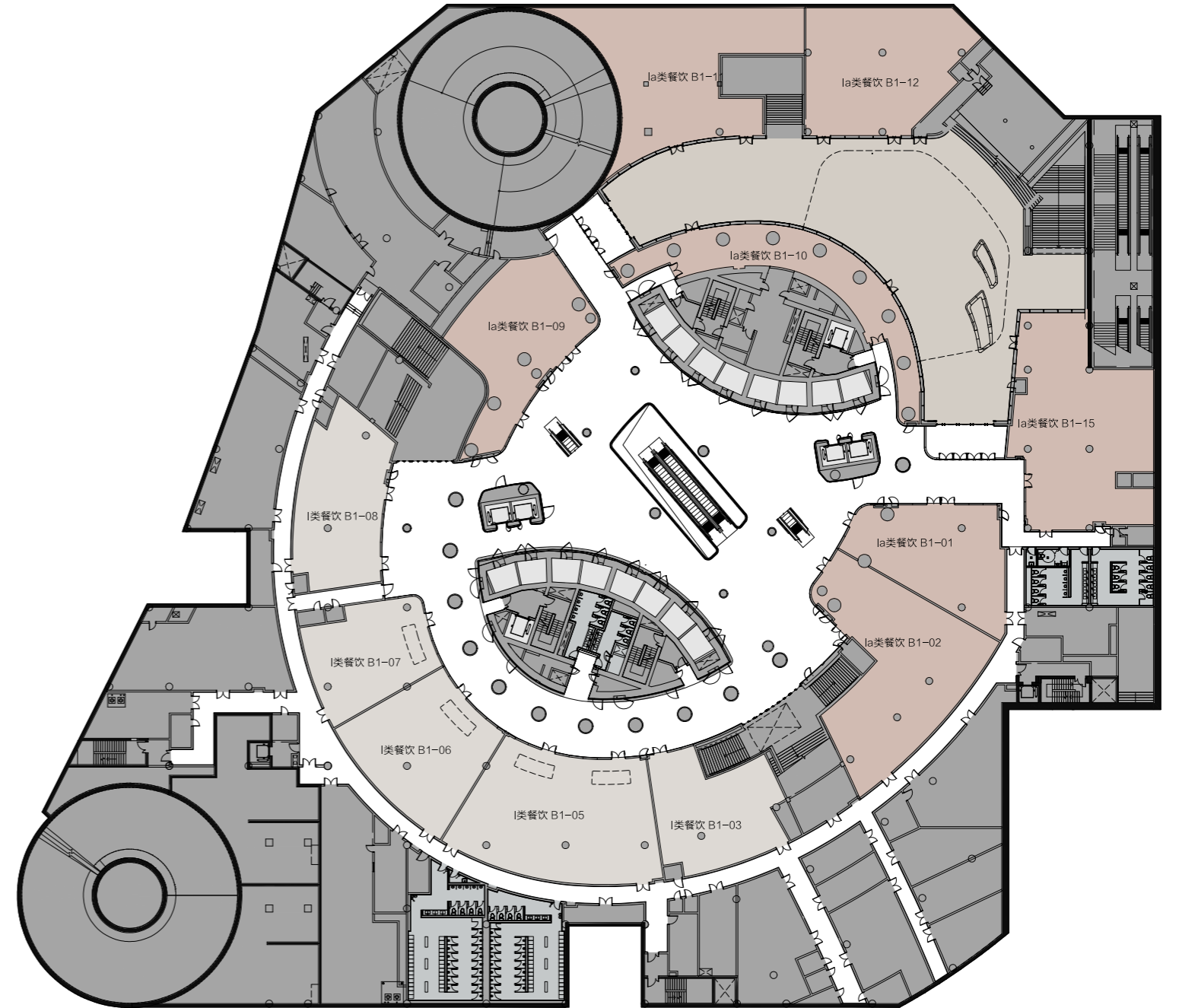
Total Surface Area	Total Surface Area: 172,800 m ² (Office 123,800 m ² ; Commercial 10,000 m ²)
Height/Number of Floors	Height 199.99m / Standard Floor 45 floors / Underground 4 floors
Floor Height	Floor Height: Atrium 194m / Lobby 9m / F2 4.9m / Standard Floor: 4.1m Underground: B1 6.9m / B2 5m / B3 3.7m / B4 3.7m
Parking Space	480
Building Quality Certification	American LEED Gold Certification, Chinese Two-star Green Building Certification
Curtain Wall	Exterior facade: Unitized glass curtain wall, Dot-patch-fixing glass wall. Atrium interior facade: fireproofing glass curtain wall and Aluminium cladding.
Public Area Decoration Standard	Floor finish: high-grade marble/granite Wall finish: black stainless steel panel/double-layer laminated black glass
Office decoration standard	Raised floor, Latex paint, Glass door
Full Floor Area	2486-2868 m ²
Raised Floor Height	130mm
Floor Load Bearing	Office: 3.0KN/m ² ; Commercial: 3.5KN/m ²
Elevator Equipment	Double Deck Lift: 8 In The Low zone / 8 In The High Zone / 4 in Commercial Area / 2 Fire Elevators
Electricity Supply	2 Roads Total 15 kVA Elevators and Escalators: Hitachi Air Conditioning Systems: Kuken Cooling Tower, Carrier Air Conditioning Unit, Trane Fan Coil, Grundfos Conditioning Pump, Alfa Laval Heat exchanger Fresh Air Purification System: Honeywell Communication Systems: China Telecom, China Mobile, China Unicom; Fiber and Category 6 Lines Building Intelligence System: Honeywell Direct Drinking Water: Standard Flooreach floor has a tea room with direct drinking water Metering system: Office and commercial are equipped with separate metering of electricity, water and air conditioning
Brand & Configuration	
Property Management Company	Beijing Souhou Property Management Co., Ltd.





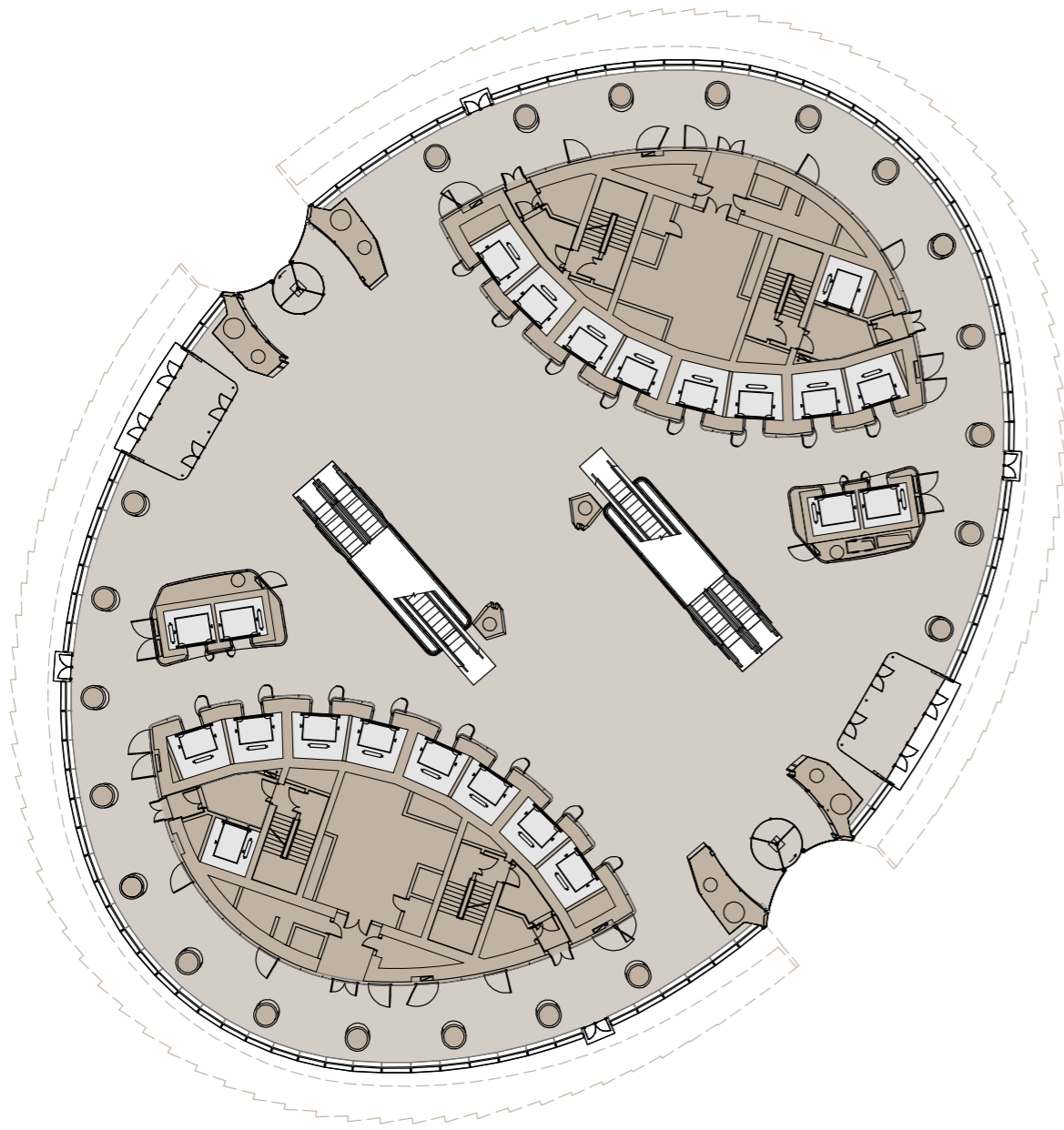
B-02

- I类商铺：餐饮商铺 预留燃气
- Ia类商铺：轻餐饮商铺，预留上下水
- II类商铺：预留上下水
- III类商铺：普通商铺
- 商业公共区域
- 电梯
- 洗手间
- 下沉广场
- 设备间及其他



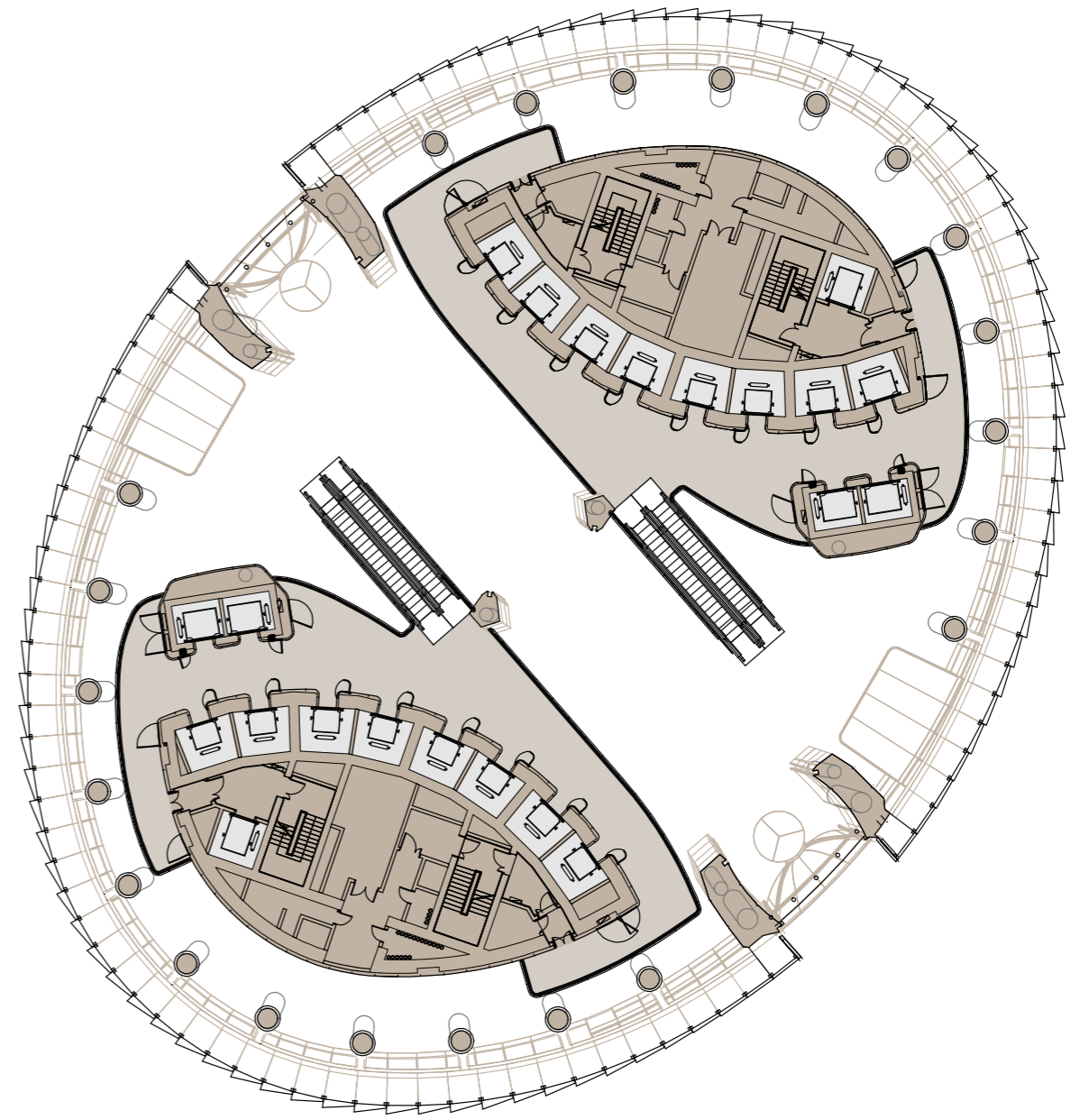
B-01

- I类商铺：餐饮商铺 预留燃气
- Ia类商铺：轻餐饮商铺，预留上下水
- 商业公共区域
- 电梯
- 洗手间
- 下沉广场
- 设备间及其他



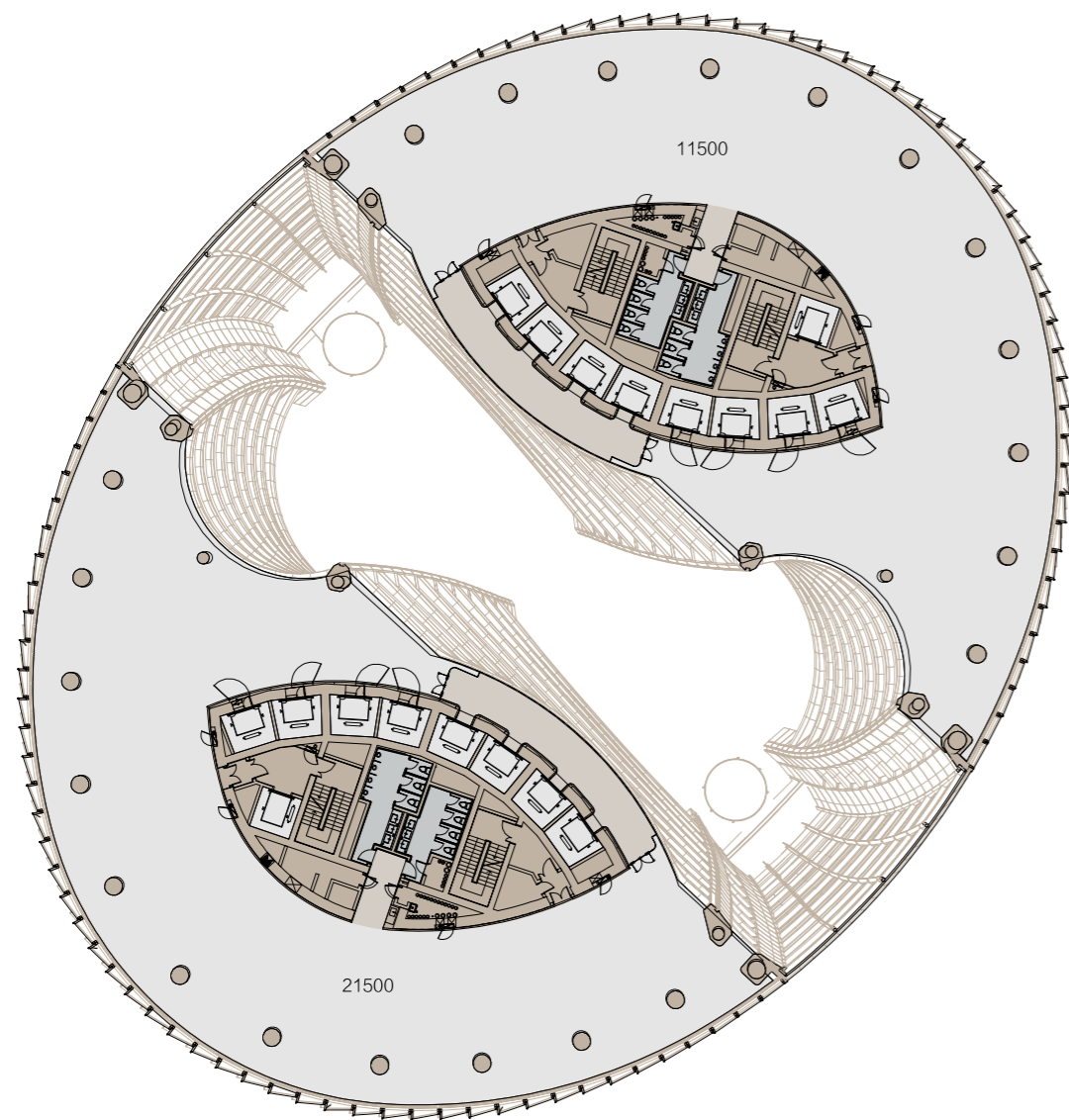
F-01

- 大堂
- 电梯
- 设备间及其他



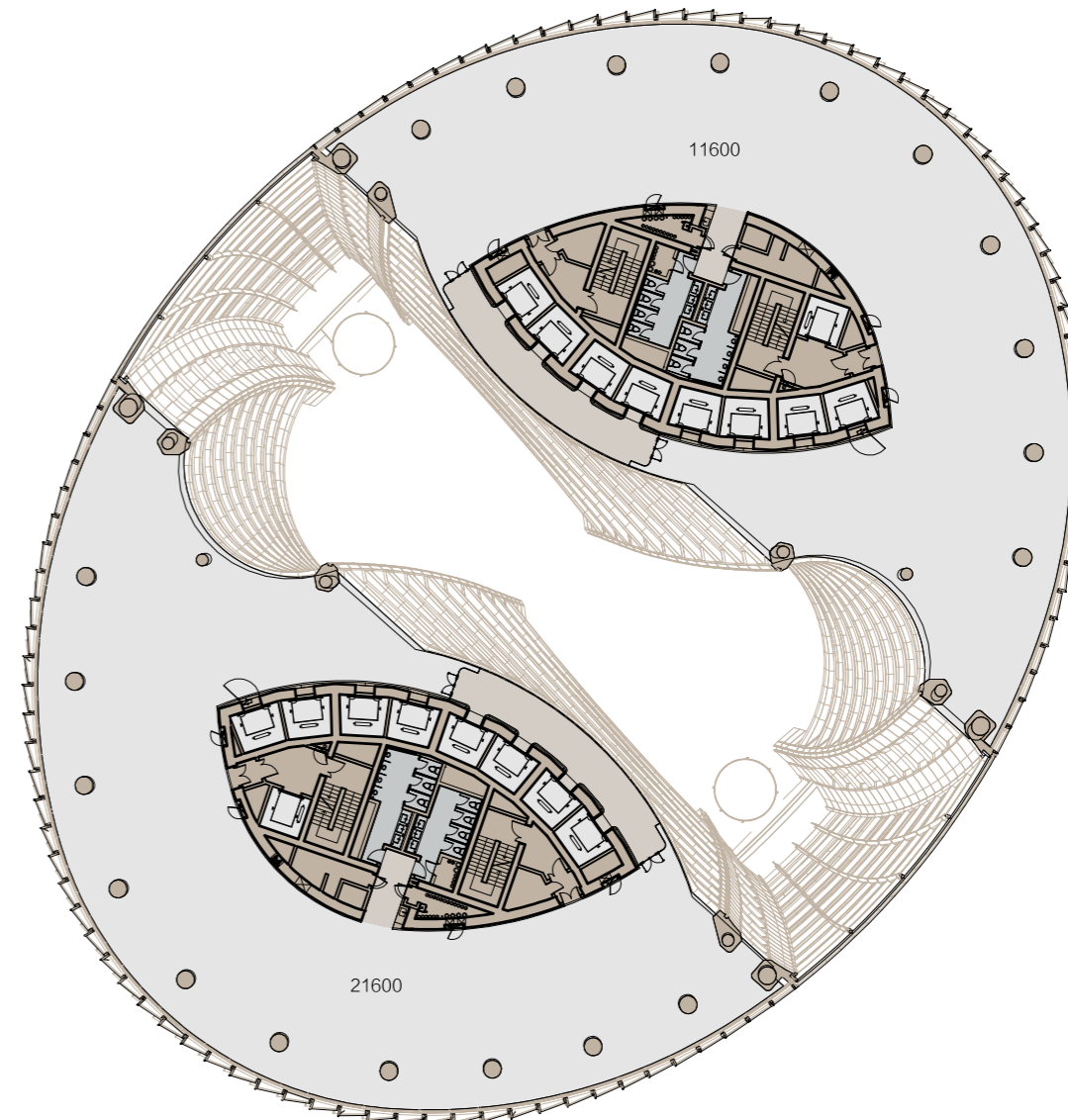
F-02

- 大堂
- 电梯
- 设备间及其他



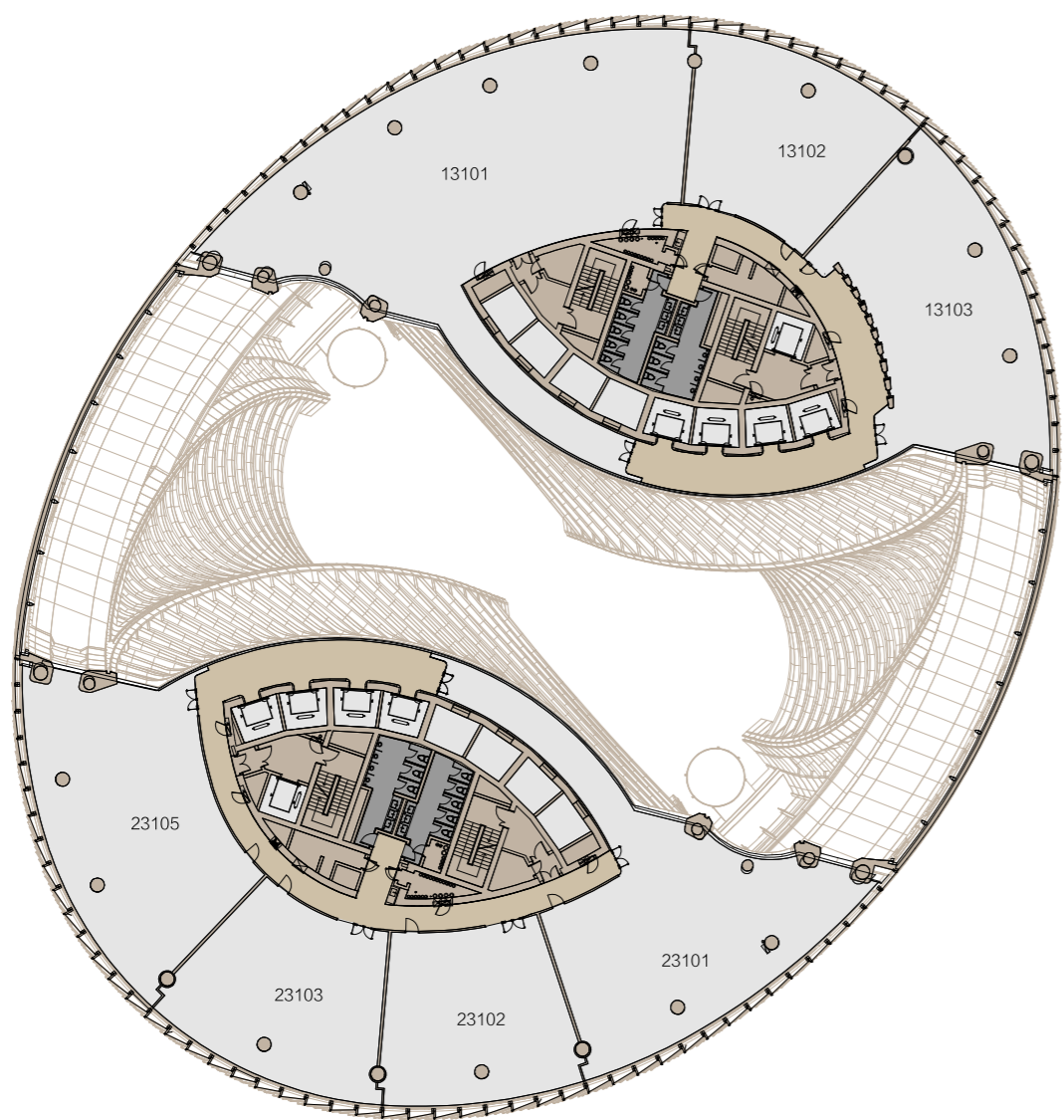
F-11

- 办公空间
- 公共区域
- 电梯
- 洗手间
- 设备间及其他

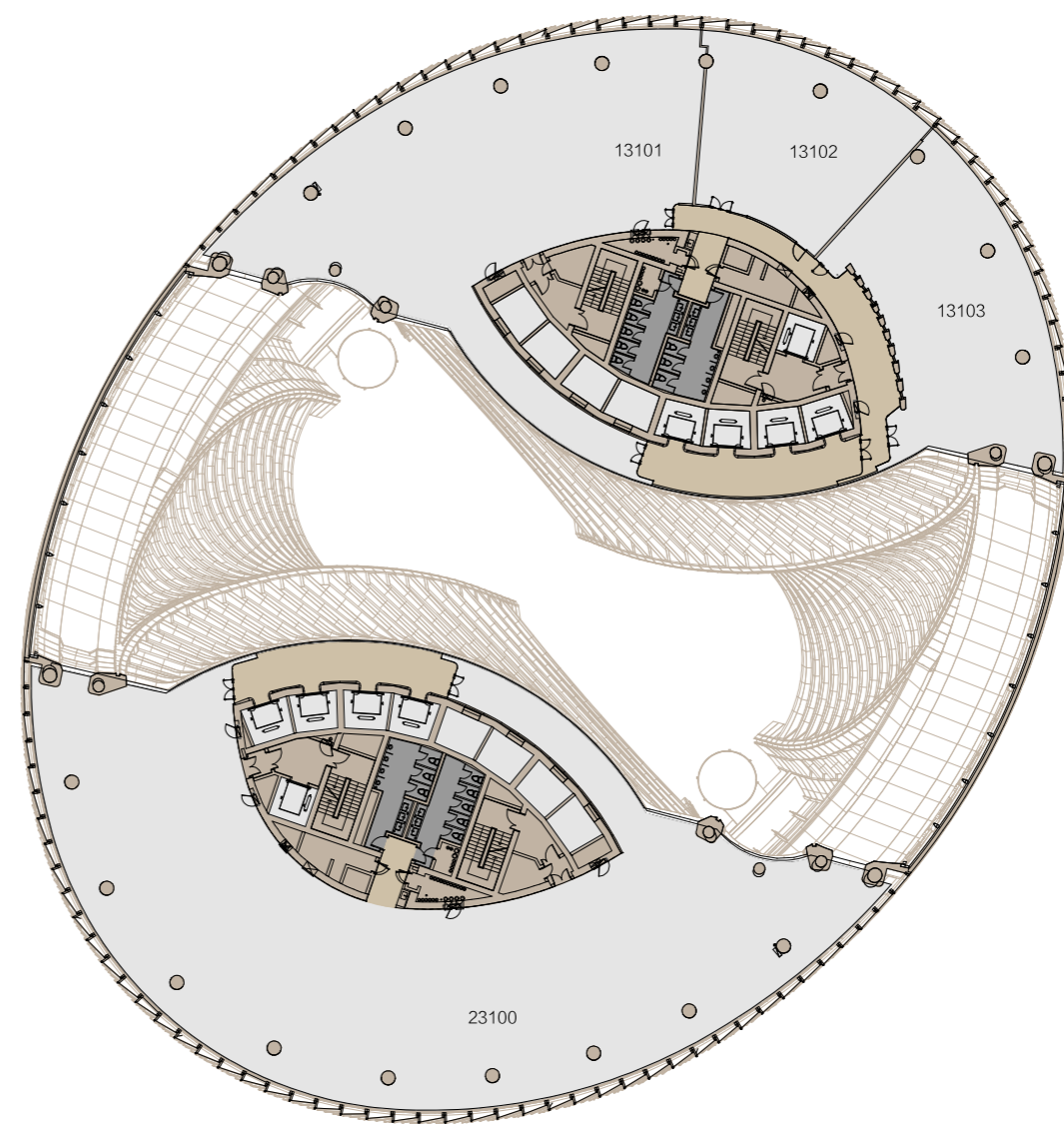


F-12

- 办公空间
- 公共区域
- 电梯
- 洗手间
- 设备间及其他

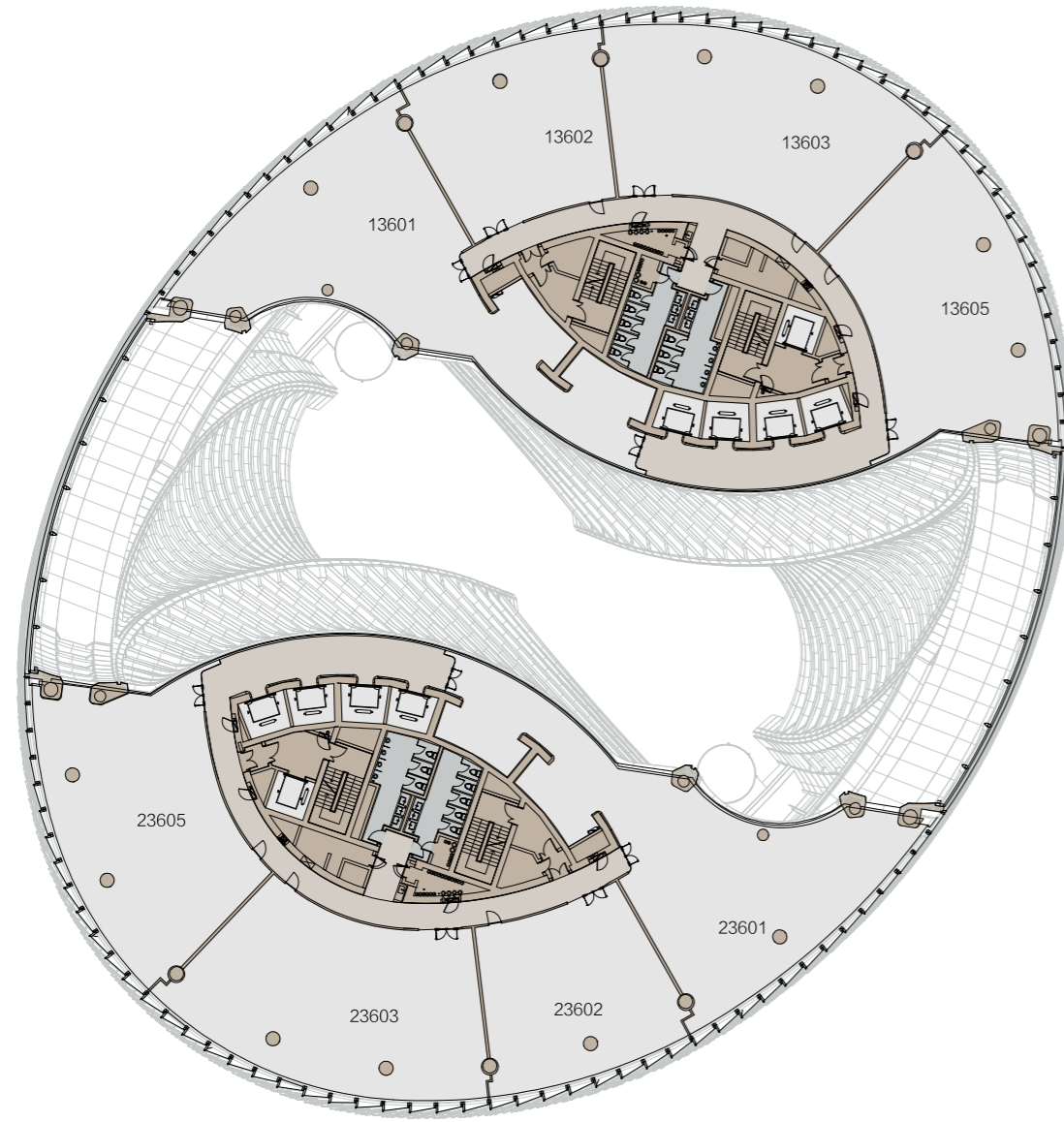


单元办公

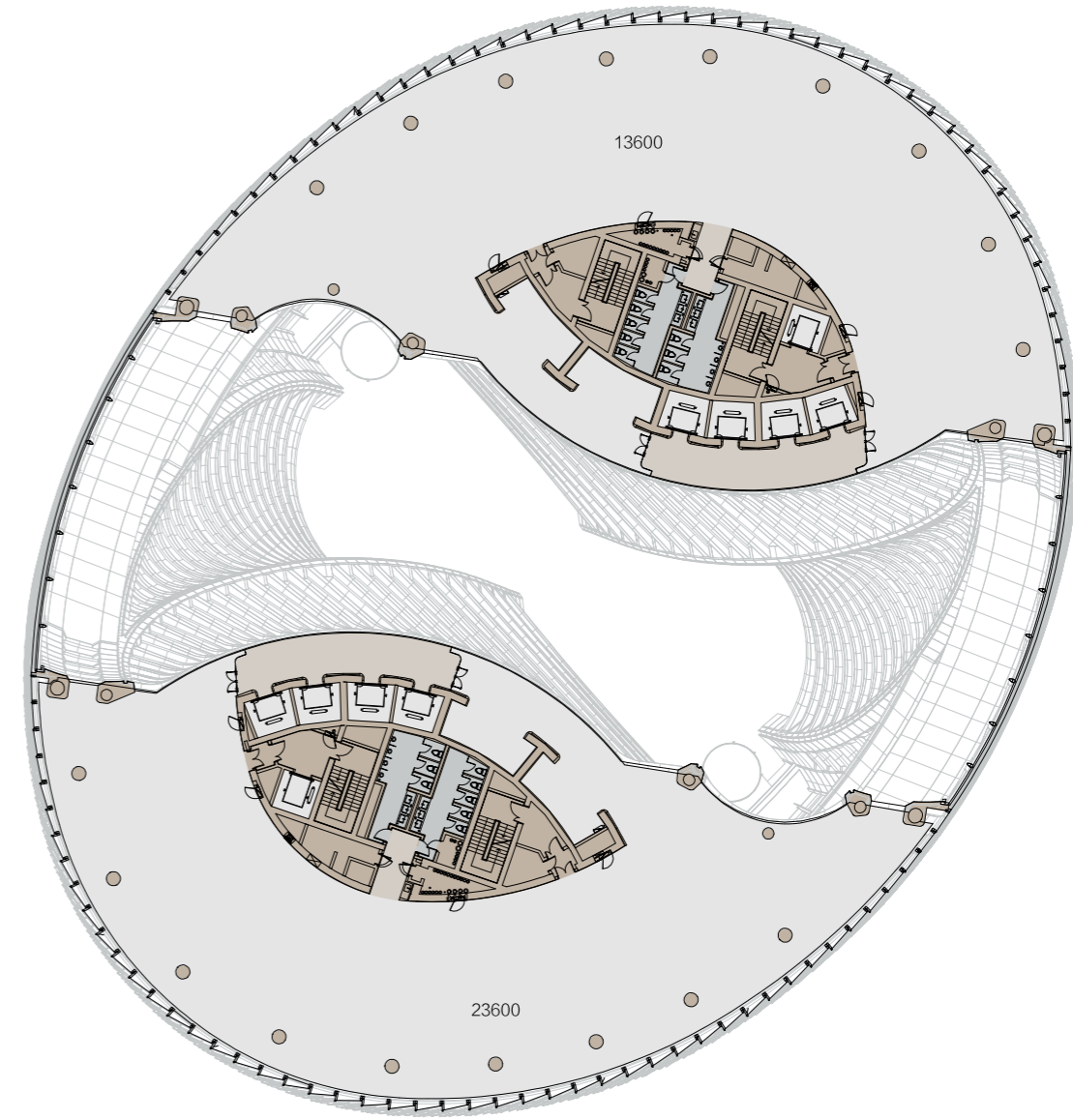


开敞办公

- F-27
- 办公空间
 - 公共区域
 - 电梯
 - 洗手间
 - 设备间及其他

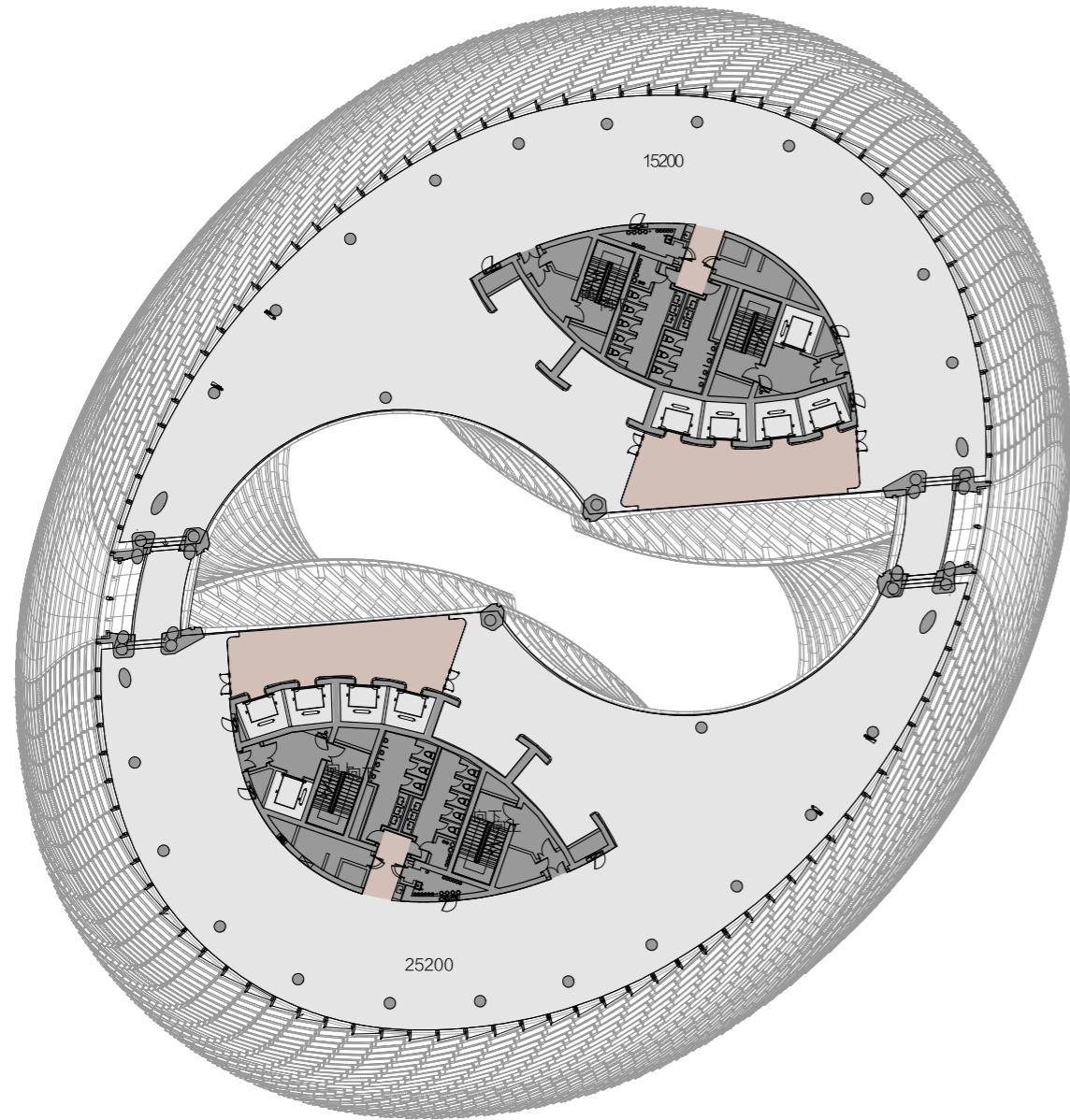


单元办公



开敞办公

- F-30
- 办公空间
 - 公共区域
 - 电梯
 - 洗手间
 - 设备间及其他



F-45

- 办公空间
- 公共区域
- 电梯
- 洗手间
- 设备间及其他

SOHO 中國 CHINA