



central park · pudong

中港汇 · 浦东

远见 VISION

陆家嘴东扩第一站，自贸区政策全覆盖

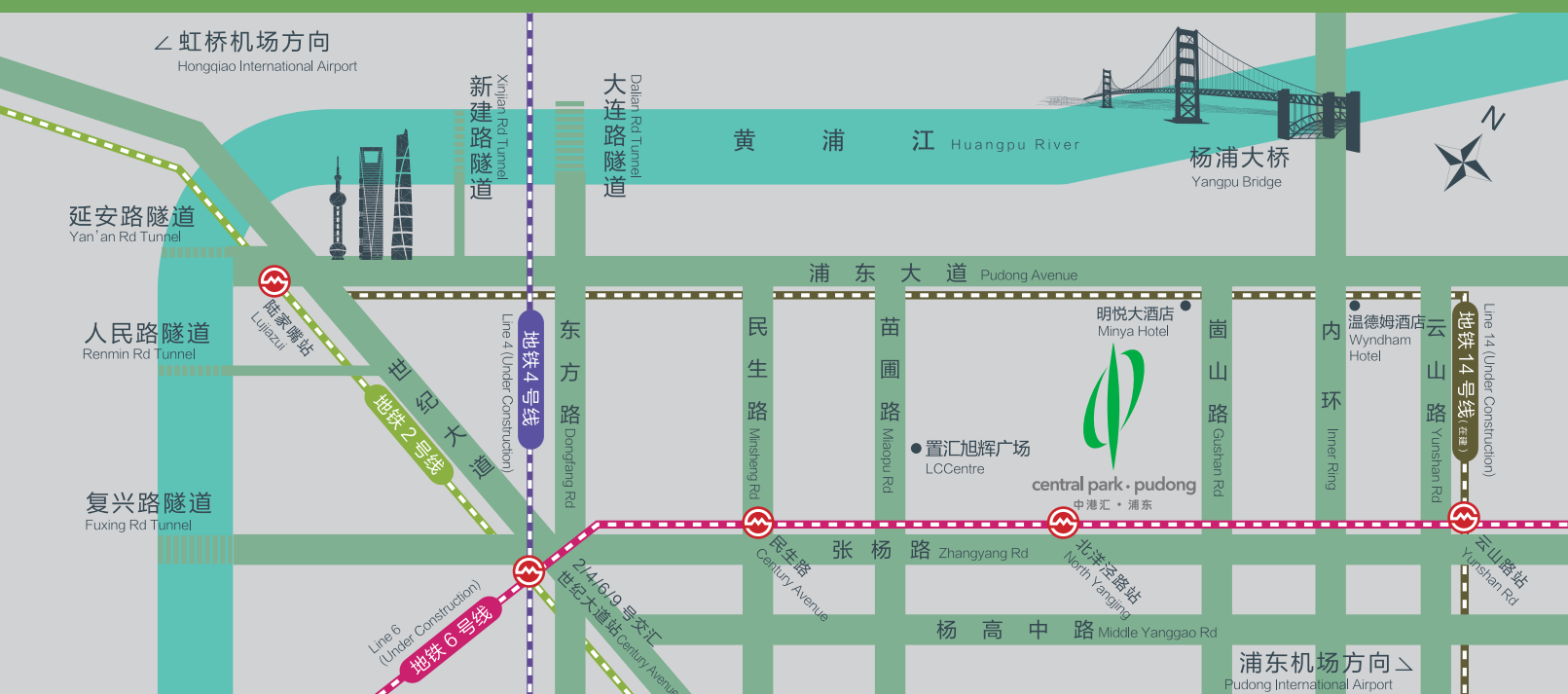
Tremendous Opportunities of the Eastward Expansion of LJZ within the FTZ

中港汇·浦东，正处陆家嘴金融贸易区与上海自贸区双区扩容第一站，西连陆家嘴金融贸易区，北望北外滩CBD，东接金桥工业区，南倚张江高科技园区，汇聚金融、贸易、航运服务、制造服务、高新创新五大产业，毗邻由亚洲高端物业缔造者香港置地倾力打造的35万方超级城市综合体，持续释放国际商务影响力。

Central Park · Pudong is in the prime location within Inner Ring road, uprising with the eastward expansion of Lujiazui, providing tremendous opportunities from top class financial and investment environment of CBD and enjoying benefits from national policies on the Financial and Trade Zone.

Close proximity to major business districts, with connection to the North Bund, the Jinqiao Industrial Zone to the east, Zhangjiang Hi-tech Park to the south strongly links the 5 core industries, finance, trade, shipping, manufacturing and hi-tech innovation in Shanghai.

Integrate into the future landmark prescient of Lujiazui in Pudong, part of 350,000 sqm of mix used development by Hongkong Land, Asia's most prestigious developer.



高效 PRIME LOCATION

轨交6/14号线，起步即同步世界

The Gate to the Heart of Financial Centre

中港汇·浦东步行5分钟可达6号线北洋泾路站与14号线云山路站（在建），实现与陆家嘴中心区、世纪大道、竹园商贾区的瞬时互动，以及自贸区深度联动，同步世界高效商务。

Conveniently located within 5 minutes walking distance to metro line 6 Beiyangjing Road Station and line 14 Yunshan Road Station (Under Construction), Central Park · Pudong simultaneously connects with Lujiazui CBD, Century Avenue and Zhuyuan and actively interacts with the FTZ.



约10分钟车程直达上海中心
Approximately 10 minutes driving distance to Shanghai Tower



车行约10分钟经大连路隧道/杨浦大桥直达浦西核心CBD
Approximately 10 minutes driving distance to Puxi CBD via entrance Dalian Road Tunnel/Yangpu Bridge



车行约10分钟经复兴东路隧道直达新天地、淮海路
Approximately 10 minutes driving distance to Xintiandi and Huaihai Road via entrance Fuxing East Road Tunnel



车行约10分钟经人民路隧道直达外滩、人民广场
Approximately 10 minutes driving distance to the Bund and People's Square via entrance Renmin Road Tunnel



约25分钟车程直达浦东国际机场
Approximately 25 minutes driving distance to Pudong International Airport

繁华 SURROUNDING AMENITIES

顶尖商务资源，立足国际级商圈

Top Business Ambiance within a World Class Prescient

中港汇·浦东触手可及亚洲最具领导地位的高端物业缔造者香港置地巨著的35万方超级城市综合体，近拥13万方主题商业中心、水岸公园、高端豪宅、国际甲级总部办公等城市顶级资源。

陆家嘴商圈、八佰伴商圈、联洋商圈等国际级商圈环侍，更悦享明悦大酒店、兴荣温德姆酒店、上海证大丽笙酒店、淳大万丽酒店等国际五星级酒店礼遇，引领高端商务生活。

Adjacent to the 350,000 sqm prestigious high-end complex, consisting of 130,000 sqm retail, luxury residential and international Grade A office, developed by Hongkong Land—the Asian leading developer. Surrounded by Lujiazui, Zhuyuan and Lianyang CBDs with enjoying pleasant services of five stars hotels—Minya Hotel, Wyndham Bund East Shanghai, Hotel Radisson Pudong Century Park, Renaissance Shanghai Pudong Hotel.



绿色 GREEN OFFICE

LEED金级标准塑造，绿色商务标杆

LEED-Gold, an International Benchmark for High Quality Office

中港汇·浦东以美国LEED金级标准，缔造舒适高效的花园式生态办公环境，有效提高工作效率及节约企业运营成本，与广场景观绿地、空中花园、大堂立体绿植墙构成全方位绿色商务的不凡气质，共享全球化生态商务时代。

Setting U.S. LEED-Gold standard, Central Park · Pudong guarantees pleasant and ecological office environment, greatly enhancing working efficiency and lowering operating costs. Together with landscape amenities, roof garden and lobby 3D green wall, Central Park · Pudong is leading the trend of global eco-friendly working environment.



卓越 PREMIER OFFICE STANDARD

甲级品质，卓效商务

Top Quality, Efficient Platform

中港汇·浦东以前瞻规划与国际标尺打造卓效办公平台，顶尖配置，极简控制，于巨细之处呈现人性化细致关怀。

Central Park · Pudong draws on the management team's forward looking vision and international experience to build an office platform that is both functional and practical yet modern.



LOW-E

干挂石材结合LOW-E双层玻璃幕墙，典雅与现代并存

Facade with marbles and LOW-E glass curtain walls, demonstrating elegance and modernism.

9m

挑高精装大堂，顶级企业形象

Deluxe lobby with 9m ceiling height for a premier corporate image

3.1m

净层高

3.1m net ceiling height

20m

大进深，优于市场甲级标准

Maximum 20m office depth

约

145-3800m²

超大标准层，可自由灵活分割

A variety of different unit size from 145sqm to 3,800sqm

VRV

空调系统、智能温控及新风系统，足不出户畅享自然

Mitsubishi VRV air-conditioning system and AHU with smart control system

6部

三菱电梯，高效商务驱动

6 high quality Mitsubishi elevators

SPECIFICATIONS

技术参数/交付标准

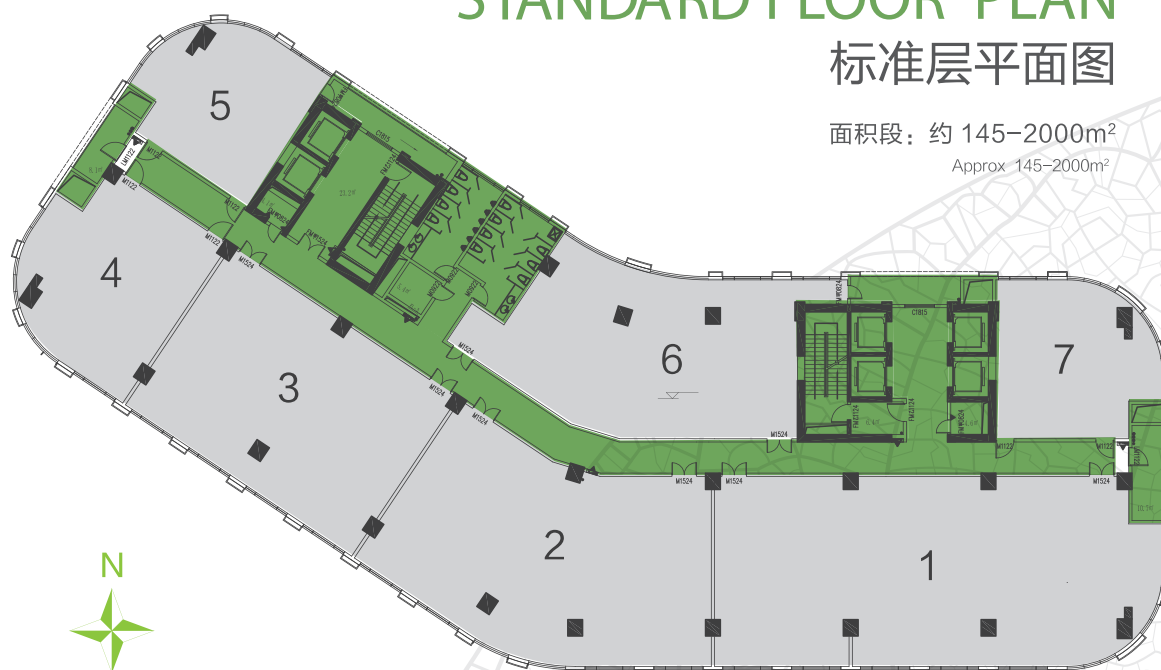
项目地址	上海市浦东新区张杨路 2399 号	Project Address	No.2399, Zhangyang Road, Pudong, Shanghai
地上建筑面积	24751.9 m ²	Total Office (GFA)	24751.9m ²
立面	石材 + 铝板 + 玻璃	Façade	Marble + Aluminium Cladding+ Double LOW-E Glass
大堂高度	9m 挑高	Lobby Height	9m
标准层面积	约 2000m ²	Typical Floor Area	Approx. 2000m ²
标准层净高	3.1m	Typical Floor Net Ceiling Height	3.1m
架空地板高度	100mm	Raised Floor	100mm
标准层走廊宽度	2m	Corridor Width	2m
标准层进深	最深可达约 20m	Maximum Office Depth	Approx 20m
整层得房率	约 70%	Whole Floor Efficiency	Approx 70%
空调系统	VRV 空调系统、智能温控及新风系统	Air-conditioning System	VRV
新风系统	30m ³ /h/p	Fresh Air System	30m ³ /h/p
电梯	三菱品牌, 4 部客梯, 2 部货梯	Elevator	Mitsubishi, 4 Passenger Elevators, 2 Cargo Elevators
楼板承重	300Kg/m ²	Floor Loading	300kg/m ²
停车位	270 个	Car Parking	270
办公交付标准	吊顶 + 架空地板 + 墙面刷白 + 玻璃门	Office Handover Condition	False Ceiling + Raised Floor+ Wall Finishes+ Glass Door

STANDARD FLOOR PLAN

标准层平面图

面积段: 约 145-2000m²

Approx 145-2000m²





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中港汇 · 浦东

未来 BRIGHT FUTURE

立足陆家嘴金融贸易区，开启现代化国际新商务

中港汇 · 浦东，坐落上海浦东内环内源深洋泾板块，城市主干道张杨路崂山路交汇点，坐享陆家嘴东扩利好，聚吸陆家嘴外溢的庞大金融能量；尽享自贸区有利政策，强势升级区域未来。由沪港联合及沪港地产资本以国际化视野与领先商务姿态，倾力打造具有国际影响力的商务标杆，更以 LEED 金级标准塑造甲级绿色办公体验典范。



焕新 HKSHA & HSL CAPITAL

沪港联合&沪港地产资本，城市更新缔造者

Pioneers and Veteran of Asset Revitalization

沪港联合与沪港地产资本，拥有资深的房地产投资与管理经验；

沪港联合控股有限公司于香港联合交易所有限公司上市，股份代号为 1001。

Hong Kong Shanghai Alliance Holdings Limited (HKG: 1001) and Hongkong and Shanghai Land Capital are experienced operators with dedicated focus in real estate investment and asset management. With the success of Central Park (Changshou Road), HKSHA is bringing the management experience and market knowhow to make Central Park · Pudong another success story.



租赁热线
Leasing Hotline

021-6855 7000

项目地址
Project Address

上海市浦东新区张杨路 2399 号
No. 2399 Zhangyang Road, Pudong, Shanghai

业主方
Landlord

沪港联合控股有限公司
(于香港联合交易所有限公司上市，
股份代号为 1001)
Hong Kong Shanghai
Alliance Holdings Limited



沪港联合

资产管理公司
Asset Management Company

沪港资产管理(香港)有限公司
Hongkong and Shanghai Land Capital



沪港地产资本

物业顾问
Property Management
and Leasing Agency
仲量联行(独家代理)
Jones Lang LaSalle



室内设计
Interior design

梁黄顾建筑师(香港)事务所



LEED 金级顾问
LEED GOLD Consultant

世邦魏理仕



项目管理
Project Management

ARCADIS



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