

Would you like more information?

HOCHTIEF Project Development
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Facts & Figures



General:

- Class AAA Property – unique architecture, modern technology, highest standards, prestigious location
- 40 storey tower illuminated at night
- Transparent, high performance façade with full height glazing
- Sky bridges and 4 storey atria
- Gross floor area of approximately 75.000 m²
- Maximum flexibility of office space with four alternative locations for toilet areas
- Typical office floor size 1400 – 1500 m²
- Full air conditioning with humidity control
- 18 high speed elevators (waiting time below 30 sec), plus 12 standard elevators
- 400 parking spaces plus 90 VIP parking lots
- Disabled access throughout
- Telecom connections operated by various providers
- Building Data Centre
- Local safe-deposit boxes available for tenants
- External data back-up and storage available for tenants
- Professional on-site management
- Direct connection to future metro station

Security:

- Advanced life-safety systems
- Fire and smoke detectors, fire sprinkler installation, smoke ventilation and escape stair pressurisation
- Security systems designed by world leading consultants
- Main reception
- 24 hour security personnel and permanent CCTV monitoring of the building
- Direct access from VIP underground parking to main reception
- Magnetic card access control to main lift lobby and car parks

Tenant Spaces:

- Open floor plan providing high areas efficiency and exceptional functionality
- Raised floor and suspended ceiling
- Efficient 1,5 meter planning module
- 2,85 – 3,00 m net floor to ceiling office
- Extra reinforced areas of floor for high loads (filing cabinets, safes, etc.)
- Flexibility for additional internal staircases dedicated exclusively to tenants
- Access to Building Data Centre Room
- Possible satellite connections
- Maintenance of tenant light fittings

Amenities:

- Lobby bar and cafeteria/restaurant
- Conference room for 250 persons
- Fitness centre
- Travel agency serviceflight and train ticket reservations
- Supermarket and shopping area
- Intranet

HOCHTIEF Development companies:

			
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Project development	Facility management	Asset management
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Tenant Standards

Architectural finishes:

	Tenant Improvement	Base Building
Fully glazed façade with motorised blinds		●
Elevator lobby finishes		●
Escape stairs and service elevators		●
Demising partitions		●
Tenant entrance/exit door to main corridor*		●
Tenant corridor walls, ceilings and flooring on multi-tenant floor		●
Tenant area partitions	●	
Tenant core walls finished ready for painting/wallpaper*		●
Tenant columns finished ready for painting/wallpaper*		●
Tenant area suspended ceiling*		●
Tenant area raised floor*		●
Tenant area carpeting*		●
Tenant vertical transportation (additional internal stairs)	●	
Tenant floor entrance signage	●	
Building directional signage		●
Common area lighting, public space decorative lighting and night-time illumination		●

*) Standard finishes – detailed specification on request

Structural:

	Tenant Improvement	Base Building
Special tenant floor loads*		●
Special tenant floor openings, stairs	●	

*) up to 7,5 kN/m² in specified „store areas“ (standard load 3,25 kN/m²)

Electrical:

	Tenant Improvement	Base Building
Standard office lighting 500 lux* with control of illumination level		●
Busbar duct riser		●
Tenant electrical panels**		●
Tenant area horizontal power distribution and outlets***	●	
Special tenant loads (including distribution from basement)	●	

*) Illumination level for visual task area
 **) General power and computer power panels are separate
 ***) Standard Tenants' power supply feeders 40W/m² (small power) + 20W/ m² (lighting)

Telephone & Data Transmission Systems:

	Tenant Improvement	Base Building
Main telephone switchboard by two independent providers*		●
Distribution telephone cabling system to each floor		●
Conduit risers to each floor		●
Fibre and standard wire connection to telecom net with radio redundancy		●
Transmission systems SDH and xDSL		●
Access to Intranet		●
Access to Data Centre Room (Hotelink)	●	
Local node data transmission service TDM, FR, ATM		●
Satellite connections	●	
GSM „Office Zone“ throughout		●
Building CATV		●
Tenant area circulation, distribution and structural cabling system	●	
Additional tenant switchboard equipment	●	

*) ISDN, VoIP available

Security Systems:

	Tenant Improvement	Base Building
CCTV in public areas and elevator lobbies		●
Intruder detector alarms in public areas		●
Manned security in public areas		●
Life safety intercom connection on each elevator lobby		●
Tenant connections to CCTV and intruder detector alarms	●	

Fire protection:

	Tenant Improvement	Base Building
Open space smoke detectors*		●
Open space sprinkler installation*		●
Hose cabinets and valve connection in cores		●
Fire extinguishers*		●
Direct connection to fire brigade		●
Additional smoke detectors for tenant fit-out	●	
Additional sprinkler installation piping and heads for tenant fit-out	●	
Gas fire protection for tenant server rooms	●	

*) Detailed specification on request

Heating Ventilation and Air Conditioning:

	Tenant Improvement	Base Building
Central AHU equipment on plant rooms		●
Floor heating convectors where applicable		●
Ductwork and air conditioning units throughout the building		●
Open space air conditioning equipment:		
• Fan-coil units		●
• Loop and branch pipes, ducts and dampers		●
• Temperature controllers and sensors		●
• Ceiling grilles and diffusers		●
Additional air conditioning equipment for specific tenant fit-out:		
• Tenant cooling equipment (additional fan coils)	●	
• Capacity for specific tenant cooling loads	●	
• Additional temperature controllers and sensors	●	
• Additional ceiling grilles and diffusers	●	

Plumbing:

	Tenant Improvement	Base Building
Wet raisers		●
Tenant dedicated toilets	●	
Tenant kitchenette and tea rooms	●	