

One IFC (HSBC Building - South Tower)

8 Century Avenue, Shanghai



Concept Outlook



Typical Floor Plan



Project Location

Developer:	Sun Hung Kai
Address:	8 Century Avenue, Pudong New Area, Shanghai
Completion:	Mid, 2009
Total Height of Building:	250m
Total Office Area:	Approx. 80,190 sqm
Number of Office Floors:	30 Floors
Usage:	Office: Zone 1: 5~12/F Zone 2: 15~21/F Zone 3: 22~30/F Zone 4: 31~38/F Transfer floor : 22F
	Hotel: The RITZ-CARLTON :39~53/F
	Car Parking: B3F - B1F & Ground
Car Parking Spaces:	Approx. 2000 lots (Phase I & II)
Transportation:	Subway: Direct Access to Lujiazui Metro Station
	Adjacent Road: Century Avenue / Lujiazui Ring Road
	Tunnel: 2 mins drive to Yan'an Rd. Tunnel 10 mins drive to Fuxing Rd. Tunnel
	Hongqiao Airport: 50 minutes drive

Standard Floor Plate Size (gross) :	Pudong Int'l Airport: 30 minutes drive 2,443-2,510 sqm;
Lifts:	22 " KONE" passenger lifts for office use only Zone 1 - 4 lifts; Zone 2 - 4 lifts; Zone 3 - 4 lifts; Zone 4 - 4 lifts; Shuttle - 6 lifts 3 Service Lifts including 1 for fireman
Air-Conditioning:	Centralized VAV System
Fresh Air System:	Fresh Air, 10 litre / per second / per person
Availability of Chiller Water:	Average 120RT per floor
Telephone Providers:	China Telecom
Optic Fibre Network:	Provided (Single-mode 6 cores at separated dual riser)
Net Ceiling Height:	Approx. 3.00 m (typical floor) Approx. 3.30 m (trading/CEO floor)
Electricity Provision	Dual source power supply
Emergency Generator	2 * 1,800 kVA LV emergency generator back up FSI load
Management Company:	Sun Hung Kai Properties

For enquiries please contact:

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