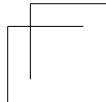
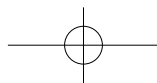
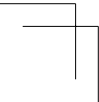
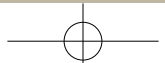


名人购物中心

HENDERSON

METROPOLITAN







HENDERSON LAND DEVELOPMENT

a history of excellence and innovation

恒基兆业，创享优质生活

恒基兆业地产有限公司由主席李兆基博士于一九七六年创立，一九八一年在香港成功上市，现为一家在中国内地和香港均具领导地位之地产发展集团。公司核心业务为物业发展和物业投资。公司致力于香港及内地同步长远发展，随着多项具标志性之商业及住宅发展项目于两地相继落成，恒基兆业将为广大的顾客群带来优美舒适之居住及工作环境。

公司发展的标志性项目，均采用创新设计，秉持一贯优良的建造及管理水平，遵循致力贡献社会的承诺，为集团赢得良好信誉。公司营运经营，依托项目管理、建筑、物业管理及财务服务支持其核心业务。恒基地产旗下所有业务，均着力提供最优质产品、最称心服务、及最切合环保及可持续发展需要，务求能提升客户价值，回馈社会大众。

Henderson Land Development draws deeply on its decades-long experience as a pioneering property developer. Founded in 1976 by Dr. Lee Shau Kee, Henderson Land Development has been listed in Hong Kong since 1981, where it remains one of the largest property groups.

Henderson Land Development adds value for its customers and the community through its commitment to excellence in product quality and service delivery as well as its continuous focus on innovation, sustainability and the environment.

Henderson Land Development is bringing major new commercial and residential projects to customers far and wide. Henderson Land Development is ideally placed to spearhead the future of integrated, modern multi-purpose properties with iconic projects such as Henderson Metropolitan, utilizing the same mix of innovative designs, high quality construction and property management that have helped it earn its solid reputation as an industry leader.



HENDERSON METROPOLITAN

leading the new wave of development

名人购物中心，远见未来，引领时代潮流



作为香港地产进入中国内地房地产市场的先行者，恒基地产于80年代初期即参与投资了广州中国大酒店。此后，恒基兆业更以其敏锐眼光，深入洞察本土市场，考量各城市之经济发展潜力，以当地市场对物业之实际需求为主导，立足北京，布局全国，先后投资开发了北京恒基中心、上海港汇广场二期、上海不夜城广场、广州恒宝华庭等著名商业及住宅项目。未来两到三年，以上海**名人购物中心**为代表，恒基兆业四大商业地产项目，相继盛大登场，璀璨未来，指日可待。

不凡格调，演绎都市时尚

名人购物中心，近临举世闻名的南京路外滩，远眺高耸入云的黄浦江东岸浦东天际线，都市繁华尽收眼底。**名人购物中心**拥有9层近三万平方米的时尚购物中心以及15层四万多平方米的国际顶级写字楼，功能卓越，魅力独特，活力四射。购物中心充满艺术气息的建筑风格、独具匠心的展示橱窗、以及时尚现代的潮流商品，演绎高品质现代都市生活，为品味独到的顾客提供难忘的购物体验。

Situated at the heart of Shanghai, Henderson Metropolitan epitomizes the dynamic spirit that leads the city to symbolize 21st Century China. At Henderson Metropolitan, the diverse strands that make Shanghai the powerhouse of the East are drawn together in a seamless convergence of business, retail, leisure and culture.

Set on Shanghai's Nanjing Road East pedestrian walkway, Henderson Metropolitan is an innovative, dynamic and functional development that utilizes state-of-the-art design to deliver cosmopolitan elegance and style. Its 40,000m² of office space over 15 floors offers a prestigious address for companies seeking top-grade facilities, while discerning consumers will be drawn by the unequalled range of iconic stores filled with hi-tech merchandise, the latest fashion, exciting entertainment and dining options which Henderson Metropolitan offer in its 35,000m² of shopping centre space across 9 floors.

The unique mall is distinguished also by the flowing architecture, that wriffen over the building's interior and exterior. Contemporary design and convenience are key considerations for Henderson Metropolitan, where new ideas, latest trends and sophisticated lifestyle are dynamically fused.

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



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HENDERSON METROPOLITAN

convenient transportation links

名人购物中心，往来便捷，坐拥都市枢纽

名人购物中心坐拥上海腹地黄浦区核心版图，领衔南京东路步行街，信步之间，即可抵达周边多个时尚购物中心。区域内市政建设，各种交通配套管理成熟完善，紧邻延安东路高架及跨江隧道，二十分钟车程即可连通上海静安寺商业区、徐家汇商业区及浦东陆家嘴商业区，亦可快速抵达虹桥机场及浦东机场。地铁二号线、十号线南京东路站最大出口直通名人购物中心购物中心底层，超大型智能化地下停车场可同时停泊267辆汽车，更让客户往来便捷，出入通达。

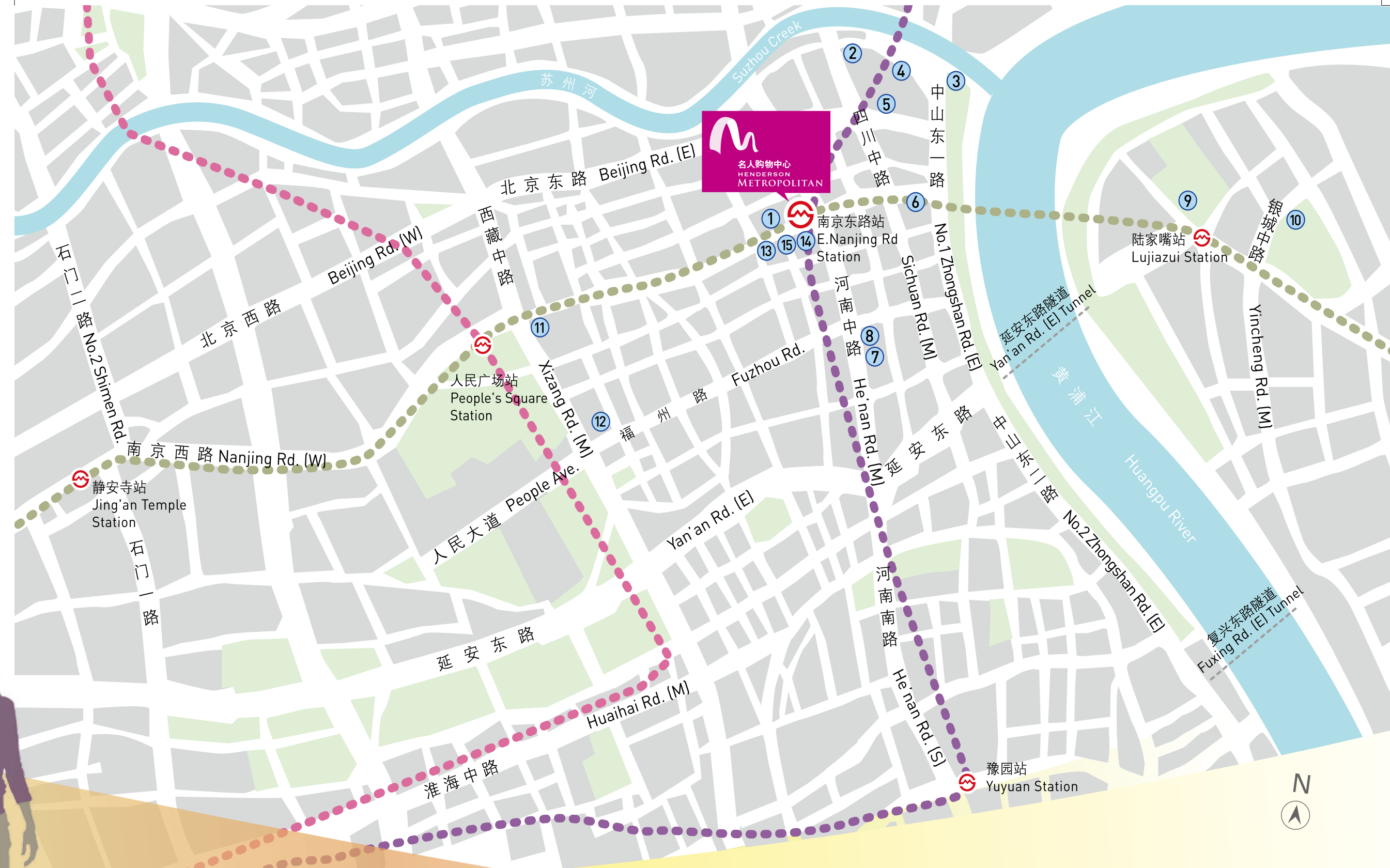
Henderson Metropolitan is situated at the nexus of Nanjing Road East and the Bund, with direct access to Shanghai's Metro Line 2 and Line 10 from the building's B2 floor. It is also close to Shanghai's other major shopping areas at Jing'an Temple, Xujiahui and Huaihai Road. Reaching Henderson Metropolitan by private car or taxi is convenient, thanks to the nearby Yan'An Elevated Road and the building's own generous provision of 267 underground parking spaces.



名人购物中心坐落于上海最炙手可热的黄金地段——南京东路步行街终点，这里是南京东路与外滩的汇合之地，也是上海经济、文化及交通的重要枢纽。作为国际知名黄金地段的上海南京东路，犹如纽约的第五大道和巴黎的香榭丽舍大道，备受世人推崇。前国家领导人邓小平同志，当年考察上海时，曾笑称“七重天”位处的南京东路称得上是“名人大道”。

夜幕降临的南京东路，霓虹灯璀璨闪烁，将步行街妆点得五光十色。夜上海的风情无限，吸引着平日每天不下100万人次，周末节日达300万的游客在此流连忘返，体验海派文化的锦绣华彩与深厚内涵。随着南京东路道路的拓宽，名人购物中心将作为区域内最高建筑，尽显非凡地位。

Centrally located in Shanghai's Huangpu District, Henderson Metropolitan sits in the heart of the city on Nanjing Road East, Shanghai's equivalent of New York's Fifth Avenue and Champs-Élysées in Paris, dubbed "The Avenue of Celebrities" by the former revered leader of China, Mr. Deng Xiao Ping. Bridging modern and historic Shanghai, the thoroughfare links the world famous Bund Riverside and People's Square - the geographic center of the city. Nanjing Road East is the busiest pedestrian walkway in the whole of China, with average traffic of 1 million people on weekdays and up to 3 million on weekends and public holidays.



- 地铁1号线 Metro Line 1
- 地铁2号线 Metro Line 2
- 地铁10号线 Metro Line 10

- | | | | |
|-----------------------------|-------------|-----------------------------|--------|
| 1. Henderson Metropolitan | 名人购物中心 | 9. Pearl Tower | 东方明珠 |
| 2. Rockefeller Waitan Yuan | 洛克菲勒外滩源 | 10. SWFC | 环球金融中心 |
| 3. Aman Boutique Hotel | 阿曼精品酒店 | 11. Brilliance Shimao Plaza | 百联世茂 |
| 4. Peninsula Shanghai | 上海恒升半岛国际酒店 | 12. Raffles City | 来福士 |
| 5. Saks Fifth Ave. | 萨克斯第五大道精品百货 | 13. Shanghai Landmark | 置地广场 |
| 6. Peace Hotel(North&South) | 和平饭店 | 14. Hong Yi Plaza | 宏伊广场 |
| 7. The Bund Centre | 外滩中心 | 15. Plaza 353 | 353广场 |
| 8. Westin Hotel | 威斯汀酒店 | | |

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A UNIQUE DESIGN

innovative & eco-friendly

大师手笔，抒写自然创意

名人购物中心由国际著名建筑咨询公司 Tange Associates 担纲设计，荣膺 BEAM and LEED —— 建筑和环境最高奖项，堪称建筑瑰宝。以“波状覆层”的非凡创想为设计理念，名人购物中心整体以曲线覆层修饰，仿如流水，具有生命动感的表现特征；裙楼通透的立面以及主入口上卷式波状雨篷设计，造型别致，对游人形成自然的导入效果，成为南京东路及外滩区域独具特色的崭新地标。



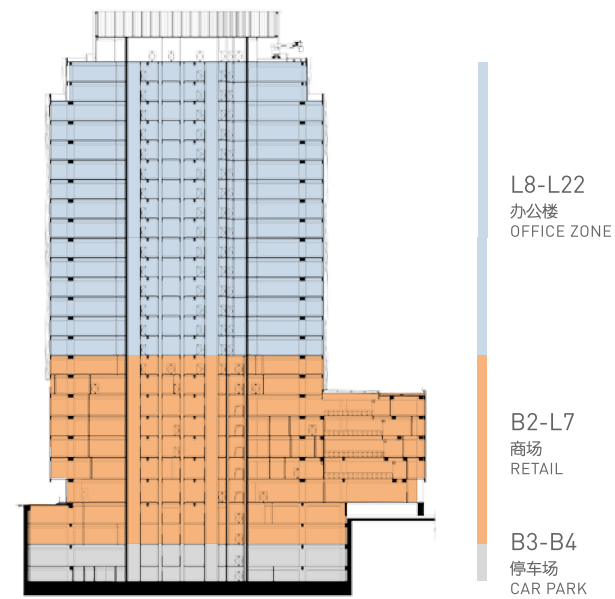
Henderson Metropolitan makes a striking visual statement. Designed by the studio of the late world-famous architect Kenzo Tange, who was a recipient of countless accolades including the Pritzker Prize for architecture, Henderson Metropolitan embodies the principles of growth and change in its sweeping arcs and flowing lines. These concepts are continued in the property's emphasis on open spaces which encourages the free flow of people and ideas. The project is exceptional in having been built to the standards of both the Hong Kong's Building Environmental Assessment Method (BEAM) and the U.S. Green Building Council's Leadership in Energy & Environmental Design (LEED) for environmentally meritorious construction.

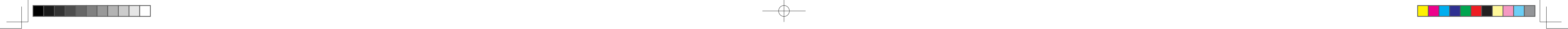


AN EXCITING
lifestyle centre for shoppers
创意空间, 营造景观商业

借助极具想象力的空间规划与新技术、新材质的组合应用, Tange Associates在**名人购物中心**创造了一个新颖独特的商业艺术空间。人们在融合科技、创意、商业、艺术的相得益彰中流连忘返, 移步易景, 体验活力四射的现代都市生活。

The open, airy interior of Henderson Metropolitan instils a sense of freedom that liberates shoppers and retailers, with fluid design elements encouraging an effortless flow of movement. The unique combination of aesthetics, technology and innovative design makes for far more than just a shopping experience, but a lifestyle of choice.





THE DESTINATION

for everything your heart desires

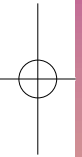
时尚购物，荟萃都市华彩

名人购物中心，引领世界潮流科技前沿，以创意空间融合现代商业，依托南京东路及外滩区域高端人气，创造集购物、餐饮、时尚、办公于一体的全新都市生活新体验。

名人购物中心荟萃全球尖端数码产品及科技酷玩，以及更多国际潮流服饰、世界各地诱人精致美食以及卓越高雅的艺术画廊，让顾客在繁忙工作之余放松身心，尽享环球科技、世界美食及都市购物的快乐体验。

Henderson Land Development's mission is to create an international commercial showcase with distinctive characteristics and exclusive products. A key focus is to lead Shanghai in offering the latest must-have hi-tech lifestyle products before they are available anywhere else, thus identifying Henderson Metropolitan with innovation in the minds of Shanghai's trend-setters.

The building's 9 floors of retail space are seamlessly integrated to offer a premier retail hub that will tempt the palate and satisfy the most exacting shopping aspirations. Along with cutting-edge electronics, the comprehensive range of retailers includes internationally recognized fashion and accessories brands. In addition, there is an extensive range of dining options, as well as personal care facilities.



GREAT TRANSPORTATION LINKS AND MOST
convenient shopping
地铁商铺, 缤纷便利

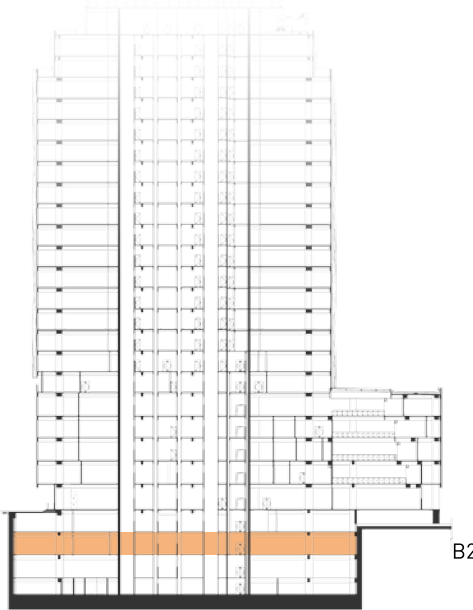
B2 FLOORPLAN

零食&精品 Snacks & Accessories



名人购物中心地下二层, 直通上海地铁轨道交通二号线及十号线南京东路站。从地铁出口到名人购物中心, 车水马龙, 熙来攘往, 各种便利店及咖啡店等琳琅满目, 犹如一道道精彩纷呈的时尚风景线。

The mall has a direct link to Nanjing Road East Metro Station with access to Metro Line 2 and Line 10. Customers arriving by car will find plenty of parking spaces while customers arriving by taxi can alight on Nanjing Road East.



COMPREHENSIVE RANGE OF
dining options
款款美味, 生活品位

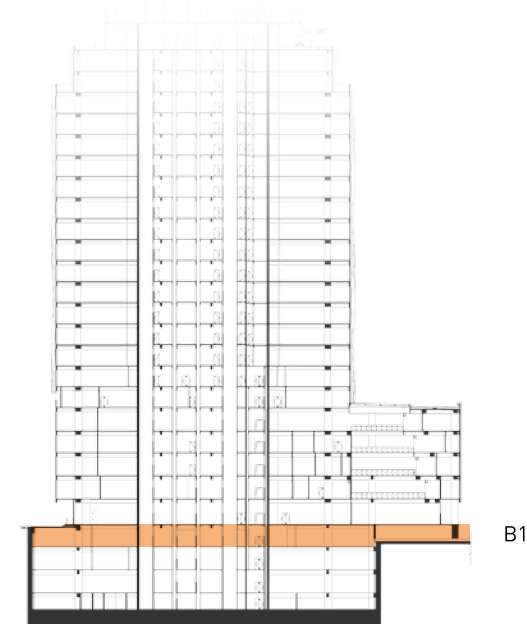
B1 FLOORPLAN

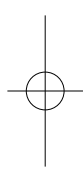
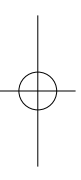
餐饮&快餐 F&B
零食&精品 Snacks & Accessories
美容&日用品 Beauty & Personal Care



名人购物中心地下一层的美食天地及大型餐饮, 荟萃来自世界各地的精品美食及风味小吃, 以及风格各异的酒吧餐厅、果汁甜品。无论是三五知己的朋友会餐, 还是其乐融融的家庭小聚, 或者是商务往来的奢华盛宴, 名人购物中心的美食餐饮服务, 总能让您大饱口福, 回味无穷。

The mall features a full range of dining options, including several floors dedicated to casual, convenient dining that draws together a wide variety of tastes and styles in its food courts, cafes and restaurants. In particular, B1 floor provides a natural meeting point, a place to have an informal snack, or simply to catch up over a cup of coffee.





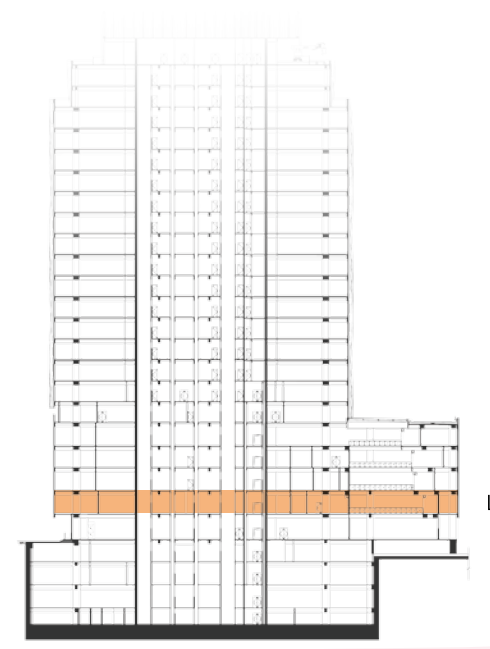
THE BEST IN NEW PRODUCTS &
innovative brands

非凡灵感，点亮生活

名人购物中心优越不凡的地理位置及独具一格的创意空间，吸引着国际顶尖高端科技品牌进驻。众多全球最具影响力的创新电子数码产品，把握时代发展蓬勃脉动，传递最迅捷的世界潮流资讯。顾客能在名人购物中心尽享时尚设计师的最新成果，体验灵感设计带来的美妙享受。世界顶级时装荟萃于此，靓丽精致地展示，熠熠生辉。高品位生活的明智选择，尽在名人购物中心。

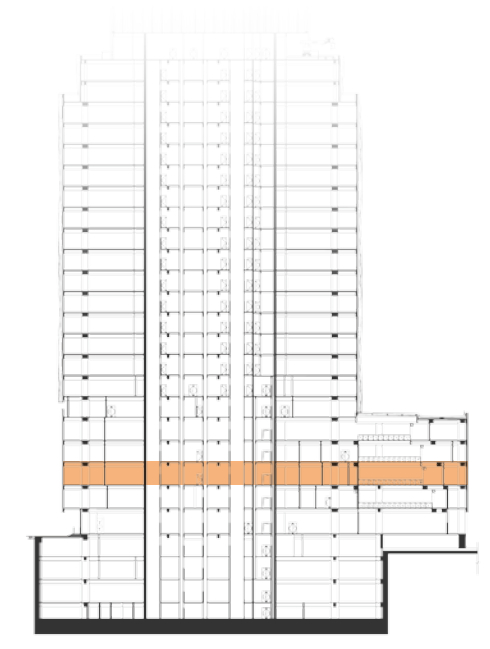
Henderson Metropolitan offers a shopping adventure in the new Shanghai that reflects the aspirations of China's up-and-coming new generation of astute, fashion-conscious consumers. At Henderson Metropolitan, consumers can enjoy and experience the latest technology including lifestyle gadgets, mobile equipment, computers and home entertainment from leading innovative brands. In addition, the best in clothing, cosmetics, housewares, jewelry, souvenirs and other lifestyle products for the new millennium can be found in the boutiques and big-name outlets.

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L2 FLOORPLAN

- 餐饮 & 快餐 F&B
- 服饰 Fashion
- 旗舰店 Flagship Store



L3 FLOORPLAN

- 餐饮 & 快餐 F&B
- 服饰 Fashion
- 旗舰店 Flagship Store



L1 FLOORPLAN

- 餐饮 & 快餐 F&B
- 服饰 Fashion
- 旗舰店 Flagship Store
- 珠宝 & 手表 Jewelry & Watches

HENDERSON METROPOLITAN

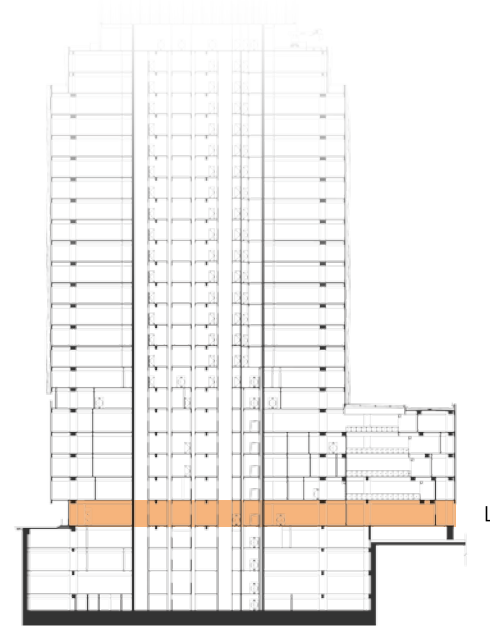
cutting-edge trends

真我个性, 流行驿站

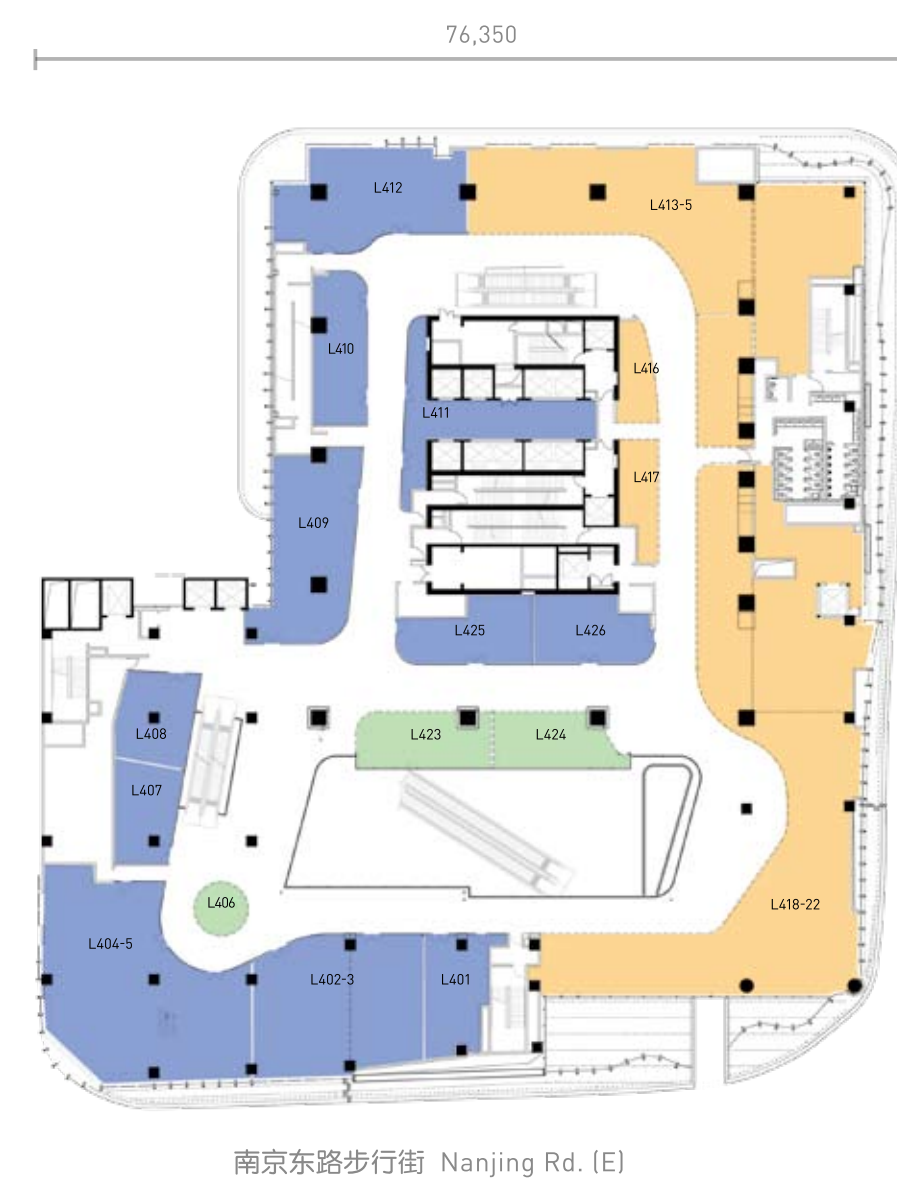


名人购物中心将都市流行文化的多元与个性, 演绎得绚烂而生动。创意数码、流行服饰、时尚配件、精美礼品, 应有尽有。在这里, 不同主题与风格的品牌展示, 让年轻一族尽情展示她们的缤纷个性, 让购物成为她们不断发现与表达自我的奇妙旅程。

With the latest in-style products, Henderson Metropolitan is a draw to those trend-setters looking for the next hit in clothing, accessories, entertainment and technology. Leading brands, including those in formal fashion, casual and sports wear put Henderson Metropolitan at the forefront of style.

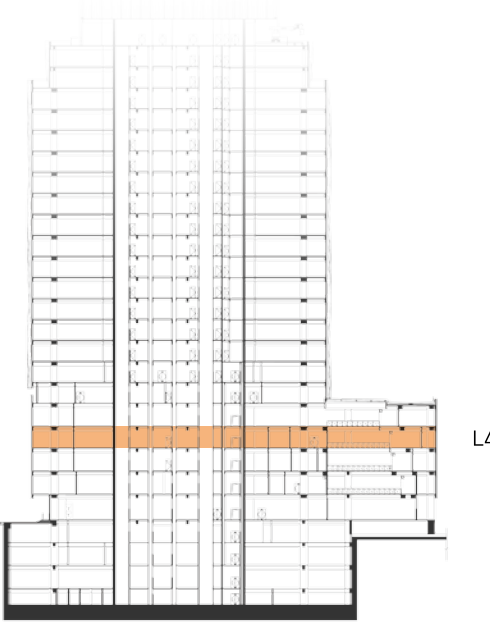


L1

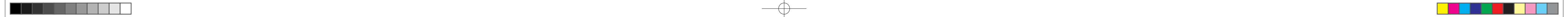


L4 FLOORPLAN

- 餐饮 & 快餐 F&B
- 服饰 Fashion
- 零食 & 精品 Snacks & Accessories



L4



A NEW PLACE TO

stay in top shape

修身养心, 自在自我

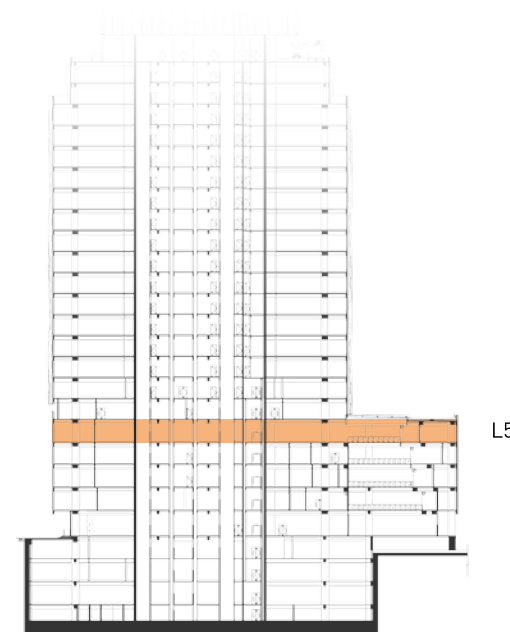
名人购物中心为现代女性营造完全自我、舒适的修身养心体验。专业 SPA、时尚美甲及健身护理，诠释最新美体理念，悉心呵护女性身心；让都市女性更多动人姿彩，飘出全新靓丽自我，畅享精致生活。

Henderson Metropolitan has a full composition of health and beauty options on hand. World renowned outlets offer beauty and personal care products and services, allowing visitors and office tenants to stay in top shape.



L5 FLOORPLAN

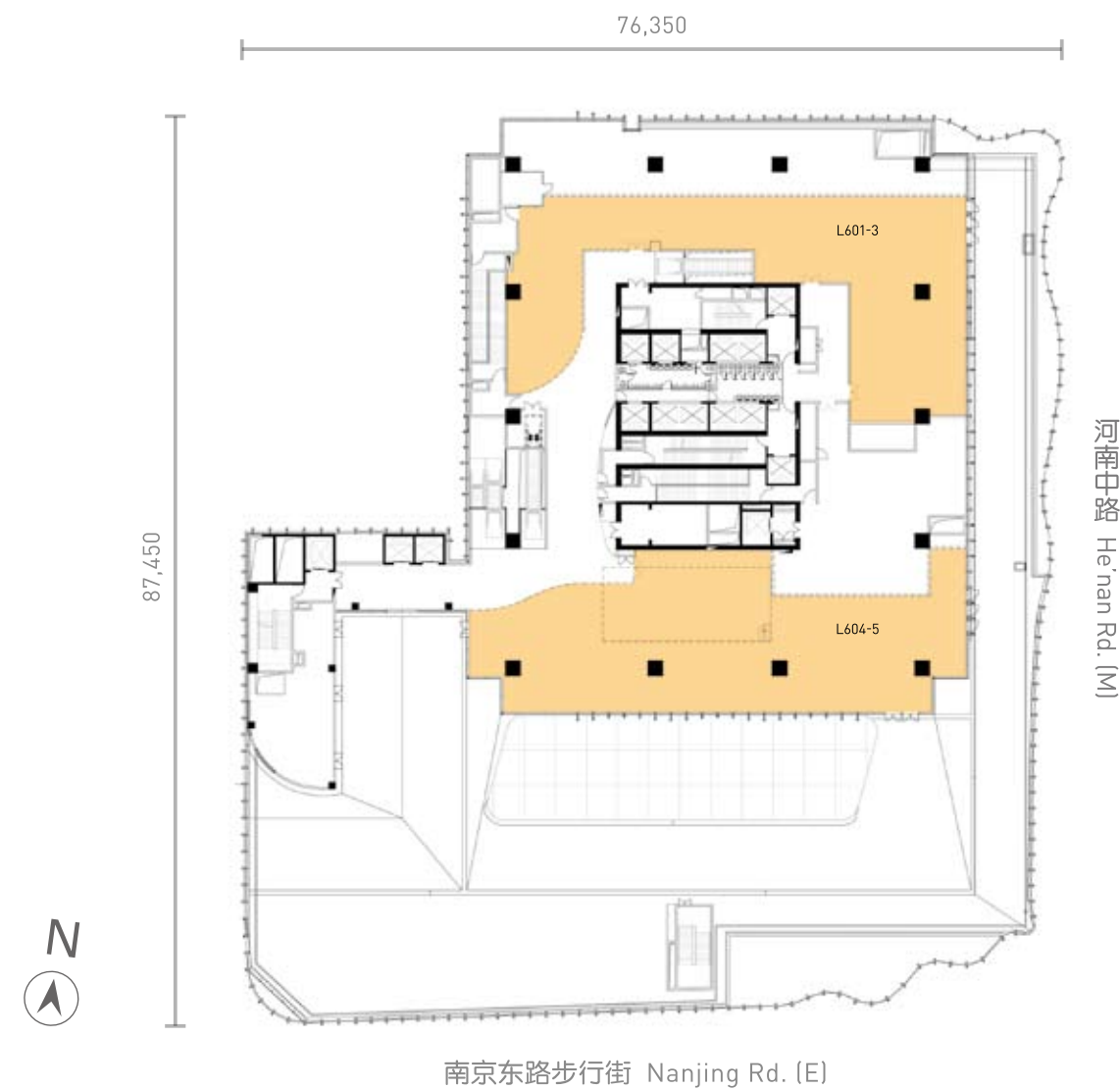
- | | |
|-----------|--------------------------------|
| 餐饮&快餐 | F&B |
| 服饰 | Fashion |
| 美容&日用品 | Beauty & Personal Care |
| 中国体育明星纪念品 | Chinese Sports Stars Souvenirs |



REFINED DINING OPTIONS

for any occasion

美食盛宴，饕餮之旅

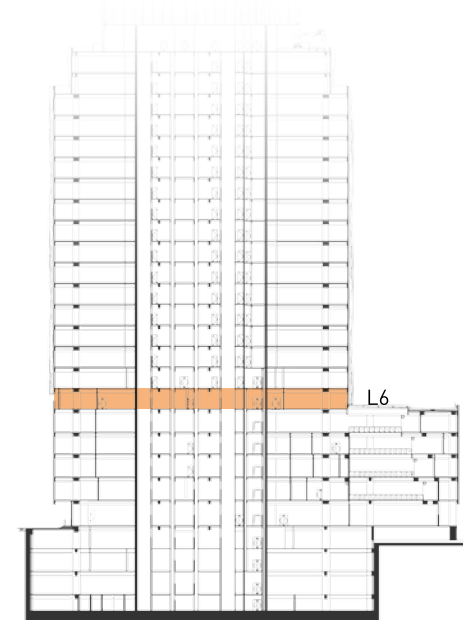


L6 FLOORPLAN

餐饮 & 快餐 F&B

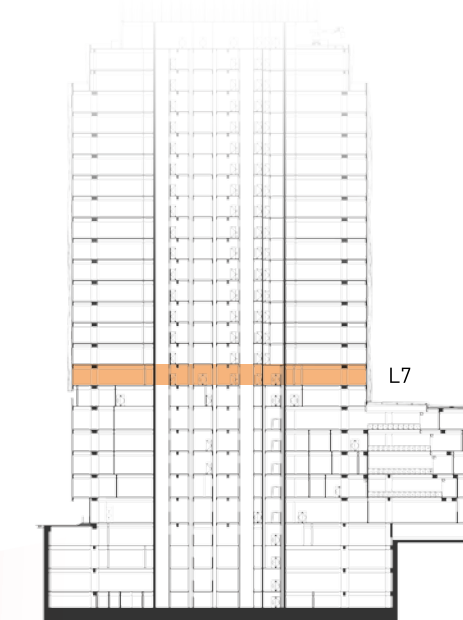
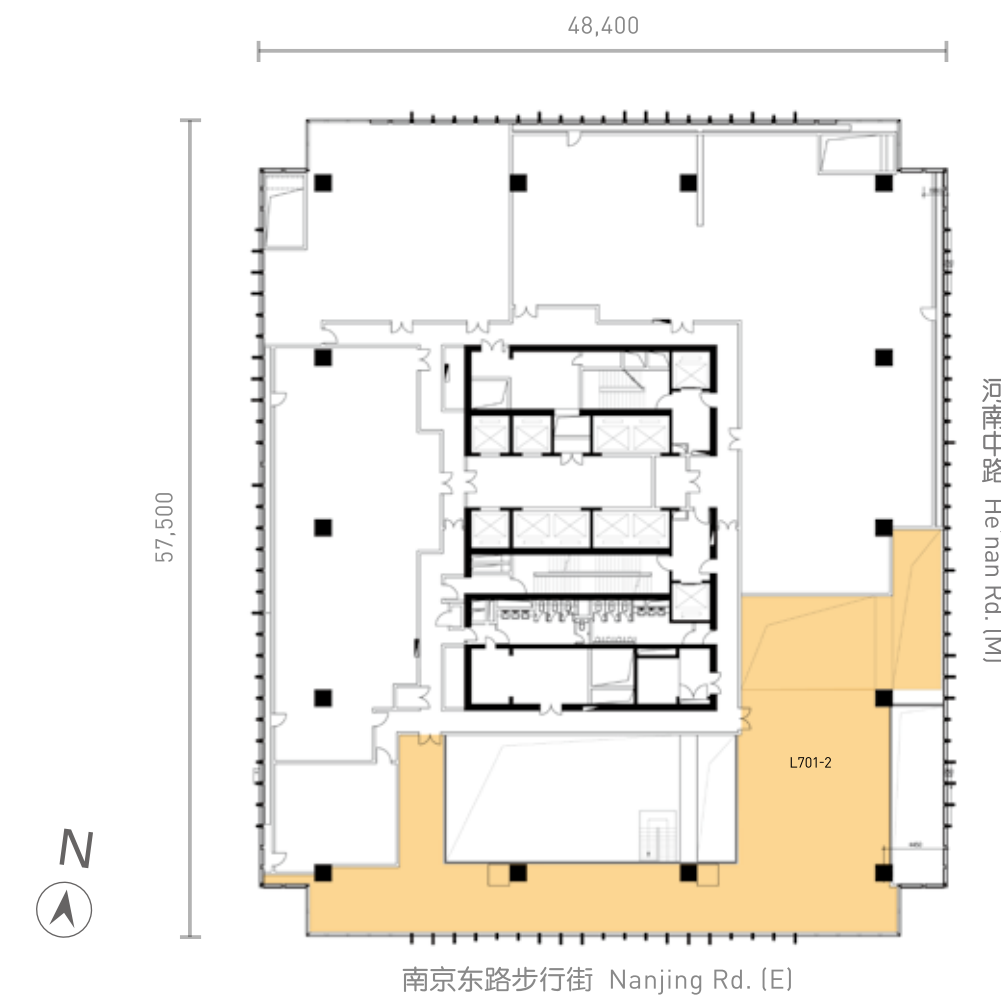
名人购物中心高档餐厅位于6至7层，环境优雅，格调不凡，既可以举办大型规模的商务婚庆宴请，也可以满足日常往来的精致小酌。这里有荟萃四海的餐品种类，回味无穷的珍馐美味，以及无微不至的专业服务，让每次盛宴，都如同一次意趣横生的饕餮之旅。

Floors 6 and 7 are dedicated to high-end restaurants, where the ambience, food and service are perfectly pitched for fine dining. It is the ideal location for business dinners, sophisticated gatherings and intimate meals.



L7 FLOORPLAN

餐饮 & 快餐 F&B





THE FIRST CHOICE FOR
exciting events
时尚盛会，精彩纷呈

在**名人购物中心**，全年精心策划组织的各种主题推广活动，融合现代商业与文化内涵，让**名人购物中心**的时尚秀场，精彩纷呈，永不落幕！无论是经典品牌的新品发布，还是节庆时令的主题派对，抑或是各种主题、风格迥异的文化艺术活动，**名人购物中心**让商业与艺术、商户与客户更多融合交流，同时也为商户汇聚更多人气，创造更大商机。

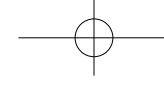
Metropolitan Henderson is recognized as a premier location by event organizers, lending a sense of modernity and innovation with spectacular promotional programs and exciting activities to the mall's events calendar.





名人商业大厦
HENDERSON
METROPOLITAN

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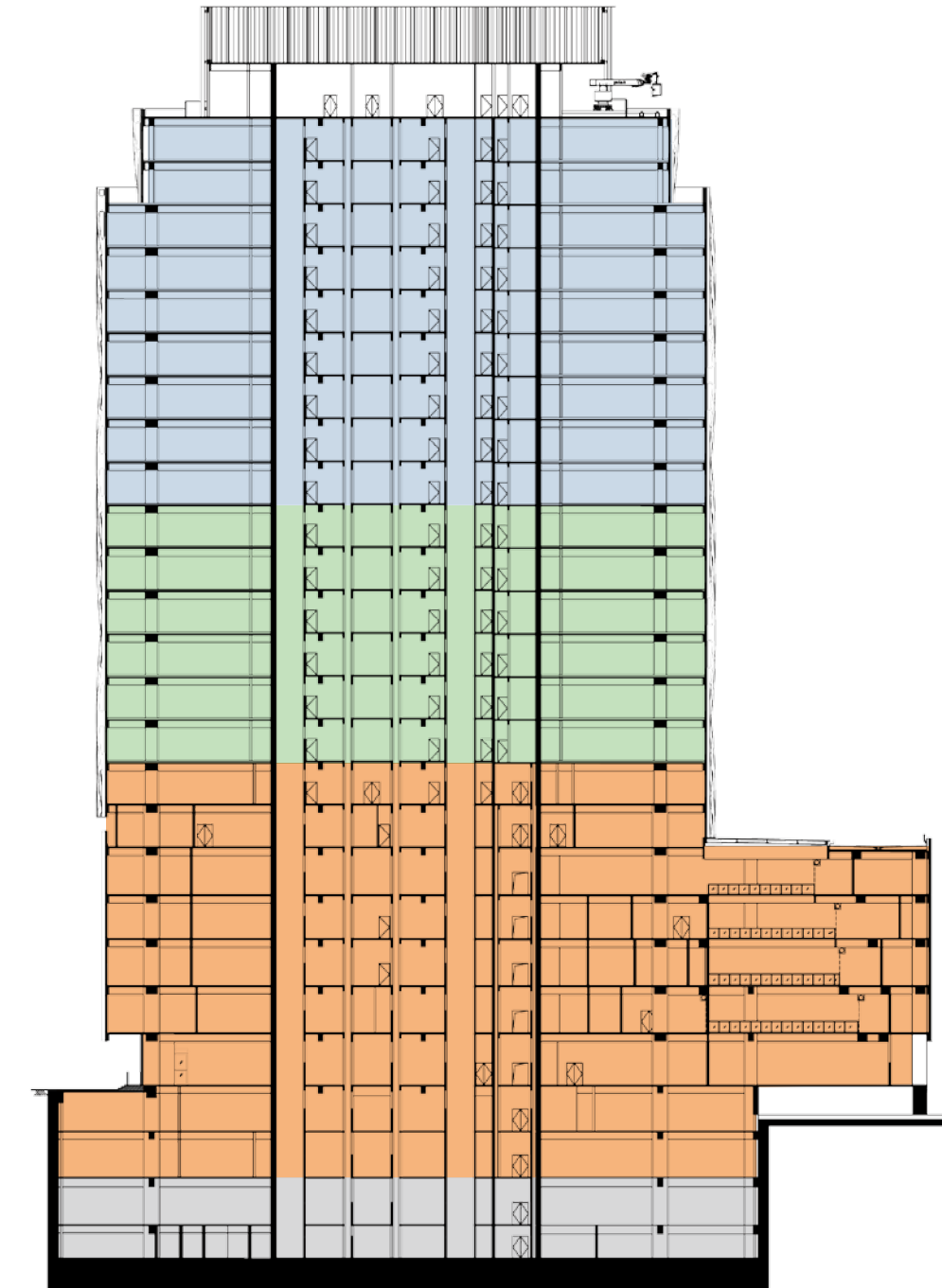
EFFICIENT DESIGN TO

facilitate the modern work life

现代格局，融合办公休闲

名人商业大厦高22层，其中8到22层为写字楼，建筑面积近四万平方米；地下二层至地面以上七层由一系列餐饮购物配套的商铺裙房组成，配备国际顶级高速电梯，旨在打造全新体验式大型综合商务办公枢纽，集大型商场及高档写字楼于一体，完美融合都市商务与时尚生活。

First-class office space is provided to tenants on Floors 8 to 22, while Floors B2 to 7 offer a comprehensive variety of retail, dining and relaxation options, all linked by advanced, high-speed elevators and escalators. Nowhere is there to be found a more ideal combination of cutting-edge business facilities and lifestyle choices.



L14-L22
高区办公楼
OFFICE HIGH ZONE

L8-L13
低区办公楼
OFFICE LOW ZONE

B2-L7
商场
RETAIL

B3-B4
停车场
CAR PARK

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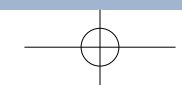
HENDERSON METROPOLITAN

premium office features

名人商业大厦，挑高空间，开阔崭新视界

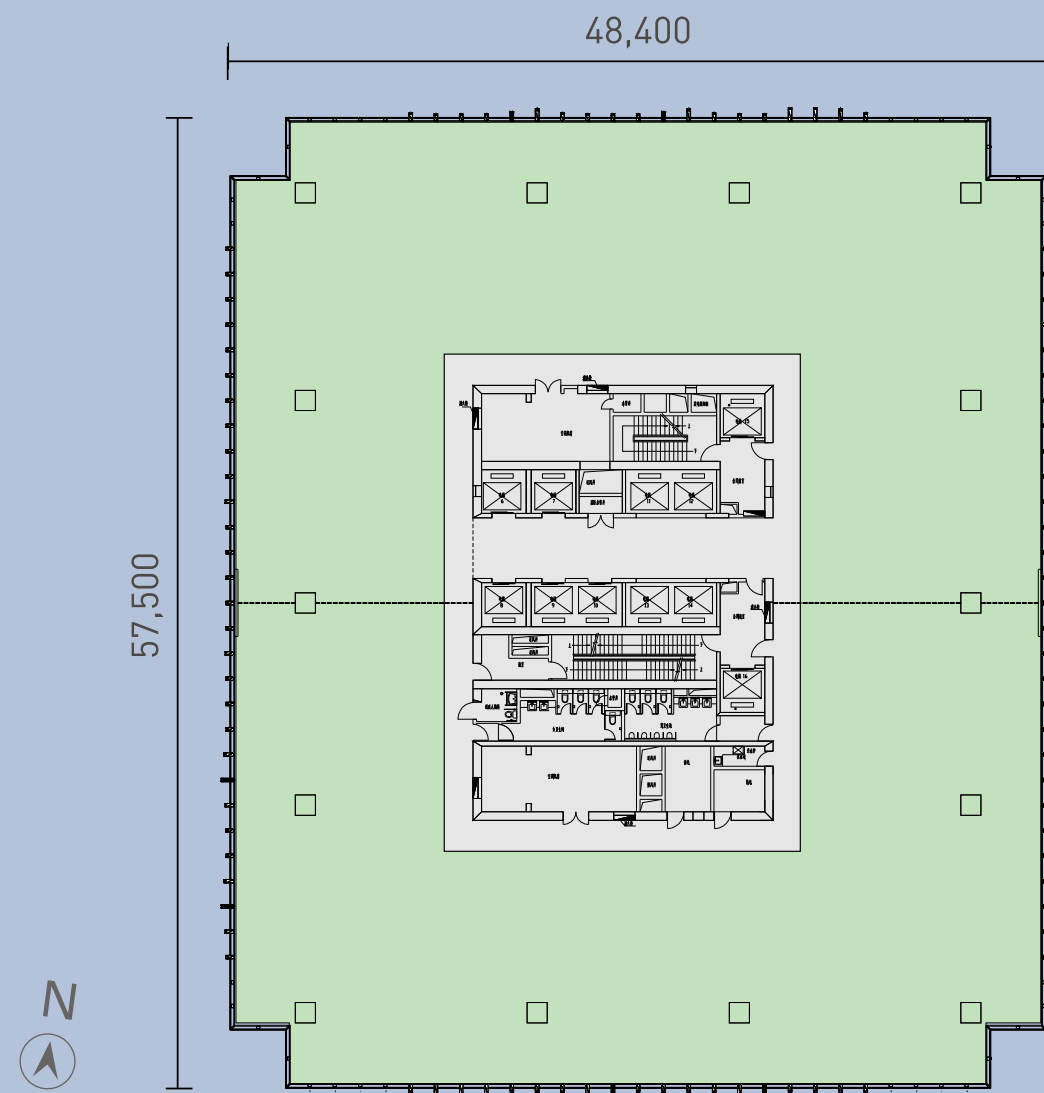
名人商业大厦拥有得天独厚的2.8米楼层净高，开创全新开阔空间商务办公新体验，独到商务眼界，胜人一筹。独特的架高地板设置，便于缆线网络自由铺设，轻松实现科技化人性办公空间。在名人商业大厦，商务办公之余更可凭窗远眺黄浦江外滩绚丽风光，使身心舒畅，体现都市顶级商务人士的不凡格局。

The design of the office space is sophisticated yet practical. You can take pleasure in knowing that your prestigious yet practical office will enjoy the highest degree of support, allowing you to focus on your business. Spectacular scenes of the breathtaking Shanghai skyline viewed through 2.8m headroom, ultra-fast Internet access and all the efficiency you would expect from a Henderson-developed property are at your service. When you want to unwind, the shopping and recreational features of the mall of Henderson Metropolitan are just an elevator ride away.



L8-13

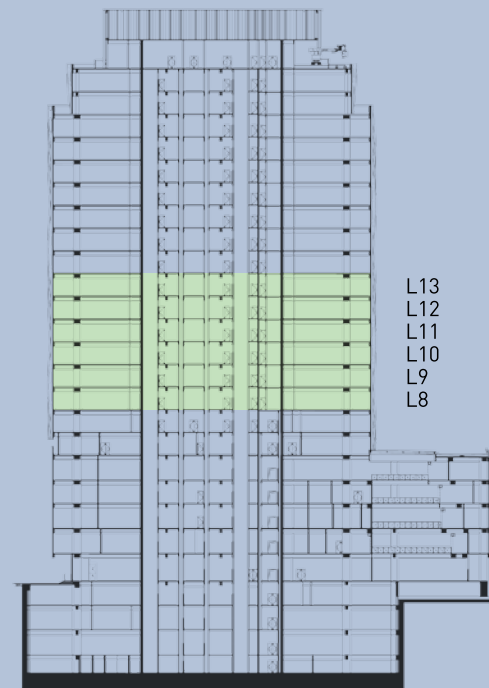
楼层平面图 FLOOR PLAN



□ 办公区域
Office Area

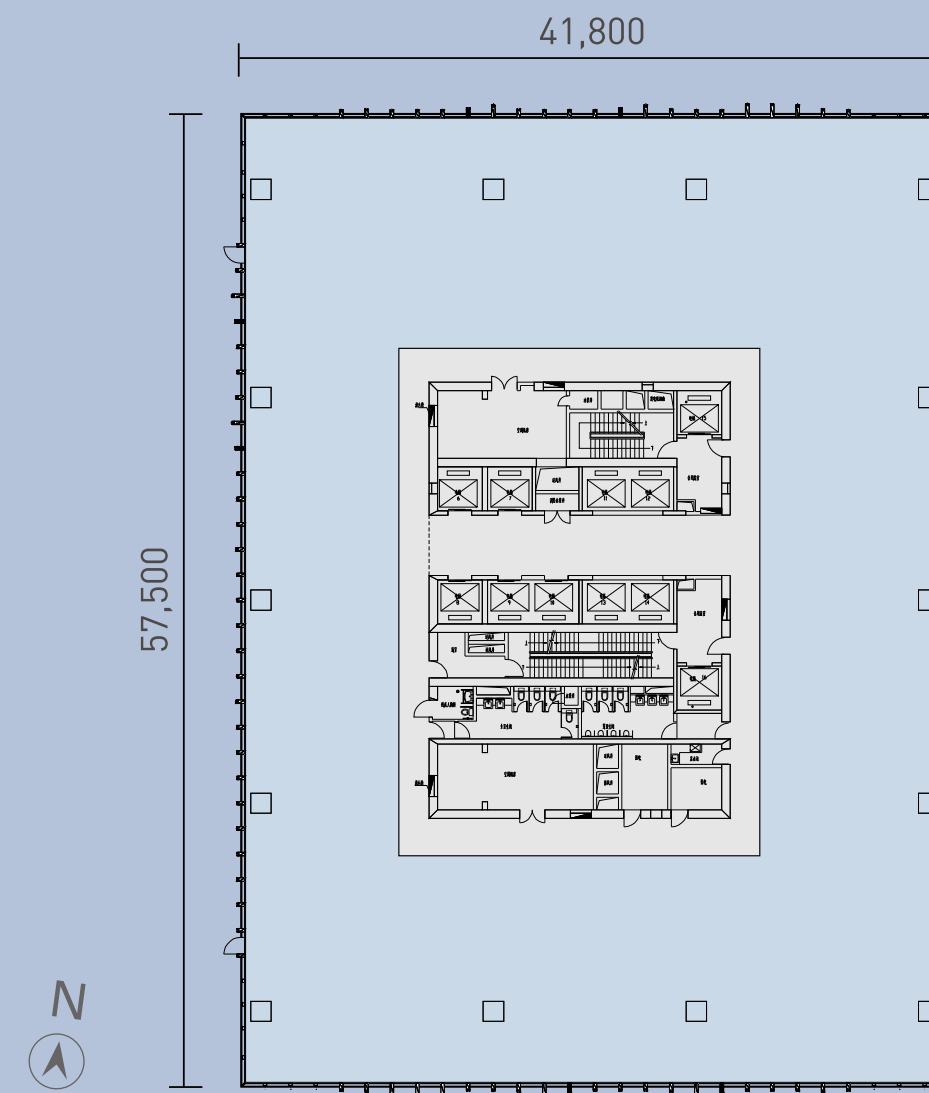
- 总建筑面积: 约2,737.5平方米
Total GFA: approx. 2,737.5m²
- 净层高: 约2.7米
Net Ceiling Height: approx. 2.7m

□ 公共区域
Public Area



L14

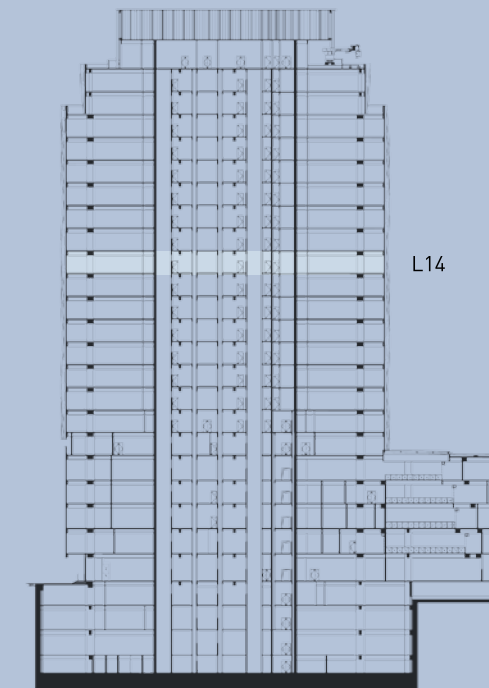
楼层平面图 FLOOR PLAN

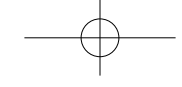


□ 办公区域
Office Area

- 总建筑面积: 约2,403.5平方米
Total GFA: approx. 2,403.5m²
- 净层高: 约2.8米
Net Ceiling Height: approx. 2.8m

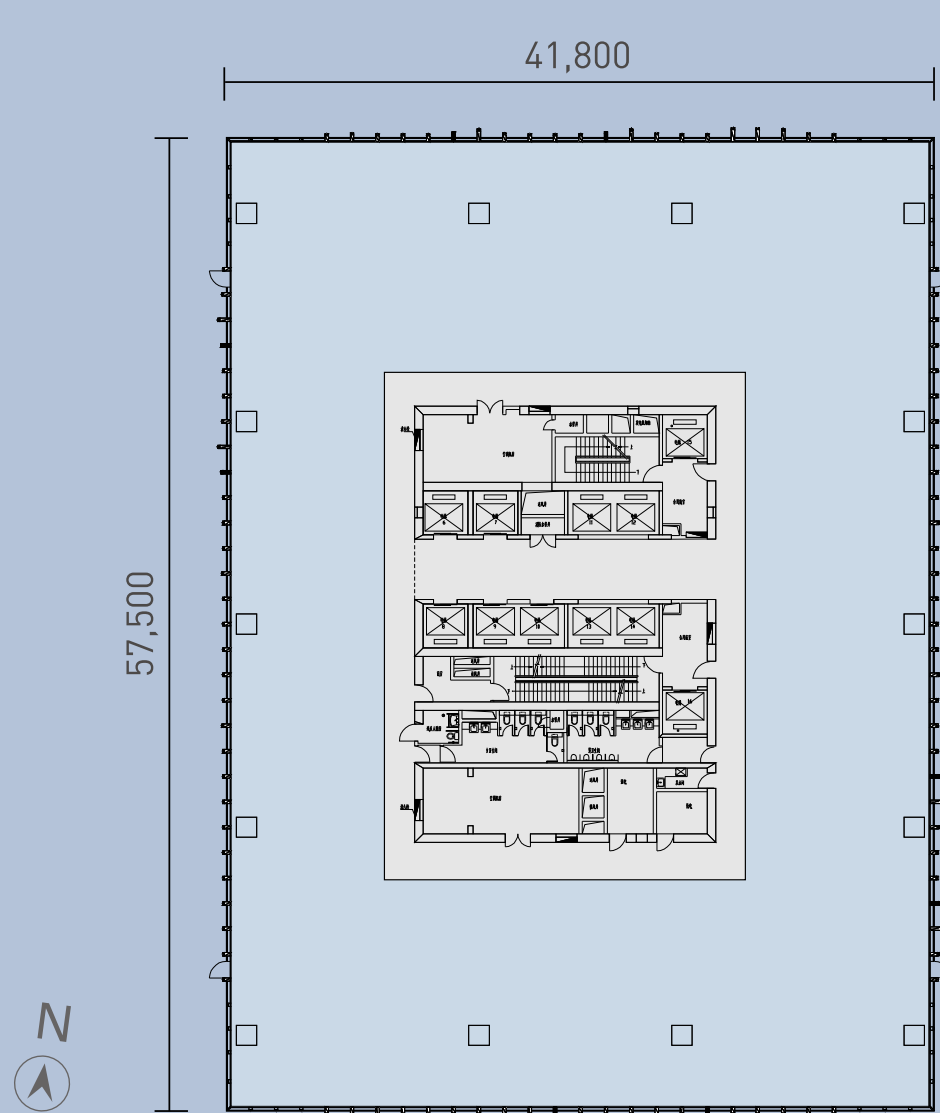
□ 公共区域
Public Area





L15

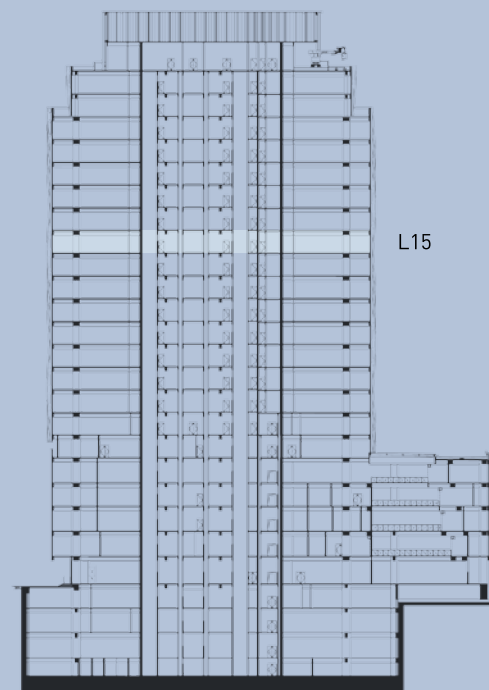
楼层平面图 FLOOR PLAN



□ 办公区域
Office Area

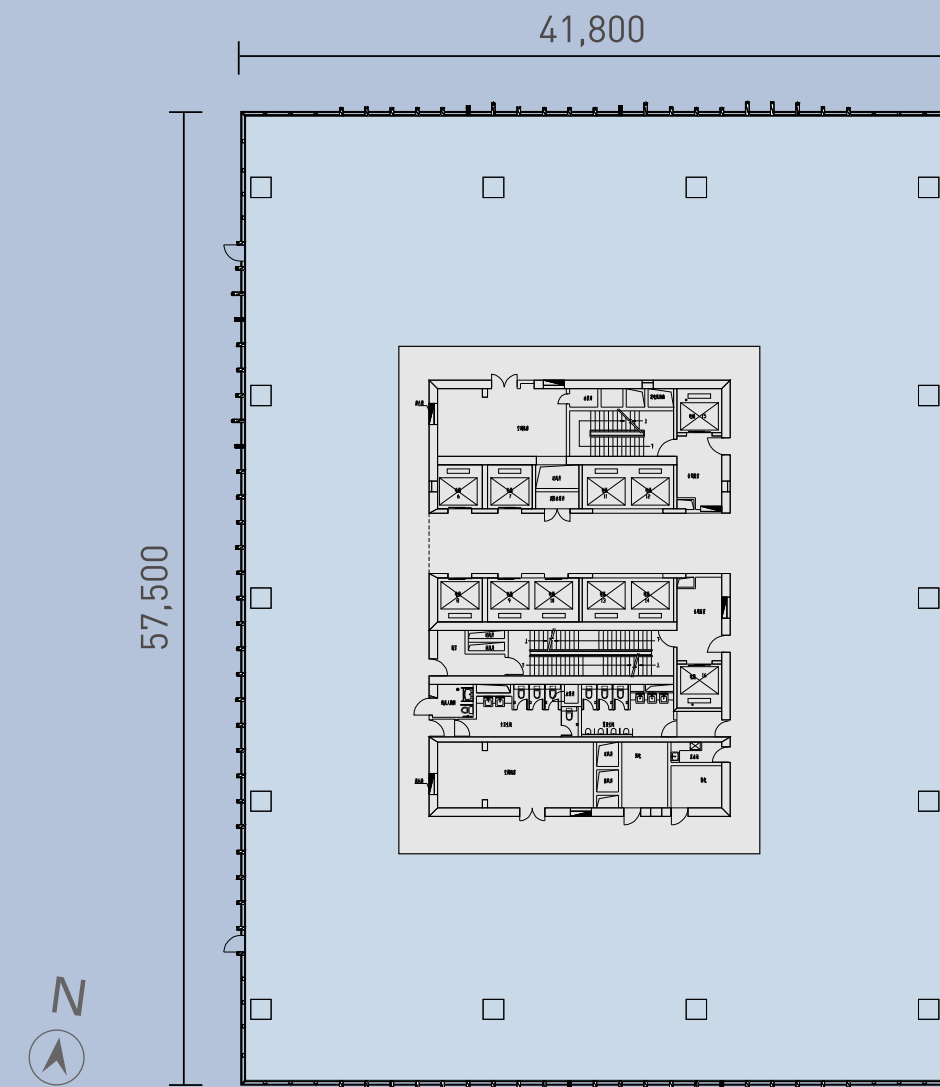
- 总建筑面积: 约 2,403.5 平方米
Total GFA: approx. 2,403.5m²
- 净层高: 约 2.8 米
Net Ceiling Height: approx. 2.8m

□ 公共区域
Public Area



L16

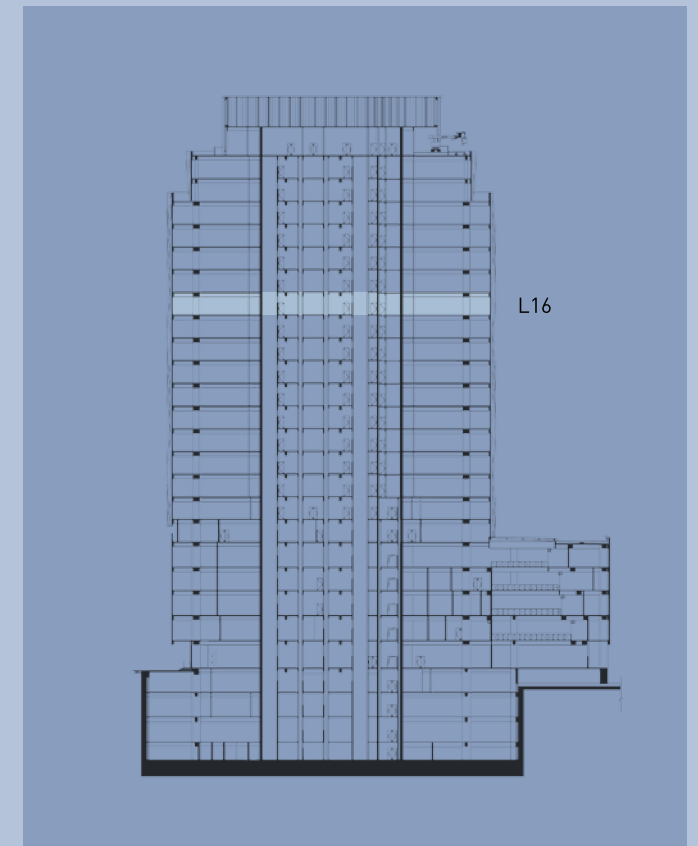
楼层平面图 FLOOR PLAN



□ 办公区域
Office Area

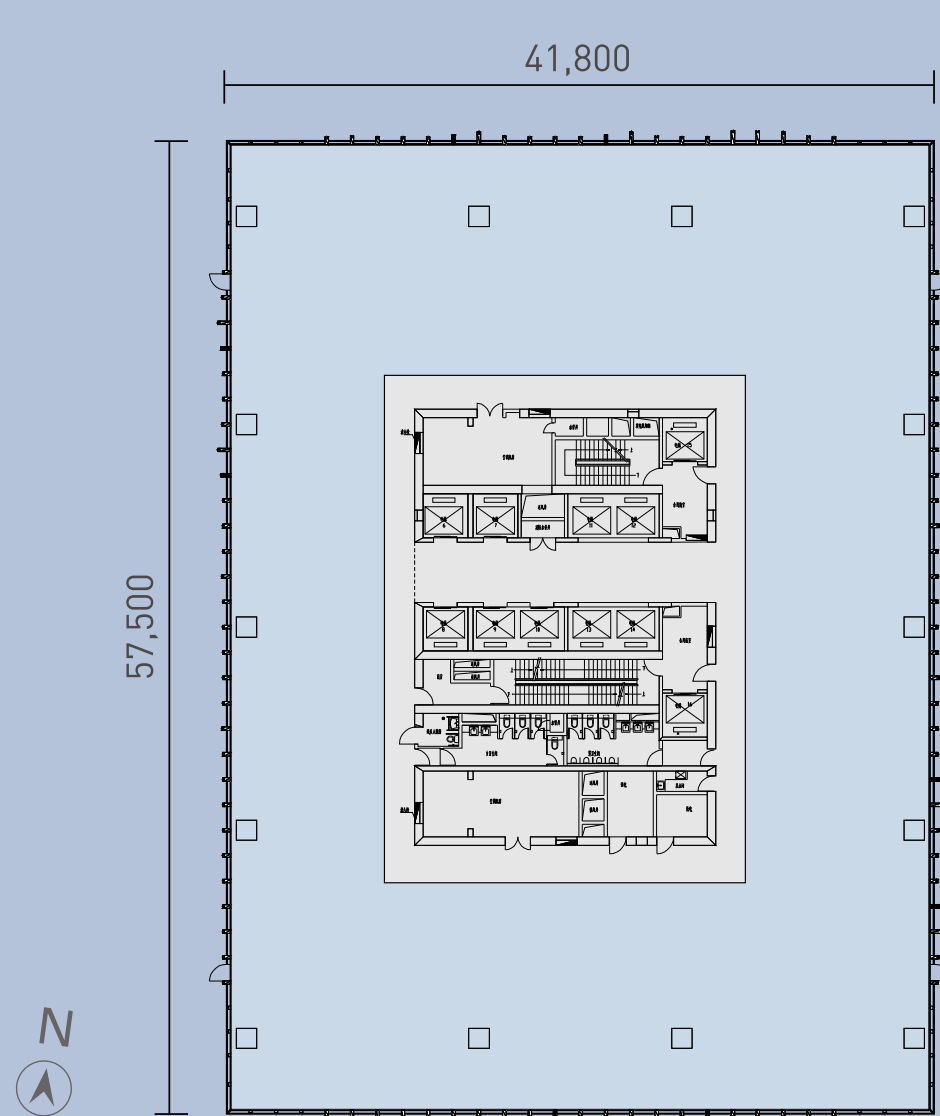
- 总建筑面积: 约 2,403.5 平方米
Total GFA: approx. 2,403.5m²
- 净层高: 约 2.8 米
Net Ceiling Height: approx. 2.8m

□ 公共区域
Public Area

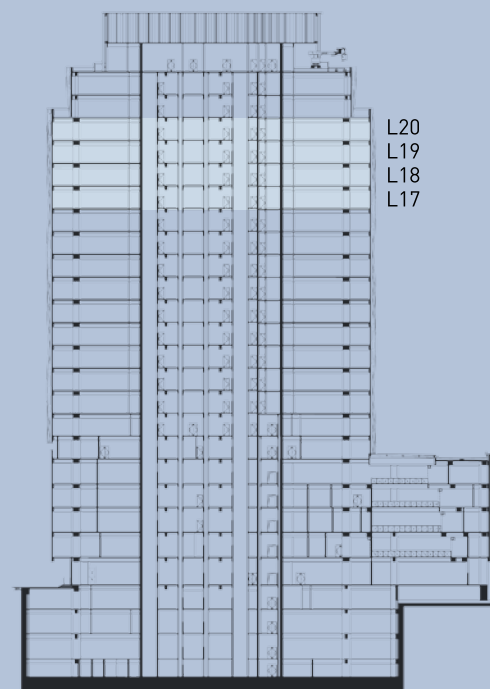


L17-20 楼层平面图 FLOOR PLAN

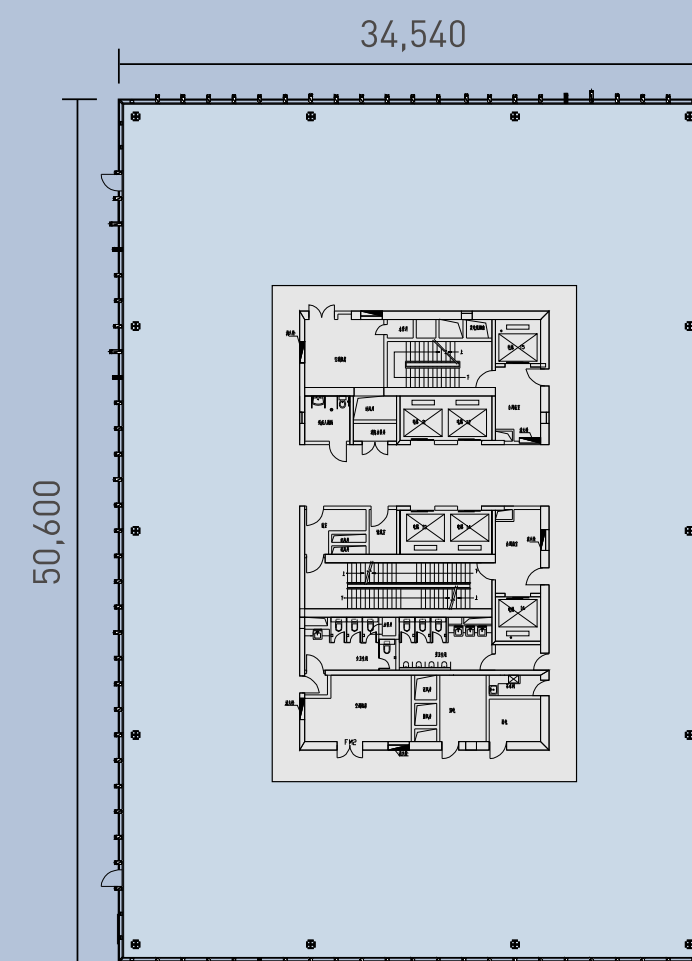
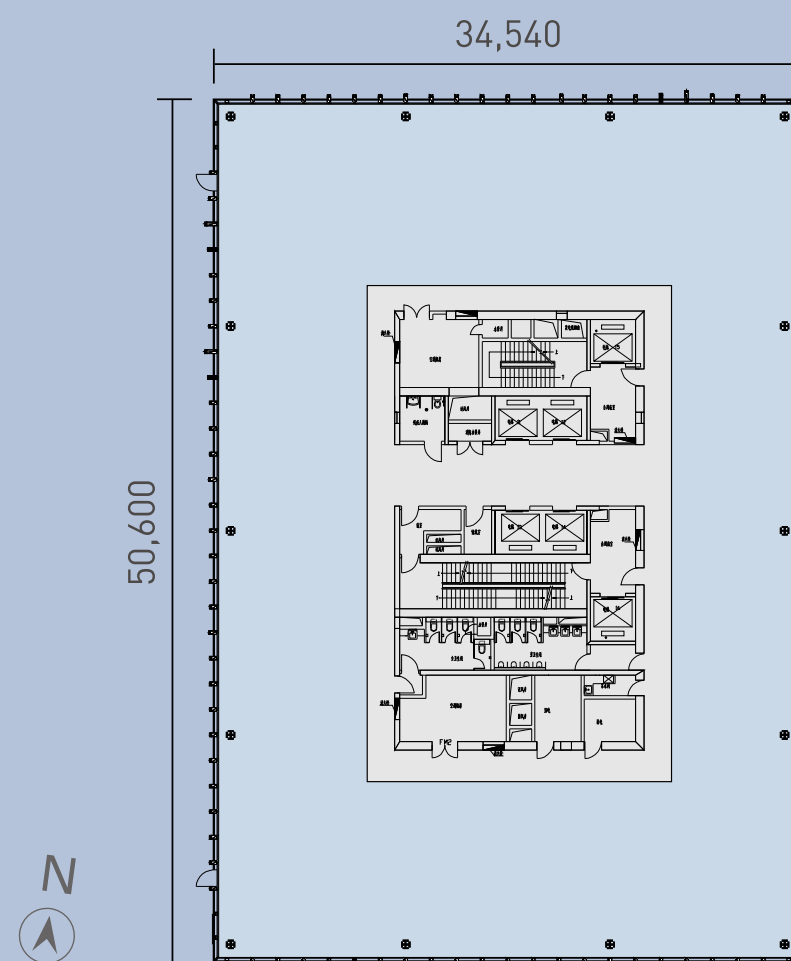
楼层平面图 FLOOR PLAN L21-22



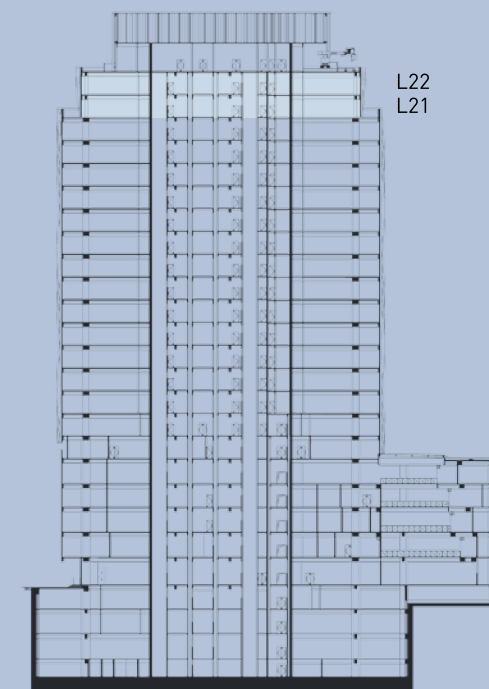
- 办公区域
Office Area
- 总建筑面积: 约 2,403.5 平方米
Total GFA: approx. 2,403.5m²
- 净层高: 约 2.8 米
Net Ceiling Height: approx. 2.8m
- 公共区域
Public Area



L20
L19
L18
L17



- 办公区域
Office Area
- 总建筑面积: 约 1,747.5 平方米
Total GFA: approx. 1,747.5m²
- 净层高: 约 2.8 米
Net Ceiling Height: approx. 2.8m
- 公共区域
Public Area



L22
L21



WORLD-CLASS

management & services

专业服务, 尽善尽美

为创造最佳的现代商务与休闲购物体验, **名人购物中心**延揽第一太平戴维斯物业顾问公司, 领衔主理物业管理及服务。在**名人购物中心**, 第一太平戴维斯将以卓越的团队及先进的理念, 专注细节、极致用心, 为每位租户及顾客提供涵盖咨询、保安、会议室、商务中心、礼宾、接待等周到及时、无微不至的悉心关爱与高效服务。

Henderson Land Development's expertise and years of experience will ensure that tenants will receive the best management and support to create an outstanding retail experience. and office environment. Top property management and services will be provided by Savills Property Consultancy Company through its dedicated management team, along with concierge and other services.



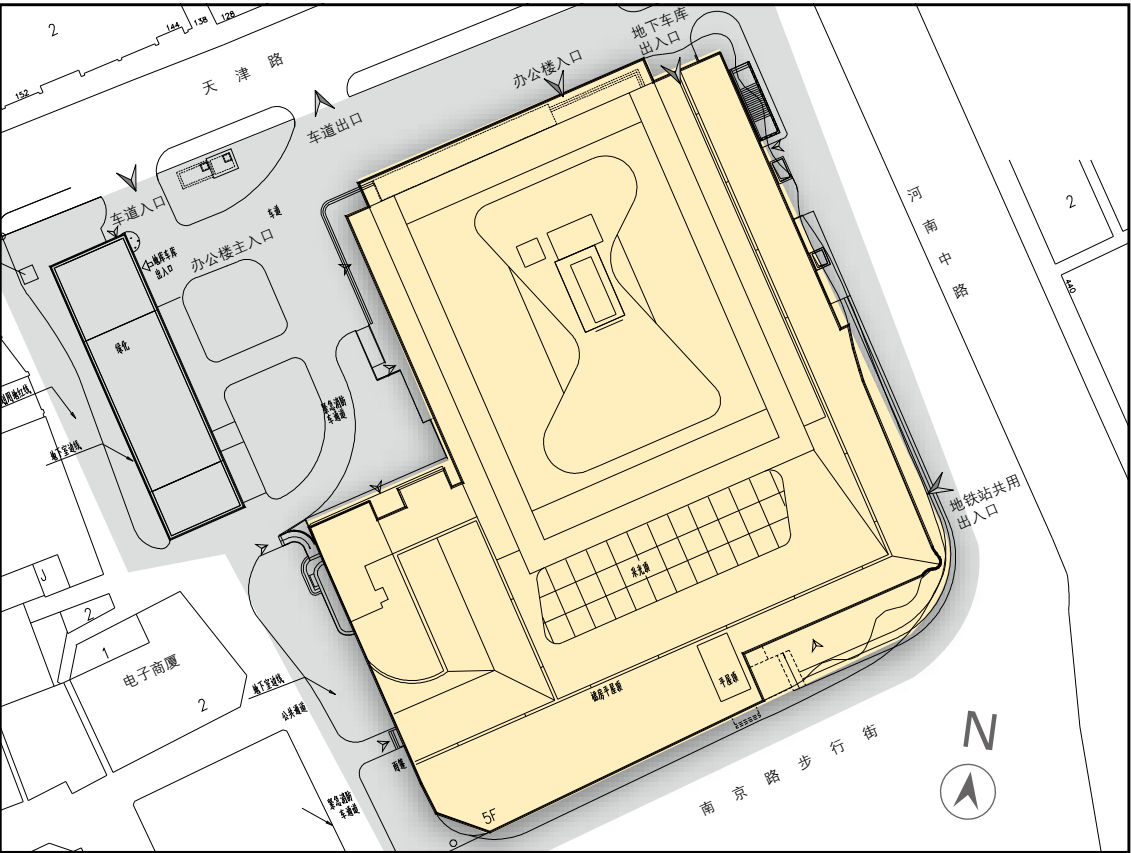


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HENDERSON METROPOLITAN

project site plan

项目的区域规划



- 155南京东路河南中路，黄埔区
- 项目占地面积约9,969平方米
- 总建筑面积（地面）约67,789平方米
- 总建筑面积（地下）约28,509平方米
- 办公楼面积约37,980平方米
- 商场面积约34,450平方米
- 总建筑楼高度约100米
- 地面22层
- 地下4层
- 267停车位

- 155 Nanjing Road (E) and He'nan Road (M), Huangpu District
- Site Area approx. 9,969m²
- GFA (above ground) approx. 67,789m²
- GFA (basement) approx. 28,509m²
- Office Area approx. 37,980m²
- Retail Area approx. 35,450m²
- Building Height approx. 100m
- 22 storeys above ground
- 4 storeys below ground
- 267 carparking lots

HENDERSON METROPOLITAN

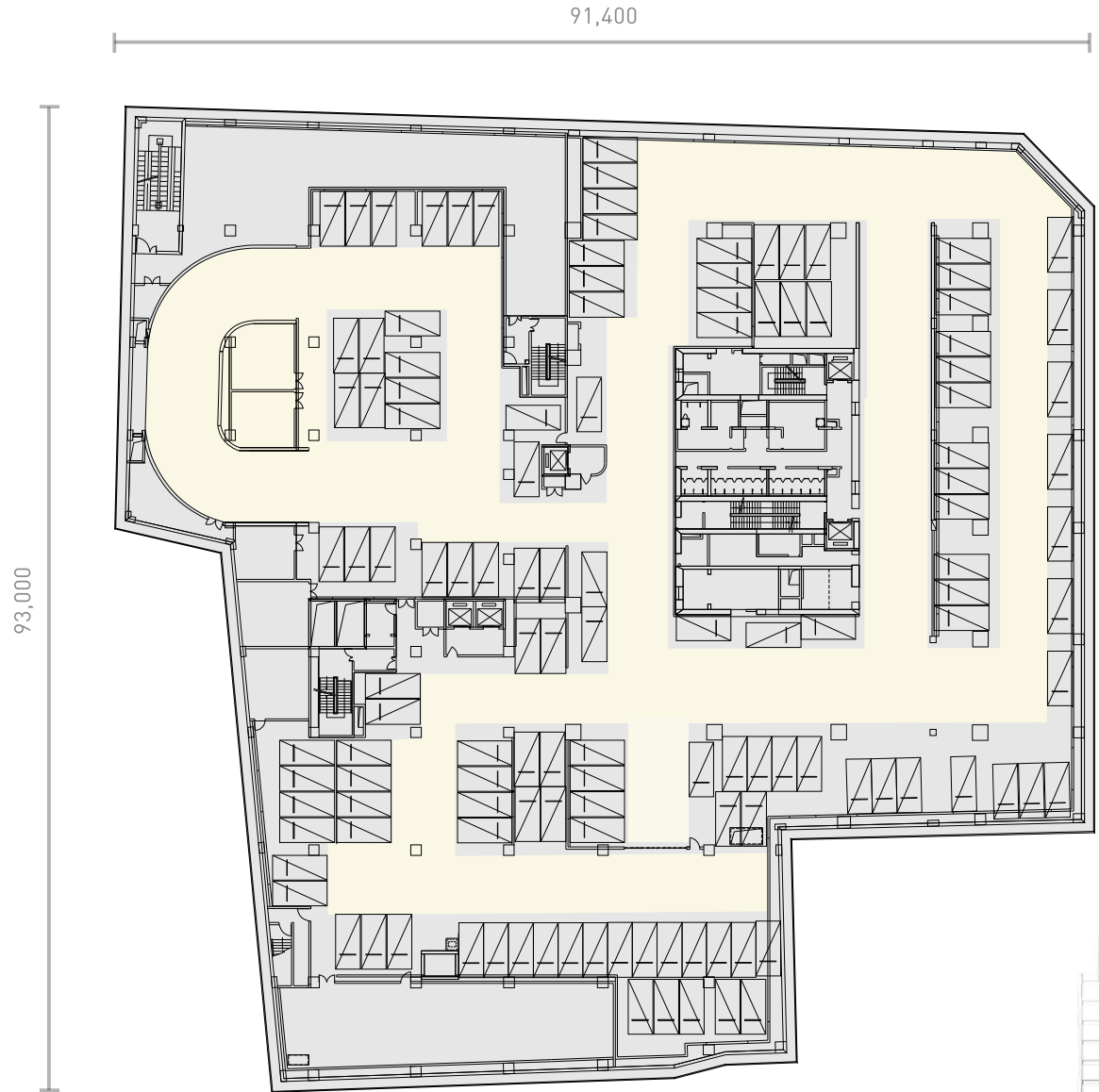
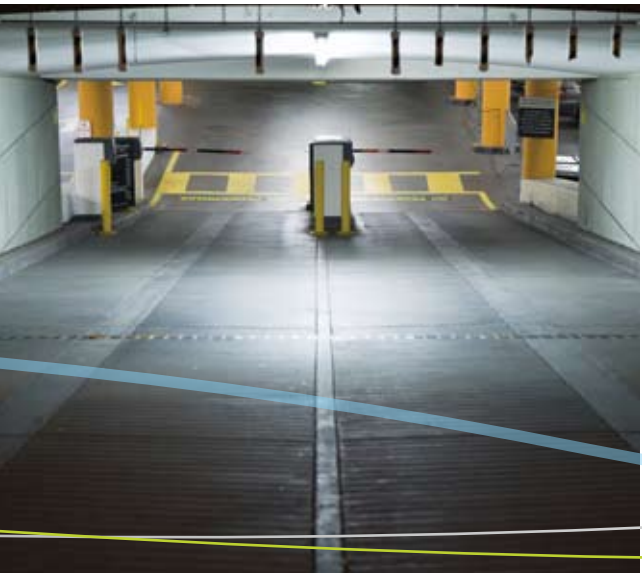
car park plan

名人购物中心, 停车场

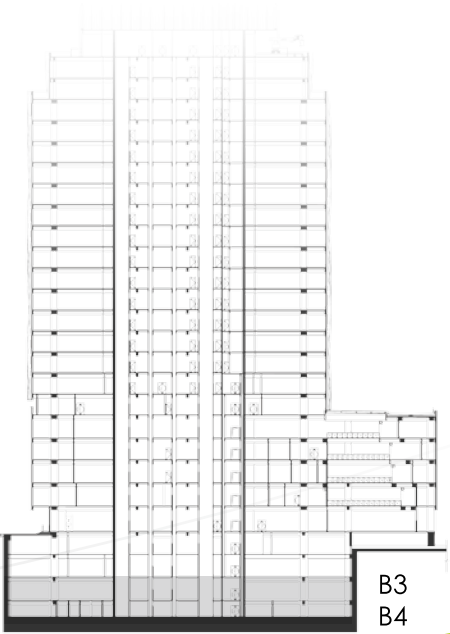


B4

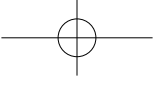
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B3



B3
B4



technical specifications

技术参数

物业情况

• 楼层数量

- 1) 地下四层: B3-B4 为地下车库; B1-B2 为商业租户区
- 2) 地上二十二层: L1-L7 为商业租户区; L8-L22 为办公租户区

• 办公楼层

- 楼层高度(米): 4.1
架高地板高度(毫米): 150
净层高(米): 2.8

• 地下车库

- 地下车库共有约 267 个车位

• 为商业租户提供的设备

- 1) 于强电竖井内提供电表及总断路器, 并于租户区内提供配电箱供租户进行装修配电。
- 2) 租户区提供烟感、紧急广播扬声器、喷淋头。
- 3) 于弱电竖井内提供有线电视接口、语音及数据接口。
- 4) 强弱电系统提供水平垂直的线槽、桥架供租户敷设线缆。

• 为办公租户提供的设备

- 1) 于强电竖井内提供电表及总断路器, 并于租户内提供配电箱供租户进行装修配电
- 2) 租户区提供金属吊顶净高约 2.8m, 提供约 150mm 高架空地板

- 3) 提供烟感、喷淋头

- 4) 提供有线电视接口、语音及数据干线连接于弱电竖井内

• 卫生间设置

- 设置男女卫生间、残疾人卫生间

• 采暖、通风空调系统

- 1) 为办公室提供 24 小时冷冻水系统提供 50TR 冷量给每个办公楼层
- 2) 外区 VAV 设置辅助电加热供暖
- 3) 3 台 750TR 及 2 台 375TR 离心式制冷机设置于 B1 层制冷机房。
- 4) 其中一台制冷机(750TR)采用应急电源, 提供 72-109TR 冷量给每个办公楼层
- 5) 办公楼采用变频空调处理机, 设置变风量末端
- 6) 人员密度 9 平方米/每人
- 7) 每个办公层提供冷量约 72-109TR 冷量
- 8) 新风量 10 公升/秒/每人

• 正常电源供给

- 1) L7 变电间内安装两台容量 2,500kVA, 10kV/0.4kV 变压器供办公租户配电使用
- 2) 每层办公楼层采用两根 100% 互为备用母线槽供办公租户配电使用
- 3) 办公租户区配电楼层总开关: L8-L13 为 400A; L14-L20 为 250A; L21-L22 为 200A

• 应急电源供给

- 1) 每层办公楼层提供一根应急母线槽供办公租户区网络设备应急使用
- 2) L8-L22 办公租户区应急配电楼层总开关为 100A TPN

• 电话及网络系统

- 1) 提供水平及垂直部分桥架 / 线槽供办公租户区网络配线使用
- 2) 提供公用走廊架空地板下地面线槽供办公租户强弱电系统配线使用。

• 卫星电视系统于屋顶层安装一个卫星接收天线接收鑫诺一号卫星电视信号

• 安防系统提供24小时视频监控系统, 对地下车库, 公共走道等区域进行全方位监视

• 燃气系统在地下室及商场的厨房预留燃气系统, 燃气总量为1,400m³

• 电信运营商暂定为两家“中国电信”及“中国网通”。

• 电信运营商提供两路光纤作为数据及网络进线供整个大楼使用。

Project Overview

• Number of Floors

- 1) 4 floors below ground: B3-B4 Car park, B1-B2 Retail.
- 2) 22 floors above ground: L1-L7 Retail, L8-L22 Office.

• Office Floors

- Floor Height (m): 4.1
Raised Floor Height (mm): 150
Headroom (m): 2.8

• Basement Car Park

- Approx. 267 car parking spaces are available at the basement levels.

• Facilities for Retail Tenant

- 1) Electrical instrumentation and a complete circuit breaker for the low voltage electricity distribution as well as individual distribution boards.
- 2) Smoke detectors, emergency broadcast speakers and sprinkler heads throughout the leased premises.
- 3) Cable TV, audio and digital signal connection points in the extra-low voltage distribution cable duct.
- 4) The low and extra-low voltage distribution systems provide cable trunking for wiring.

• Facilities for Office Tenant

- 1) Electrical instrumentation and a complete circuit breaker for the low voltage electricity distribution as well as an in-suite distribution board.
- 2) Metal ceiling of approx. 2.8m high and raised floor of 150mm within leased premises.

- 3) Smoke detectors and sprinkler heads throughout the leased premises.
- 4) Cable TV, audio and digital signal connection points in the extra-low voltage distribution cable duct.

• Washroom facilities

- Male, female, disabled toilets

• Heating , Ventilating & Air Conditioning System

- 1) Providing 24 hrs chilled water system, 50TR cooling capacity to each floor.
- 2) VAV system is upgraded with additional electricity power supply for providing extra heat.
- 3) 3 sets of 750TR and 2 sets of 375TR centrifugal chiller located in B1 level
- 4) One of the 750TR chillers is backed up by emergency electricity supply, providing 72-109TR cooling capacity to every office floor
- 5) Uses frequency inverter to control air-conditioning supply.
- 6) Population density of 9 m²/person
- 7) Each Office floor with 72-109TR cooling capacity
- 8) Fresh air supply of 10 litre/second/ person

• General Power supply

- 1) Transformer room on L7 floor with two 2,500kVA, 10kV/0.4kV transformers for office floors power distribution.
- 2) Each office floor has two 100% dual feeding supply cables for office area power distribution.
- 3) Office area electrical main switch : 400A on L8-L13; 250A on L14-L20; 200A on L21-L22.

• Emergency Power Supply

- 1) Every office floor is equipped with one backup supply cable for emergency supply of network system.
- 2) L8-L22 office area's emergency main switch is 100A TPN.

• Telephone and Network System

- 1) Cable tray / trunking for office use .
- 2) Trunking provided at raised floor of common corridor for wiring.

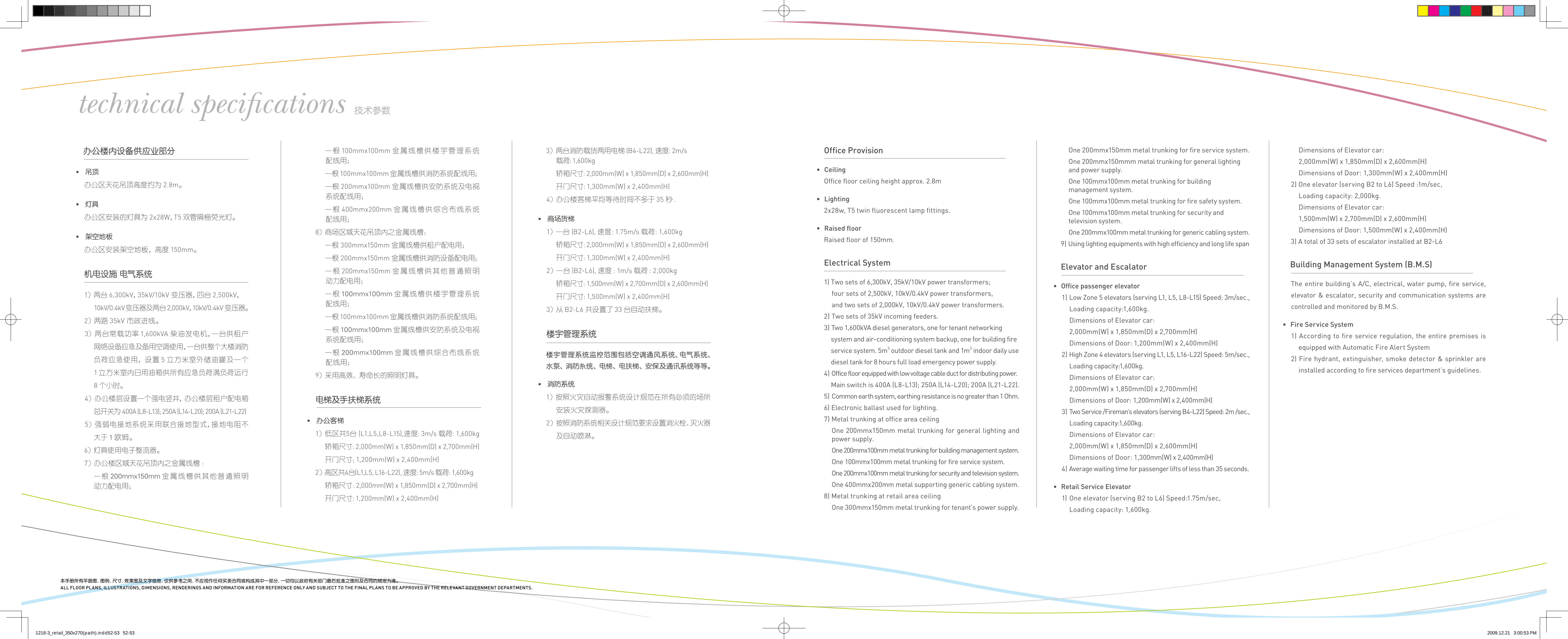
• Satellite Television System – Supply by “SinoSat” Channel

• 24 hrs security monitoring system to ensure basement carpark and all common areas are under surveillance.

• Gas system with the total gas supply volume of 1,400m³ for kitchen at basement and podium.

• Tentative Telecommunication provider: China Mobile and CNC

• Dual optical fiber cable is supplied for the digital and networking communications for the whole building.



technical specifications 技术参数

办公楼内设备供应业部分

- 吊顶
办公区天花吊顶高度约为 2.8m。
- 灯具
办公区安装的灯具为 2x28W, T5 双管隔栅荧光灯。
- 架空地板
办公区安装架空地板，高度 150mm。

机电设施 电气系统

- 1) 两台 6,300kV, 35kV/10kV 变压器, 四台 2,500kV, 10kV/0.4kV 变压器及两台 2,000kV, 10kV/0.4kV 变压器。
- 2) 两路 35kV 市政进线。
- 3) 两台常载功率 1,600kVA 柴油发电机，一台供租户网络设备应急及备用空调使用，一台供整个大楼消防负荷应急使用，设置 5 立方米室外储油罐及一个 1 立方米室内日用油箱供所有应急负荷满负荷运行 8 个小时。
- 4) 办公楼层设置一个强电竖井，办公楼层租户配电箱总开关为 400A (L8-L13); 250A (L14-L20); 200A (L21-L22)
- 5) 强弱电接地系统采用联合接地型式，接地电阻不大于 1 欧姆。
- 6) 灯具使用电子整流器。
- 7) 办公楼区域天花吊顶内之金属线槽：
一根 200mmx150mm 金属线槽供其他普通照明动力配电用；

- 一根 100mmx100mm 金属线槽供楼宇管理系统配线用；
一根 100mmx100mm 金属线槽供消防系统配线用；
一根 200mmx100mm 金属线槽供安防系统及电视系统配线用；
一根 400mmx200mm 金属线槽供综合布线系统配线用；
- 8) 商场区域天花吊顶内之金属线槽：
一根 300mmx150mm 金属线槽供租户配电用；
一根 200mmx150mm 金属线槽供消防设备配电用；
一根 200mmx150mm 金属线槽供其他普通照明动力配电用；
一根 100mmx100mm 金属线槽供楼宇管理系统配线用；
一根 100mmx100mm 金属线槽供消防系统配线用；
一根 100mmx100mm 金属线槽供安防系统及电视系统配线用；
一根 200mmx100mm 金属线槽供综合布线系统配线用；
- 9) 采用高效、寿命长的照明灯具。

电梯及手扶梯系统

- 办公客梯
1) 低区共5台 (L1,L5,L8-L15),速度: 3m/s 载荷: 1,600kg
轿箱尺寸: 2,000mm(W) x 1,850mm(D) x 2,700mm(H)
开门尺寸: 1,200mm(W) x 2,400mm(H)
2) 高区共4台(L1,L5, L16-L22), 速度: 5m/s 载荷: 1,600kg
轿箱尺寸: 2,000mm(W) x 1,850mm(D) x 2,700mm(H)
开门尺寸: 1,200mm(W) x 2,400mm(H)

- 3) 两台消防载货两用电梯 (B4-L22), 速度: 2m/s
载荷: 1,600kg
轿箱尺寸: 2,000mm(W) x 1,850mm(D) x 2,600mm(H)
开门尺寸: 1,300mm(W) x 2,400mm(H)
- 4) 办公楼客梯平均等待时间不多于 35 秒。

• 商场货梯

- 1) 一台 (B2-L6), 速度: 1.75m/s 载荷: 1,600kg
轿箱尺寸: 2,000mm(W) x 1,850mm(D) x 2,600mm(H)
开门尺寸: 1,300mm(W) x 2,400mm(H)
- 2) 一台 (B2-L6), 速度: 1m/s 载荷: 2,000kg
轿箱尺寸: 1,500mm(W) x 2,700mm(D) x 2,600mm(H)
开门尺寸: 1,500mm(W) x 2,400mm(H)
- 3) 从 B2-L6 共设置了 33 台自动扶梯。

楼宇管理系统

楼宇管理系统监控范围包括空调通风系统、电气系统、水泵、消防系统、电梯、电扶梯、安保及通讯系统等等。

• 消防系统

- 1) 按照火灾自动报警系统设计规范在所有必须的场所安装火灾探测器。
- 2) 按照消防系统相关设计规范要求设置消火栓、灭火器及自动喷淋。

Office Provision

- Ceiling
Office floor ceiling height approx. 2.8m
- Lighting
2x28w, T5 twin fluorescent lamp fittings.
- Raised floor
Raised floor of 150mm.

Electrical System

- 1) Two sets of 6,300kV, 35kV/10kV power transformers; four sets of 2,500kV, 10kV/0.4kV power transformers, and two sets of 2,000kV, 10kV/0.4kV power transformers.
- 2) Two sets of 35kV incoming feeders.
- 3) Two 1,600kVA diesel generators, one for tenant networking system and air-conditioning system backup, one for building fire service system. 5m³ outdoor diesel tank and 1m³ indoor daily use diesel tank for 8 hours full load emergency power supply.
- 4) Office floor equipped with low voltage cable duct for distributing power. Main switch is 400A (L8-L13); 250A (L14-L20); 200A (L21-L22).
- 5) Common earth system, earthing resistance is no greater than 1 Ohm.
- 6) Electronic ballast used for lighting.
- 7) Metal trunking at office area ceiling
One 200mmx150mm metal trunking for general lighting and power supply.
One 200mmx100mm metal trunking for building management system.
One 100mmx100mm metal trunking for fire service system.
One 200mmx100mm metal trunking for security and television system.
One 400mmx200mm metal supporting generic cabling system.
- 8) Metal trunking at retail area ceiling
One 300mmx150mm metal trunking for tenant's power supply.

- One 200mmx150mm metal trunking for fire service system.
One 200mmx150mm metal trunking for general lighting and power supply.
One 100mmx100mm metal trunking for building management system.
One 100mmx100mm metal trunking for fire safety system.
One 100mmx100mm metal trunking for security and television system.
One 200mmx100mm metal trunking for generic cabling system.
- 9) Using lighting equipments with high efficiency and long life span

Elevator and Escalator

- Office passenger elevator
1) Low Zone 5 elevators (serving L1, L5, L8-L15) Speed: 3m/sec., Loading capacity:1,600kg.
Dimensions of Elevator car: 2,000mm(W) x 1,850mm(D) x 2,700mm(H)
Dimensions of Door: 1,200mm(W) x 2,400mm(H)
2) High Zone 4 elevators (serving L1, L5, L16-L22) Speed: 5m/sec., Loading capacity:1,600kg.
Dimensions of Elevator car: 2,000mm(W) x 1,850mm(D) x 2,700mm(H)
Dimensions of Door: 1,200mm(W) x 2,400mm(H)
3) Two Service /Fireman's elevators (serving B4-L22) Speed: 2m /sec., Loading capacity:1,600kg.
Dimensions of Elevator car: 2,000mm(W) x 1,850mm(D) x 2,600mm(H)
Dimensions of Door: 1,300mm(W) x 2,400mm(H)
4) Average waiting time for passenger lifts of less than 35 seconds.
- Retail Service Elevator
1) One elevator (serving B2 to L6) Speed:1.75m/sec, Loading capacity: 1,600kg.

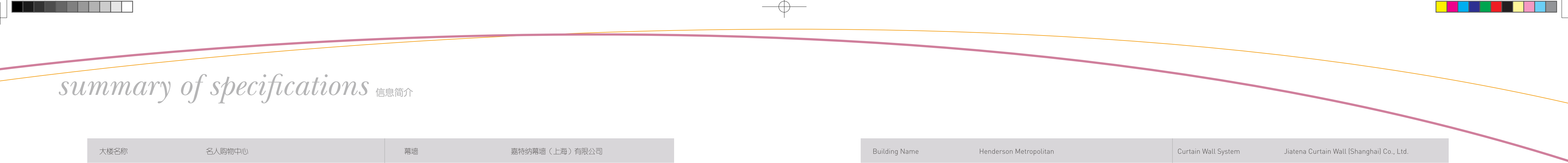
- Dimensions of Elevator car:
2,000mm(W) x 1,850mm(D) x 2,600mm(H)
Dimensions of Door: 1,300mm(W) x 2,400mm(H)
- 2) One elevator (serving B2 to L6) Speed :1m/sec, Loading capacity: 2,000kg.
Dimensions of Elevator car:
1,500mm(W) x 2,700mm(D) x 2,600mm(H)
Dimensions of Door: 1,500mm(W) x 2,400mm(H)
- 3) A total of 33 sets of escalator installed at B2-L6

Building Management System (B.M.S)

The entire building's A/C, electrical, water pump, fire service, elevator & escalator, security and communication systems are controlled and monitored by B.M.S.

• Fire Service System

- 1) According to fire service regulation, the entire premises is equipped with Automatic Fire Alert System
- 2) Fire hydrant, extinguisher, smoke detector & sprinkler are installed according to fire services department's guidelines.



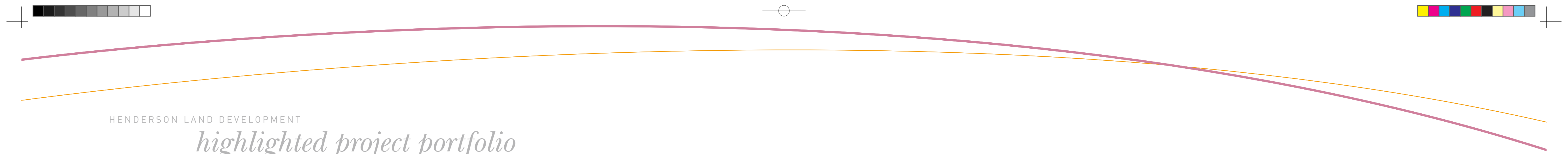
summary of specifications

信息简介

大楼名称	名人购物中心	幕墙	嘉特纳幕墙（上海）有限公司
地址	南京东路和河南中路交界	架高地台楼板承重 (千牛/平方米)	11.97 千牛/平方米
投资商	恒基兆业地产有限公司	天花系统	标准吊顶
楼高 (米)	100 米（地上22层，地下4层）	新风系统	36 立方米/小时/每人，新风量 10 升/每秒/每人
总建筑面积 (平方米)	约 95,380 平方米	冷冻水/热水系统	24 小时持续冷冻水/热水系统
实际楼层 (层)	22 层	自动紧急电源	两路供电
标准层面积 (平方米)	约 1,750-2,735 平方米	照明	平均 500 LUX舒适桌面照明
楼层高度 (米)	约 4.1 米	通讯系统	电信运营商暂定为两家“中国电信”及“中国网通”
净层高 (米)	约 2.8 米	停车位	267个地库停车
高架地板 (毫米)	提供 150 毫米高架空地板 弱电提供户内高架地台下桥架 200x50 毫米	保安系统	提供 24 小时视频监控系统，对地下车库，公共走道等区域进行全方位监视
购物中心客梯	3 部客梯 一台1.75m/s, 1,350kg服务B4-L1 两台1.75m/s, 1,600kg服务B2-L6	货梯	两台消防载货两用电梯 (B4-L22), 速度: 2m/s 载荷: 1,600kg 一台 (B2-L6), 速度: 1.75m/s 载荷: 1,600kg 一台 (B2-L6), 速度 : 1m/s 载荷 : 2,000kg.
办公楼客梯	9 部客梯 低区共5台 (L1,L5,L8-L15), 速度: 3m/s 载荷: 1,600kg 高区共4台(L1,L5, L16-L22), 速度: 5m/s 载荷: 1,600kg	先进的中央空调系统	4台750RT离心式制冷机设置于B1层制冷机房 每层采用风机盘管加上新风系统 提供 24 小时冷冻水/热水系统

Building Name	Henderson Metropolitan	Curtain Wall System	Jiatena Curtain Wall (Shanghai) Co., Ltd.
Address	Intersection of Nanjing Rd. E. and He'nan Rd. (M)	Floor Loading (live load) (kN/m ²)	11.97 kN/m ²
Investor	Henderson Land Development Company Limited	Ceiling System	Standard false ceiling with sprinklers and smoke detectors
Building Height (m)	Approx. 100m (Actual floor above ground 1/F to 22 & B1 to B4 are underground)	Fresh Air Supply	36m ³ / hr / person, Fresh Air 10 liter / second / person
Gross Office Area (m ²)	Approx. 95,380m ²	Cold and Hot Potable Water	24 hours cool / hot water system
Actual Floors (floors)	22 Floors	Automatic Emergency Power	Two independent incoming cable
Typical Floor Plate (m ²)	Approx. 1,750–2,735m ²	Lighting Standard	Average 500LUX at desktop lighting
Floor Height (m)	Approx. 4.1m	Communications System	Current provider: China Mobile and CNC
Net Ceiling Height (m)	Approx. 2.8m	Car Parking Space	267 Lots
Raised Floor (mm)	150mm raised flooring The extra low voltage distribution system provides a 200x50mm bridging platform for each residence	Security System	24 hours CCTV system
Shopping Mall Passenger Elevators	3 elevators for retail floors One 1.75m/s load 1,350kg elevators for B4-L1 Two 1.75m/s load 1,600kg elevators for B2-L6	Service Elevators	Two Service /Fireman's elevators (serving B4-L22) Speed: 2m/sec., Loading capacity: 1,600kg. One elevator (serving B2 to L6) Speed: 1.75m/sec, Loading capacity: 1,600kg. One elevator (serving B2 to L6) Speed: 1m/sec, Loading capacity: 2,000kg.
Office Passenger Elevators	9 Service Elevators Low Zone 5 elevators (serving L1, L5, L8-L15) Speed: 3m/sec., Loading capacity: 1,600kg. High Zone 4 elevators (serving L1, L5, L16-L22) Speed: 5m/sec., Loading capacity: 1,600kg.	Advanced Central Air Conditioning System	Four 750RT centrifugal air conditioning systems located in B1 level All office districts use fan coil unit plus pretreated air unit Provides 24 hours chilled / space heating

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HENDERSON LAND DEVELOPMENT

highlighted project portfolio

项目介绍



香港-国际金融中心
举世知名, 综合性新建筑

Hong Kong
International Finance Centre



香港-观塘 223
国际级优质商业项目, 坐落东九龙心脏位置

Hong Kong
Kwun Tong 223



北京-环球金融中心
国际甲级商厦

Beijing
World Financial Centre



上海-688 南京西路项目
上海耀目璀璨之新地标

Shanghai
Lot 688 Nan Jing West Road



上海-恒汇国际大厦
举世知名, 综合性新建筑

Shanghai
Henderson Centro



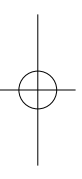
上海-147 恒丰路项目
上海交通汇点地枢

Shanghai
Lot 147 Heng Feng Road



沈阳-国际金融中心
崭新高楼之多用途综合大楼

Shenyang
International Finance Centre



world-class project teams

专业项目团队

- | | | | | | |
|----|--|---|----|---------------------------------------|--|
| 1 | 投资者
Investor | 恒基兆业地产有限公司
Henderson Land Development Co.,Ltd. | 11 | 包承包
Main Contractor | 上海市第一建筑有限公司
Shanghai No.1 Construction Co., Ltd. |
| 2 | 建筑顾问
Architectural Consultants | 日本丹下都市建筑设计株式会社
Tange Associate, Urbanists - Architects | 12 | 升降机和行人电梯
Lifts & Escalators | 上海日立电梯营销有限公司
HITACHI |
| 3 | 机电顾问
E & M Consultant | 奥雅纳工程咨询
Arup International Consultants | 13 | 玻璃幕墙
Curtain Walls | 嘉特纳幕墙（上海）有限公司
Jiatena Curtain Wall(Shanghai) Co., Ltd. |
| 4 | 结构顾问
Structural Engineer | 奥雅纳工程咨询
Arup International Consultants | 14 | 机电
E & M Works | 奥雅纳工程咨询
Arup International Consultants |
| 5 | 玻璃幕墙顾问
Curtain Wall Consultants | 奥雅纳工程咨询（上海）有限公司
Arup Facade Engineering | 15 | 消防
F.S. Works | 上海威煌消防工程设备有限公司
Shanghai Wei Huang Fire Engineering & Equipment Co., Ltd |
| 6 | 工程测量顾问
Q.S. Consultants | 上海市建设工程监理有限公司
Shanghai Project Management Co., Ltd. | 16 | 弱电
ELV Works | 上海市安装工程公司
Shanghai Installation Engineering Co., Ltd |
| 7 | 灯光顾问
Lighting Consultants | 美国碧湾照明设计有限公司
Brandston Partnership Inc. | 17 | 精装修
Interior Fit-outs | 上海大华装饰工程有限公司
Shanghai DaHua Decoration & Engineering Co., Ltd. |
| 8 | 园林设计顾问
Landscape Consultants | 冯庆廷建筑师事务所（香港）有限公司 | 18 | 擦窗机
Gondola | 上海新炬机电设备有限公司
Shanghai New Century |
| 9 | 室内设计顾问
Interior Design | 伍兹贝格亚洲有限公司 | 19 | 景观及绿化
External Works & Landscaping | 冯庆廷建筑师事务所（香港）有限公司 |
| 10 | LEED/HKBEAM顾问
LEED/HKBEAM Consultants | 柏诚工程技术（北京）有限公司上海分公司
Parsons Brinckerhoff | 20 | 物业管理
Property Management | 第一太平戴维斯物业顾问（上海）有限公司
Savills Property Services (Shanghai) Co.,Ltd. |

投资者 INVESTOR :



开发商 DEVELOPER : 上海恒智房地产开发有限公司

市场及商场租赁代理
MARKETING & LEASING CONSULTANT :

物业管理公司
PROPERTY MANAGEMENT COMPANY :



办公楼租赁联合代理
JOINT MARKETING & LEASING CONSULTANT :



贵宾热线 VIP HOTLINE :

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