



HENDERSON
688廣場

BUSINESS SUCCESS LADDER

企业迈向成功的阶梯



效果图

EXCELLENT TRANSPORTATION NETWORK

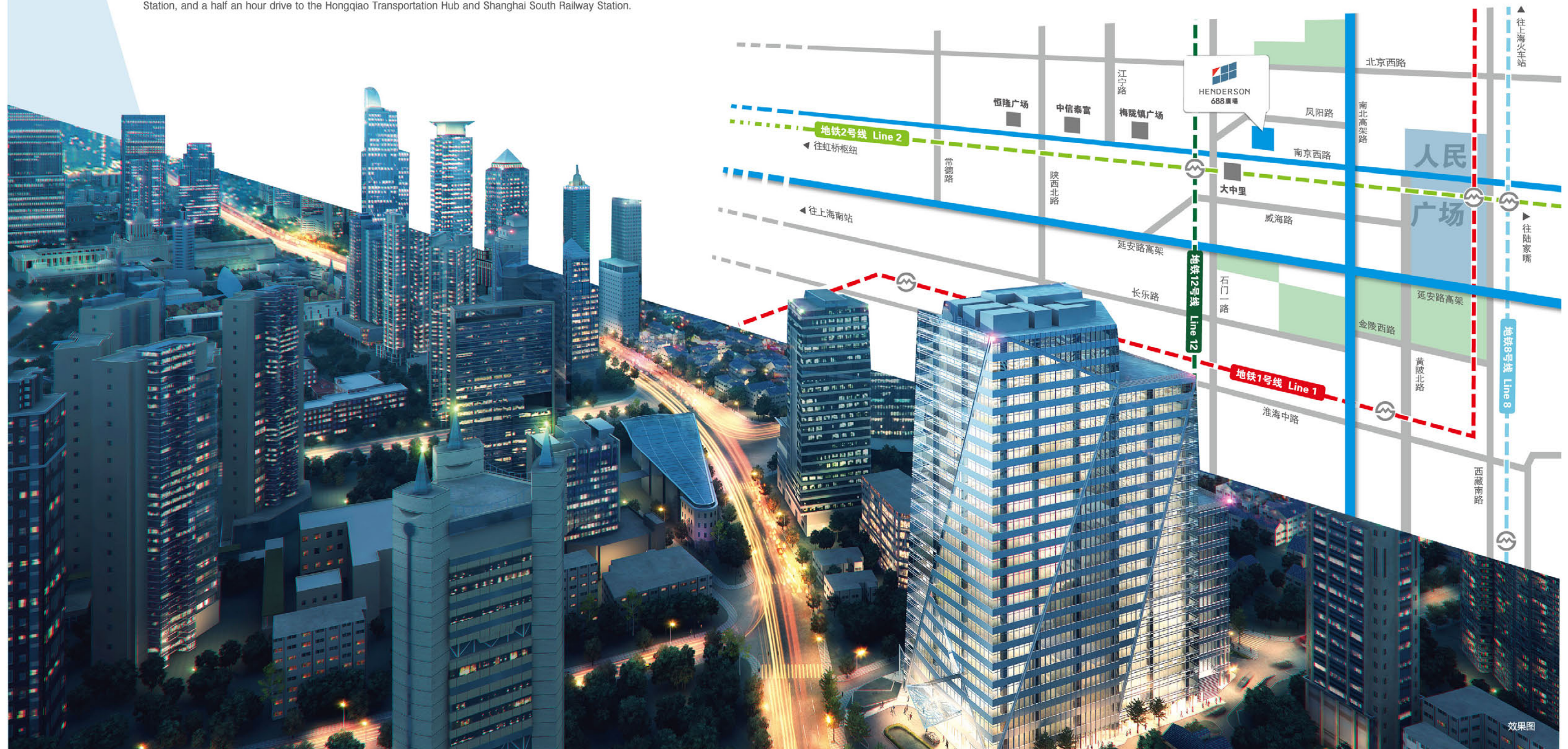
交通便捷 选择多样化

- 688广场，毗邻上海南北与东西走向重要交通干线交汇点，步行10分钟即可到达地铁二号线，距南北高架上下匝口仅5分钟车程。从688广场驾车，10分钟可达上海火车站，25分钟可达上海南站，25分钟可达虹桥枢纽。四通八达，出行方式选择多样，气定神清，尽在掌握。
- Convenience is essential and great convenience is exactly what you will get from Henderson 688! The project is located at the heart of Shanghai City Centre within a few minutes of walking distance to Metro Line 2. It only takes a 5 minutes drive to reach the North-South Elevated Road, a 10 minutes drive to the Shanghai Railway Station, and a half an hour drive to the Hongqiao Transportation Hub and Shanghai South Railway Station.

THE NEW ICON IN JINGAN

闹中取静 静安新聚焦

- 688广场，香港恒基地产鼎力之作，位于繁华南京西路，拥有独一无二的优越地理位置，把握大都市的活力脉动，尽情享受安然恬静的工作绿洲，张弛有道，相得益彰。688广场，搭建企业迈向成功的阶梯。
- Henderson 688 is another signature architectural art piece presented by Henderson Land situated in the prime and elegant Nanjing Road West. The spacious floor plate, user-friendly layout and relaxing surroundings will provide a comfortable working environment for all occupants. Henderson 688 is where business meets lifestyle; it is the ladder to success!





INNOVATIVE DESIGN 设计独创

- 688广场，采用独具一格的设计风格，阶梯递进的设计理念，对角线区隔垂直水平格栅，不同角度呈现晶莹剔透的建筑美感。无论是日间还是夜晚，仿如璀璨水晶的688广场，不断激发创新灵感，成就企业不断进步的梦想。
- From façade to interior, ground to rooftop, Henderson 688 was sketched by the best designers and executed by the most professional builders. The distinctive and unique quartz-like design of Henderson 688 will certainly become an upcoming icon of Nanjing Road West and the new crown jewel of Jian An.



THE MOST DESIRABLE WORKPLACE 舒适灵活 办公新高地

- 688广场，多功能办公区域空间组合，灵活配合市场不同需求。新风设计，与建筑自身特点完美契合，既保证新风洁净度，又达到低碳节能效果。层高挑，视野宽阔，26米超大进深，16台进口电梯，精密中央控温空调，营造安全舒适、高效无忧的工作环境，商务沟通迅速便捷，助力企业不断攀登迈向成功。
- Aimed to cater for the widest range of international top class tenants, Henderson 688 carries an ingenious mix of office floor plates from 1,700 to 3,350m². Equipped with 16 high speed elevators and precise air-conditioning system, and with the generous 2.8m net ceiling height, 150mm raised flooring, and the spacious open plans, Henderson 688 aims to provide the most desirable work environment to satisfy the needs of a fast growing business.

THE GRAND LED WALL

科技力量 震撼新体验

- 由国际著名设计师担纲室内设计，从地面延伸至天花顶的办公楼大堂LED墙面，以丰富变幻的清晰动感镜像，为您带来全新震撼体验，领略与时代同步的科技力量。688广场，引领超甲级国际写字楼不断发展，成为入驻企业的骄傲。
- Henderson 688 has the hallmarks of its internationally renowned architect, including the LED wall and the grand lobby. There are many features at Henderson 688 which will ensure that the environment can progress with high technological changes in future. The unique combination of aesthetics, technology and innovative design will definitely make tenants feel proud of Henderson 688.



DETAILS MATTER

细节之上 设计人性化

- 无论是整洁卫生的洗手间，还是功能齐备的茶水间，抑或是专门配置的母婴室，无不体现着点滴细微处的人性化设计。688广场共拥有停车位超过330个，车辆通行路线科学规划，出入口安排合理，方便无忧。
- At Henderson, our motto is that the smallest details matter. We give diligent effort to ensure every facility including the restrooms, infant rooms, pantries, public corridors, and the car park management are up to top international standards. The project provides over 330 car parking spaces and we want to ensure ease of access and the utmost convenience for drivers.





效果图

ENVIRONMENTALLY FRIENDLY BUILDING

绿色环保 降低能耗

- ▀ 传承恒基旗下物业的环保品质，688广场采用的切面棱角外观处理，巧妙地利用光的折射，减少建筑本身温度受外部环境的影响，节能效果更为显著。精心的设计，对地球资源的珍视，688广场已获白金级别建筑环境评估证书初步认定，并将申请美国绿色能源与环境设计先锋奖。
- ▀ The building is environmentally friendly with efficient energy usage and low carbon emission control. Henderson 688 has already been awarded the prestigious BEAM Platinum certificate (provisional) and will apply for LEED Gold certification.



CLASSY OFFICES COME WITH SOPHISTICATED FACILITIES

商业配套 品味国际风情

▀ 688广场，打造服务于办公楼的精致商业配套，满足品牌餐饮和特色购物需求，品味异国风情，商务小憩，自在乐活。

▀ Henderson 688 is where business meets life style. Our 4,000m² retail podium will be the home of some of the best signature restaurants in town. From a simple cup of coffee to delicate cuisines, we aim to provide you with the best dining experience in Shanghai.



效果图

意向图



恒基兆业代表作 香港IFC

OUTSTANDING MANAGEMENT SERVICES

卓越服务 秉持国际水准

- ▀ 688广场，邀请享誉业界的知名管理公司提供专业细致的物业服务，秉持一贯的国际高标准，全方位满足国内外客户需求。688广场，依靠完美的建筑，加上优质的服务，成为快乐工作、安心消费的所在。
- ▀ We are dedicated to offer all visitors and occupants a wide range of VIP customer service. It is our mission to ensure that you feel both comfortable and secure. The building will be run by an international top class property management company. Equipped with a sophisticated surveillance system and with year round 24 hour security control, we shall ensure your safety and comfort.

QUALITY ASSURANCE BY HENDERSON LAND GROUP

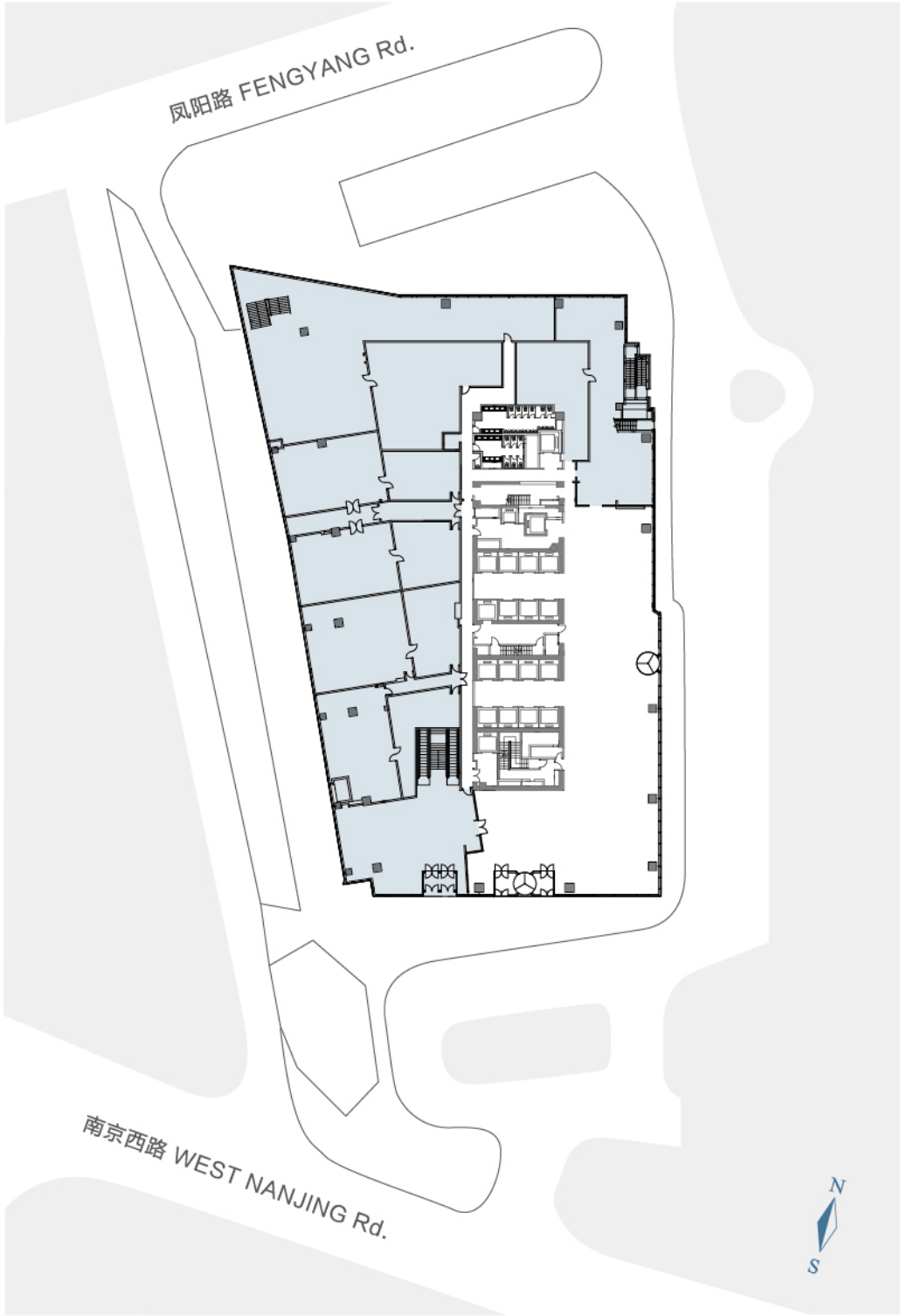
倾力呈现 恒基品质保证



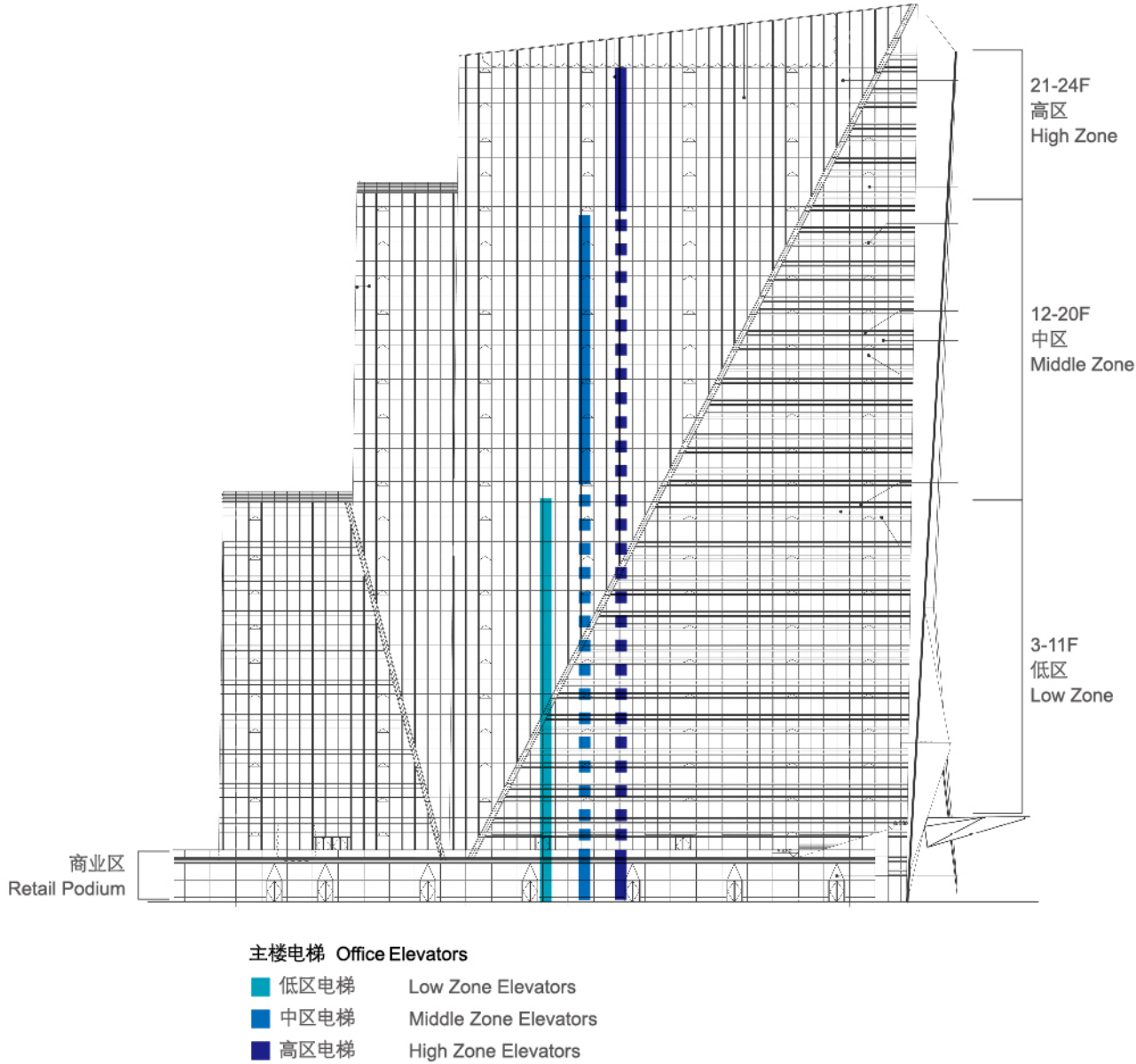
恒基兆業地產集團
HENDERSON LAND GROUP

- ▀ 688广场，恒基兆业地产集团旗下于上海的又一经典力作，与位于南京东路的恒基名人商业大厦，东西鼎立，交相辉映。688广场，企业成功的阶梯，见证您的努力和辉煌。恒基品质保证，诚邀入驻688广场。
- ▀ Henderson Land Group is an experienced and professional Landlord. Our portfolio carries numerous international grade A office and retail projects all over China and Hong Kong, serving multi-national corporations. "In search of excellence" is our vision at Henderson. We aim to provide continuous improvement on all fronts in order to ensure that our customers enjoy the best possible quality service.

项目总平面图
PROJECT SITE PLAN

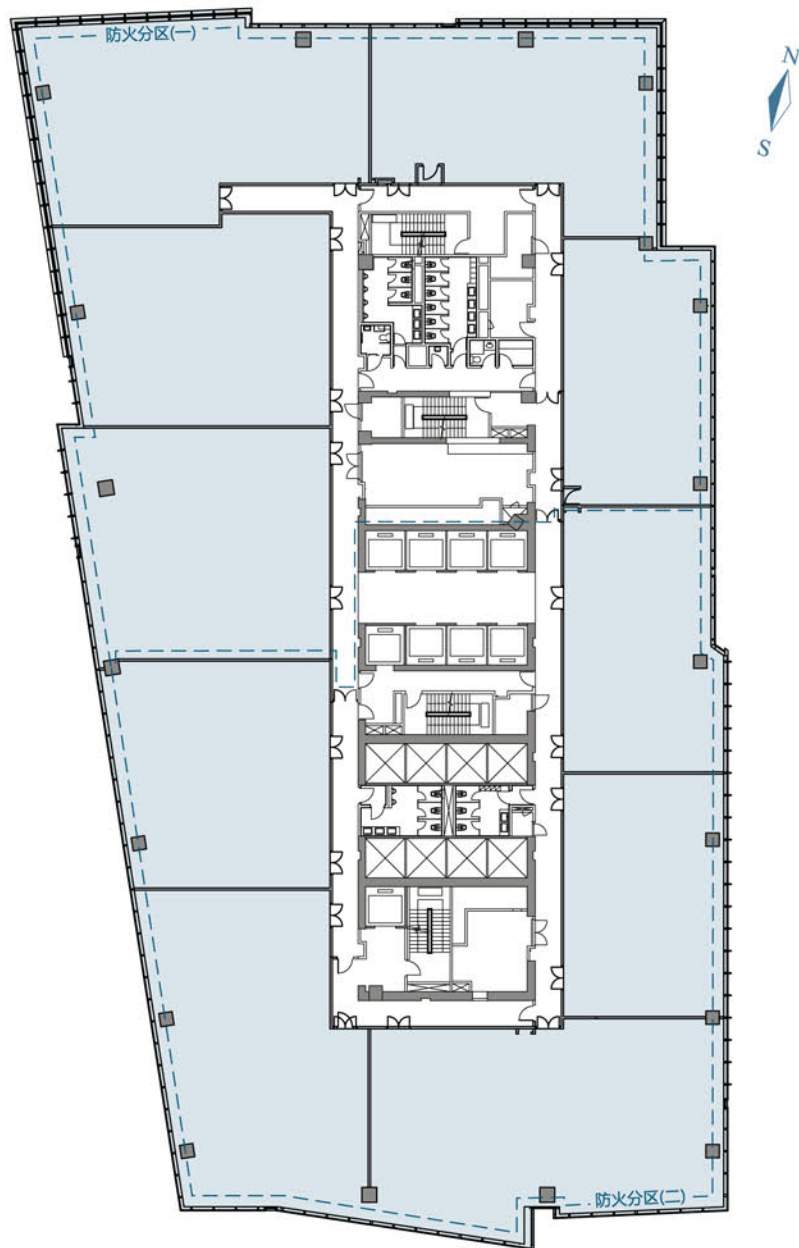


项目总立面图
PROJECT LOW TOTAL PLAN



办公低区平面图
LOW ZONE PLAN

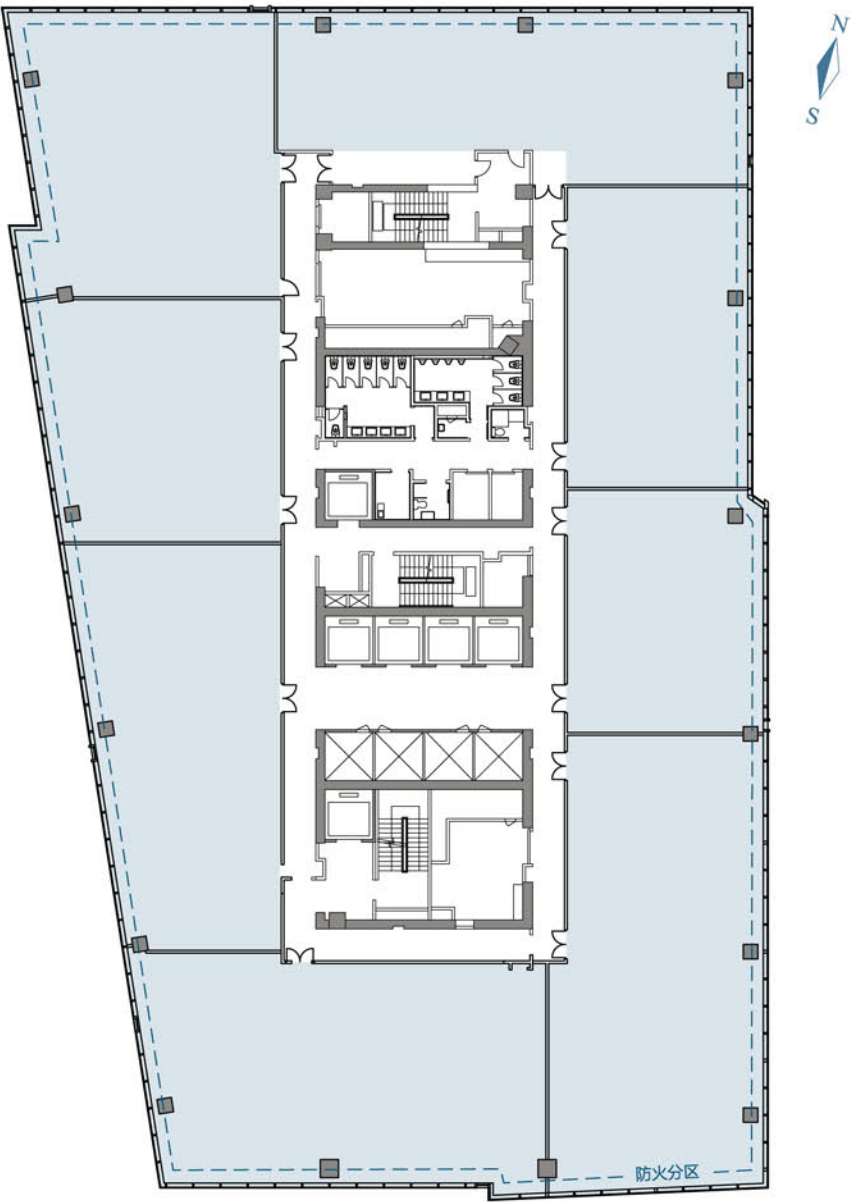
由3层至11层: 约3,367平方米
From L3 to L11: Approx. 3,367m²



05F 平面图
Floor Plan
Approx 3,340.6m²

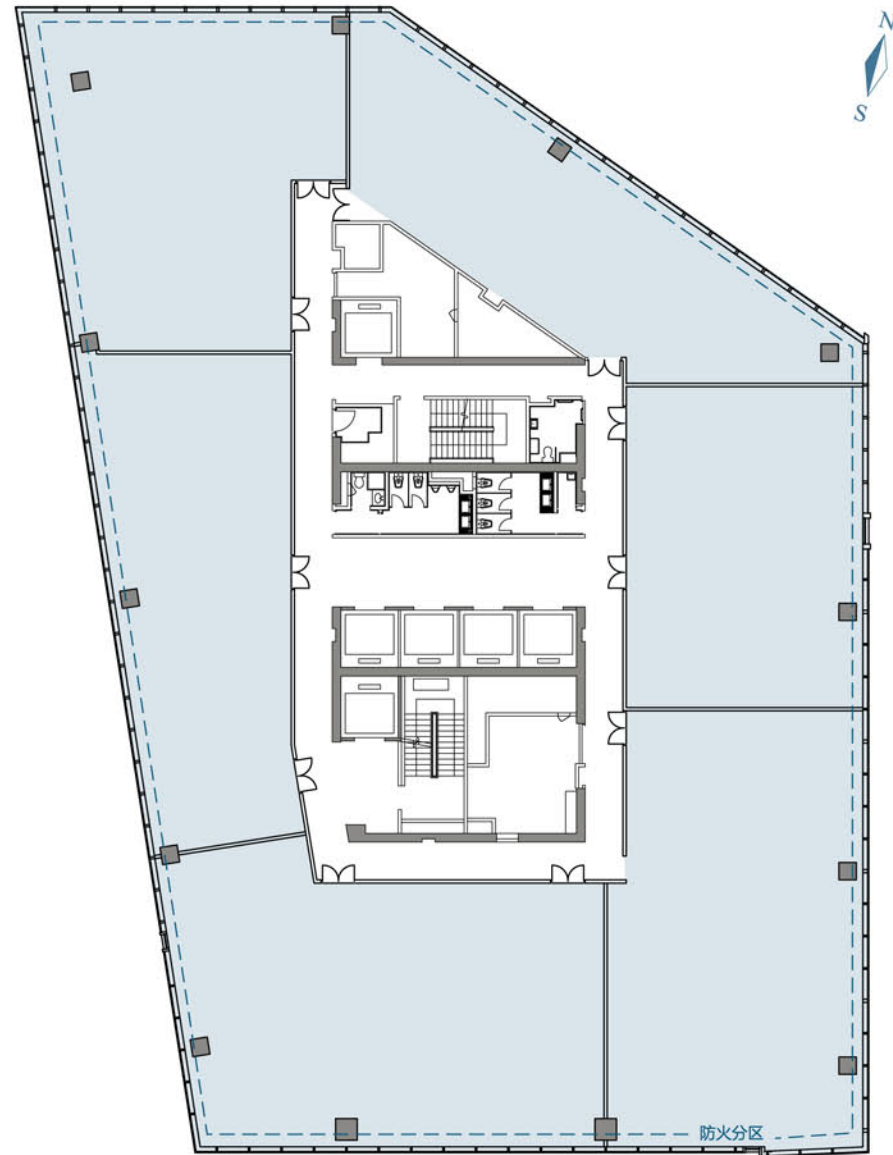
办公中区平面图
MIDDLE ZONE PLAN

由12层至20层: 约2,529.8平方米
From L12 to L20: Approx. 2,529.8m²



15F 平面图
Floor Plan
Approx 2,464.7m²

由21层至24层: 约1,710.7平方米
From L21 to L24: Approx. 1,710.7m²



22F 标准层平面图
Floor Plan
Approx 1,695.3m²

主要指标参数

CONSTRUCTION PARAMETERS

主要建筑指标参数		Construction Parameters	
总建筑面积	总面积: 84,896平方米 地上建筑面积: 64,565平方米 地下建筑面积: 20,331平方米	Total GFA	Total Floor Space: 84,896m² Total Above Ground Level GFA: 64,565m² Total Below Ground Level GFA: 20,331m²
办公室面积	59,774平方米	Office Area	59,774m²
商业面积	4,524平方米	Retail Area	4,524 m²
建筑高度	99.425米	Building Height	99.425m
建筑层数	地上部分: 24层 地下部分: 3层	Volumetric Plan	Above Ground: 24 Floors Below Ground: 3 Floors
标准办公楼层建筑高度	建筑层高: 4.05米高 架空地板到吊顶: 2.8米高 架空地板高: 145毫米高	Typical Office Floor Ceiling Height	Slab-to-slab height: 4.05m Raised floor-to-false ceiling height: 2.8m Raised Floor: 145mm
核心筒墙到玻璃距离	最长可达26米	Distance from Lift Core to Glass Curtain Wall	26m (max.)
活荷载	标准楼层: 4千帕 商业楼层: 4千帕 核心筒周围3米范围内的特殊区域: 10千帕	Live Load	Typical Office Floors: 4kPa Retail Floors: 4kPa Special zone within 3m around core wall: 10kPa
停车位	382个停车位	Car Parking Spaces	382 parking spaces

配套设施说明
FACILITIES

电梯		Vertical Transportation	
电梯与扶梯电梯	办公楼设有15部客梯、1部行政人员专用梯、2部货梯/消防梯、2部穿梭梯及1部扶梯电梯。	Lifts and Escalators	Office tower consists of 15 passenger lifts, 1 executive lift, 2 service / fireman's lifts, 2 shuttle lifts, and 1 escalator.
客梯	办公楼设有15部客梯分地下及低中高区运行。	Passenger Lifts	15 passenger lifts divided across basement, LOW, MID and HIGH-zones.
7部低区电梯 T1-T7 (首层, 3-11层)	载重量: 1,600千克 可载: 21人 速度: 3米/秒	7 passenger lifts for LOW-zone (from ground floor serving the L3 to L11 floors) T1-T7	Load Weight: 1,600kg Capacity: 21passengers Speed: 3m/s
4部中区电梯 T9-T12 (首层, 12-17层)	载重量: 1,600千克 可载: 21人 速度: 3.5米/秒	4 passenger lifts for MID-zone (from ground floor serving the L12 to L17 floors) T9-T12	Load Weight: 1,600kg Capacity: 21passengers Speed: 3.5m/s
4部高区电梯 T13-T16 (首层, 18-24层)	载重量: 1,600千克 可载: 21人 速度: 5米/秒	4 passenger lifts for HIGH-zone (from ground floor serving the L18 to L24 floors) T13-T16	Load Weight: 1,600kg Capacity: 21passengers Speed: 5m/s
高峰时间电梯运输能力	设计等候时间<30秒 5 分钟载客量>11%	Lifts' performance:	Waiting time of not more than 30seconds Not less than 11% 5-minute handling capacity

电梯		Vertical Transportation	
行政人员专用梯 T17	办公楼设有1部行政人员专用梯兼消防梯 (由 B3层至24层) 载重量: 1,600千克 可载: 21人 速度: 3米/秒	Executive Lifts T17	1 executive lift (from B3 to L24) Load Weight: 1,600kg Capacity: 21passengers Speed: 3m/s
货梯/消防梯 T8, T20	办公楼设有1部货梯(由B1层至2层)T20 及1部消防梯兼货梯(由 B3层至24层)T8 载重量: 1,600千克 可载: 21人 速度: 1米/秒(T20) 2.5米/秒(T8)	Service/Firemen's Lifts T8, T20	2 service / fireman's lifts (from B3 to L24)T8, (from B1-L2)T20 Load Weight: 1,600kg Capacity: 21passengers Speed: 1 m/s (T20) 2.5m/s (T8)
穿梭梯 T18, T19	办公楼设有2部穿梭梯 (由B3层至2层)T19, (由B2层至2层)T18 载重量: 1,600千克 可载: 21人 速度: 1.6米/秒	Shuttle Lifts T18, T19	2 Shuttle lifts (from B3 to L2)T19, (from B2 to L2)T18 Load Weight: 1,600kg Capacity: 21passengers Speed: 1.6m/s
扶手电梯	商業大堂設有扶手電梯(由 L1层至L2层) 宽: 1.2米 速度: 0.5米/秒	Escalators	The escalator serves the retail lobby from L1 to L2 Width: 1.2m Speed: 0.5m/s
电梯品牌	日立	Brand	Hitachi

电力与照明系统		Power Supply	
电源供应	2个不同电站提供2路35千伏供电, 每路供电负载为总负载50% (12,400KVA)	Incoming Power Supply Sources	2nos. of 35KV feeders from 2 individual substations, each with 50% total power capacity. (12,400KVA)
电力系统	办公楼电源由6台2,000千伏安变压器和1台400千伏安变压器供给用户使用	Power Supply System	Exclusive 6nos. of 2,000KVA & 1no. of 400KVA transformers for office tenant on each tower.
备用发电机	后备电力在正常供电失效12秒内自动启动	Emergency Generators	Emergency power will automatically cut in within 12 seconds upon failure of normal supply.
照明	办公区域: 500 Lux;	Illumination	Office: 500 Lux;

通讯系统		Communications	
网络通讯	双主干引入线, 主干线: 光纤及五类线。本项目网络供应商有中国联通和中国电信。商业层具备无线数据传输覆盖。	Networking Communications	Dual-back bone: Fiber optic & Cat 5e Service Providers: China Unicom & China Telecom. Wireless reception for data is available for the retail floor.
移动通讯	本项目有中国移动、中国联通、中国电信的信号覆盖, 手机信号覆盖范围为整个大楼。具备LTE扩展功能	Mobile Communications	Full spectrum of signals covered: CMCC、China Unicom、China Telecom. Capacity of LTE upgrading in future
租用专用	楼层间设有租户弱电系统线槽连接。每层设有供租户专用的备用房间, 可供租户安放服务器。	For Tenants Only	Inter-floor trunking connection for future tenants. Empty trunking available inside ELV room for tenant's special requirements.

空调系统		HVAC	
空调系统类型	变风量中央空调系统	Type of Air Conditioning System	Variable Volume(VAV) air system
暖气	办公区外区VAV BOX电加热, 餐厅采用蓄热热水系统。	Heating Source	Electrical heating at out-zone VAV BOX for office zone and central heating water system from heating, electrical boilers for restaurant .
通风系统	独立新风及排风系统	Ventilation System	Independent fresh air supply and exhaust air system
制冷系统	3台750RT离心冷水机组提供正常时间供冷 2台400RT离心冷水机组提供24/7时间供冷	Cooling System	3nos. of 750 RT water cooled centrifugal chillers 2nos. of 400 RT water cooled centrifugal chillers for 24/7
空气调节系统	办公区采用变风量空调系统, 餐饮区采用风机盘管加新风系统。 办公区20层及以下采用2台40~60冷吨变频空调机组, 及办公区20层以上采用1台60冷吨变频空调机组。 每层大约75个VAV BOX通过DDC控制, 同时在外区VAV BOX冬季采用电发热丝制热。	HVAC System	Variable Air Volume(VAV) air system for office zone and FCU with fresh air system for restaurant. 2nos. of 40~60RT nominal capacity VAHU for typical floor below L20, and 1no. of 65 RT nominal capacity VAHU for typical floor above L20. Approx. 75nos. of VAV Boxes operated via direct digital control provided on every typical floor and electric heating installed at the out zone VAV Box for winter heating.
空调量	办公区标准层空调负荷指标: 117W/m² 餐饮区标准层空调负荷指标: 300W/m² 办公区标准层人员密度: 11m²/person 餐饮区标准层人员密度: 2m²/person 夏季设计温度: 24~26℃ 相对湿度: 50%~60%	Design Loading	Normal cooling load for typical office floor: 117W/m² Normal cooling load for restaurant : 300W/m² Occupancy density: typical office floor: 11m²/person Occupancy density: restaurant floor: 2m²/person Summer: 24~26℃ Relative humidity: 50%~60%
设备供货商及品牌	制冷机组: 开利 冷却塔: Evapco 冷冻及冷却循环水泵: ITT 热交换器: APV 空气处理机组: 开利 温控: 霍尼韦尔	System Manufacturer and Brand Cooling Towers	Chiller: Carrier Cooling tower: Evapco Circulating pump: ITT Plate-type heat exchanger: APV Air handling unit: Carrier Temperature control: Honeywell
总空调制冷量	7,920千瓦	Total Cooling Capacity	7,920kw
VAV 控制系统	直接数字式传输控制系统	VAV Control System	Direct digital control (DDC)
新风量	办公区标准层: 40立方/小时/人 餐饮区标准层: 25立方/小时/人	Fresh Air Rate	40m³/h /person for typical office floor 25 m³/h/person for restaurant

公共区域设施		Public Facility Features	
卫生间	洗手盆配自动感应式恒温水力发电水龙头。	Toilet	Wash basins with automatic sensor-activated constant temperature faucets.
行政人员卫生间	办公楼每层设有 1 个行政人员卫生间。 洗手盆配自动感应式恒温水力发电水龙头。 备有淋浴间。	Executive Toilet	1 executive toilet on every typical office floor. Wash basins with automatic sensor-activated constant temperature faucets. Shower room.
残疾人专用卫生间	每层设有 1 个残疾人专用卫生间。 设有紧急呼叫警报系统。	Disabled Toilet	Every floor has a restroom for the handicapped. Emergency call alarm system inside.
茶水间	办公楼每层设有1个茶水间。	Pantry	1 pantry on every typical office floor.

消防和保安系统		Fire Protection and Security	
智能保安监控及停车管理系统	大楼共设有 5,800 个 BAS 监控点。设有超过 280 个闭路电视 (CCTV) 摄像头的安防系统 全数码安全系统 硬盘录像机存储超过 30 天 大楼设有身份识别安全系统服务, 以实现对人员出入的有效控制。任何进入办公楼的人员须刷卡出入。	Intelligent Security and Monitoring System	Equipped with approx. 5,800nos. of Building automation system monitoring points. Over 280nos. CCTV cameras. Digital security system. CCTV video recording: hard disk min. 30days Building lobby is equipped with a sophisticated identification and security system. These technologies ensure effective control of all persons entering and exiting the building.
消防与人生安全系统	每层电梯大堂设有紧急呼叫报警系统。 办公楼内设有防排烟系统, 喷淋灭火系统, 消防栓系统, 有线广播系统, 火灾报警系统。 每层均设有 4 个安全疏散通道。	Fire Protection and Personal Safety System	Each lift lobby equipped with an emergency call and alarm system. Building is equipped with a mechanical smoke extraction system inside the office area, full sprinklers system, hydrant and hose reel system, wired broadcast PA system and automatic fire alarm with smoke/heat detection system. Every floor is equipped with 4 safe evacuation passageways.
报警系统	在首层及二层设有玻璃破损报警系统和红外线防入侵检测系统。 每个残疾人卫生间设置紧急报警系统。 在通讯机房设有漏水检测报警系统。	Alarm System	Break-glass alarm system, infrared anti-intrusion and monitoring systems are installed on the first and second floors. Each disabled toilet is provided with an Emergency button. Each IT room is provided with a water leakage detection system for detection of water seepages and leakages.
保安值班系统	设有无线巡更系统 设有中央安保控制室	Patrol System	Wireless patrol system Central security control room

国际团队

INTERNATIONAL TEAM



开发商：
恒基兆业地产集团
LANDSCAPE DESIGN:
HENDERSON LAND GROUP



租务代理：
仲量联行
LEASING AGENCY:
JONES LANG LASALLE



租务代理：
世邦魏理仕
LEASING AGENCY:
CBRE



物业管理：
第一太平戴维斯
PROPERTY MANAGEMENT:
SAVILLS