HSITP
港深創科園

Buildings 5 & 6
General & Key Building Specifications

	Building 5	Building 6
Building Function	Dry Laboratory* / Office	
Total Gross Floor Area (Combined)	Approx. 21,900 m^2	
No. of Floor	9 levels (4/F omitted)	
	1/F - 9/F: Dry Laboratory* / Office	
	G/F: Dining / Retail	
	B1/F & B2/F#: Food Court, Retail, Car Park & Loading / Unloading Bay	
Typical Floor Area	Approx. 950 m^2 for 2/F - 9/F (4/F omitted)	Approx. 1,100 m^2 for 2/F - 9/F (4/F omitted)
Ceiling and Internal Floor	Suspended ceiling and raised floor system	
Structural Clearance (from floor to floor)	Approx. 5.00 m for 2/F - 9/F (4/F omitted)	
Clear Headroom	2.80 m to 3.15 m	
Floor Loading	10 kPa for 2/F	
	7.5 kPa for 3/F - 6/F (4/F omitted)	
	5 kPa for 7/F - 9/F	
Normal Electricity Supply	Approx. 250 VA/m^2 for 2/F	
	Approx. 180 VA/m^2 for 3/F - 9/F (4/F omitted)	
Standby Power Supply	Approx. 72 VA/m^2 (12 hours)	
Mechanical Ventilation & Air-conditioning	Centralised Air-conditioning (VAV) System	
	Approx. 11.15 m^2/ TR for 2/F	
	Approx. 13.94 m^2/ TR for 3/F - 9/F (4/F omitted)	
	Reserved fresh air and exhaust air louvre at façade at each unit	

Fire Protection	Fire hydrant, hose reel system, automatic sprinkler system, fire alarm and detection system, and portable fire extinguishing devices
Façade	IGU Glass
	Dedicated intake and exhaust louvres
Lift Provisions	Passenger Lift: 3 nos. of 1,350 kg Clear Door Dimension (Width x Height): 1,100 x 2,300 mm
	Fireman Lift: 1 no. of 2,500 kg Clear Door Dimension (Width x Height): 2,000 x 2,700 mm
Parking Facilities	Available for private vehicle and motorcycle
	Bike parking at G/F
Security System	CCTV monitoring in public area
	Access control system
	Security turnstile at lobby
Green Building Award and Accreditation	 BEAM Plus New Buildings v2.0 Provisional Platinum  LEED Building Design + Construction Pre-Certification Gold

* Dry labs are for general use with no specific facility requirements, similar to general offices

\# The basement floors of Buildings 5 and 6 ("Basement Floors"), namely B1/F and B2/F, are under planning and their design may change from time to time and are subject to the final plans as approved by the Government. Hong Kong-Shenzhen Innovation and Technology Park Limited reserves the right to modify and change the facilities, design, layout, user and specifications of the Basement Floors or any part thereof without prior notice. The shops and/or facilities on the Basement Floors may not be in operation immediately upon the completion of other units of Buildings 5 and 6, and the trade mix, shops and/or facilities of the Basement Floors may change from time to time. The final completion date and opening date are subject to the final announcements by Hong Kong-Shenzhen Innovation and Technology Park Limited.

In case of any discrepancy between the English version. the traditional Chinese version and the simplified Chinese version of this publication. the English version shall prevail. The information contained herein is for referece only and does not constitute any representation, warranty or guarantee. All information contained herein (in particular, the completion dates for different batches and computer renderings) is subject to the approval of relevant government and regulatory authorities. All data stated herein are subject to final survey. Hong Kong-Shenzhen Innovation and Technology Park Limited reserves the absolute right to alter the specification, design and layout of the development as referred herein without prior notice. (FS2610)

www.hsitp.org
leasing@hsitp.org
852 3189 1588