HSITP
港深創科園

Buildings 2 & 3
General & Key Building Specifications

	Building 2	Building 3
Building Function	Wet laboratory enabled building	
Usage	Research and development	
Lab Provisions	Biosafety Level 3 for G/F - 1/F & 9/F enabled Biosafety Level 2 for 2/F - 8/F (4/F omitted) enabled	
Total Gross Floor Area (Combined)	Approx. 32,800 m^2	
No. of Floor	9 levels (4/F omitted)	
	G/F - 9/F: Wet Laboratory	
	B1/F & B2/F#: Food Court, Retail, Car Park & Loading / Unloading Bay	
Typical Floor Area	Approx. 1,850 m^2 for 2/F - 9/F (4/F omitted)	Approx. 1,700 m^2 for 2/F - 9/F (4/F omitted)
Floor to Floor Height	Approx. 5.00 m for 2/F - 8/F (4/F omitted)	
	Approx. 6.00 m for 9/F	
Structural Clearance (from structral floor level to soffit of slab above)	Approx. 4.80 m for 2/F - 8/F (4/F omitted)	
	Approx. 5.80 m for 9/F	
Structural Clearance (from structral floor level to soffit of the deepest beam)	Approx. 4.00 m for 2/F - 8/F (4/F omitted)	
	Approx. 5.00 m for 9/F	
Clear Headroom	2.80 m to 3.00 m	
Suspended Ceiling	N/A	
Floor Loading	10 kPa for 2/F - 5/F (4/F omitted)	
	8 kPa for 6/F - 8/F	
	12 kPa for 9/F	
Vibration Class	VC-A	
Dangerous Goods Stores	7 nos. at G/F for tenant storage use enabled to Class 2 DG store	9 nos. at G/F for tenant storage use enabled to Class 2 DG store
	Tenant is required to apply for DG license	
Façade	IGU Glass Dedicated intake and exhaust louvres	
Lift Provisions	Passenger Lift 4 nos. of 1,600 kg Clear Door Dimension (Width x Height): 1,100 x 2,300 mm	
	Services Lift: 1 no. of 2,500 kg Clear Door Dimension (Width x Height): 2,000 x 2,700 mm	
	Fireman Lift: 1 no. of 1,600 kg Clear Door Dimension (Width x Height): 1,200 x 2,600 mm	

Parking Facilities	Available for private vehicle, motorcycle and bicycle
Mechanical Ventilation & Air-conditioning	Approx. 9.29 m^2 / TR for 2/F - 8/F (4/F omitted)
	Approx. 3.72 m^2 / TR for 9/F
	Chilled water supply tee-off connection for each unit
	Condensate drain pipe tee-off connection for each unit
	Centralised PAU for common area
	Reserved fresh air and exhaust air louvre at façade at each unit
	Tenants may install ventilation equipment achieving up to 6 nos. of air exchanges per hour
	General exhaust shaft to roof level at each unit
	Allocated space on roof for tenant's installation of the fume exhaust fan
	Emergency exhaust, emgerency shower and eye-washer provided at corridors
Fire Protection	Fire hydrant, hose reel system, automatic sprinkler system, fire alarm and detection system, portable fire extinguishing devices provided
Water Supply & Drainage	Water supply and drainage connection point at each unit
Chemical Sewage	Centralised neutralisation system with chemical waste water pipe tee-off point at each unit
Normal Electricity Supply	Dual cable risers
	Approx. 350 VA/m^2 for 2/F - 5/F (4/F omitted)
	Approx. 295 VA/m^2 for 6/F - 8/F
	Approx. 450 VA/m^2 for 9/F
Standby Power Supply	Approx. 75 VA/m^2 for 2/F - 5/F (4/F omitted) (12 hours)
	Approx. 72 VA/m^2 for 6/F - 8/F (12 hours)
	Approx. 80 VA/m^2 for 9/F (12 hours)
Technical Gases & Laboratory System	Centralised system with connection point at each unit for the following supply: Non-potable water, Purified water (type II), Carbon dioxide (CO_2), Nitrogen (N_2), Vacuum, Compressed air, Chemical drain & Town gas
Security System	CCTV monitoring in public area
	Access control system
	Security turnstile at lobby
Green Building Awards and Accreditations	LEED Building Design + Construction Pre-Certification Gold

The basement floors of Buildings 2 and 3 ("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 2 and 3, 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.

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