

Beijing CBD Office Park

Beijing, China 2005 - 2008

The site for Beijing CBD Office Park occupies a southwest quadrant of the Central Park development area in Beijing's prominent business district. It comprises a highly distinctive and strategic location where active pedestrian network, street-scape and skyline expression of the towers are equally important considerations.

The Office Park includes two towers comprising Class A office space and a third tower providing service apartments. The towers are organized on the site peripherally, delivering a central commercial and social atrium. The site layout along with interlocking volumes of the towers enhances a sense of openness, brings in light from all sides and affords brilliant urban views while aiding orientation and skyline expression for the towers. Visible from all sides, the buildings are designed without obvious 'front' or 'back'. Three levels of retail space are provided with a recessed ground floor shaded by arcades for comfortable pedestrian use throughout the day. The commercial front addresses pedestrian routes to enhance retail exposure and creates a public realm between the towers, blending into the urban street-scape and engaging with the surroundings. Parking for all buildings is provided through four levels of secured, underground levels.

Acknowledging the visible location of the towers, particular attention is given to the façade. Two distinct facade types that respond to the functions of work and living form the exterior. While utilizing advanced exterior cladding technologies, the façade systems were provided and installed by local manufacturers. Developed in collaboration with US-based cladding consultants, the design effectively meets the aesthetic and technical requirements with material components delivered locally. All of the office spaces feature operable windows and individual climate control.

The project features landscaped green roofs on the retail podium, high performance low-e glass, exterior shading devices, and a unique glazed parapet screening rooftop equipment while creating a distinctive skyline presence. A computerized LED lighting system provides visual display at night, accentuating the project's presence amongst several high profile developments.

Floor area:	212 900 sqm.
Type:	Mixed-use
Client:	Sino Ocean Land Holdings
Credits:	A. Epstein & Sons International
Status:	Completed

