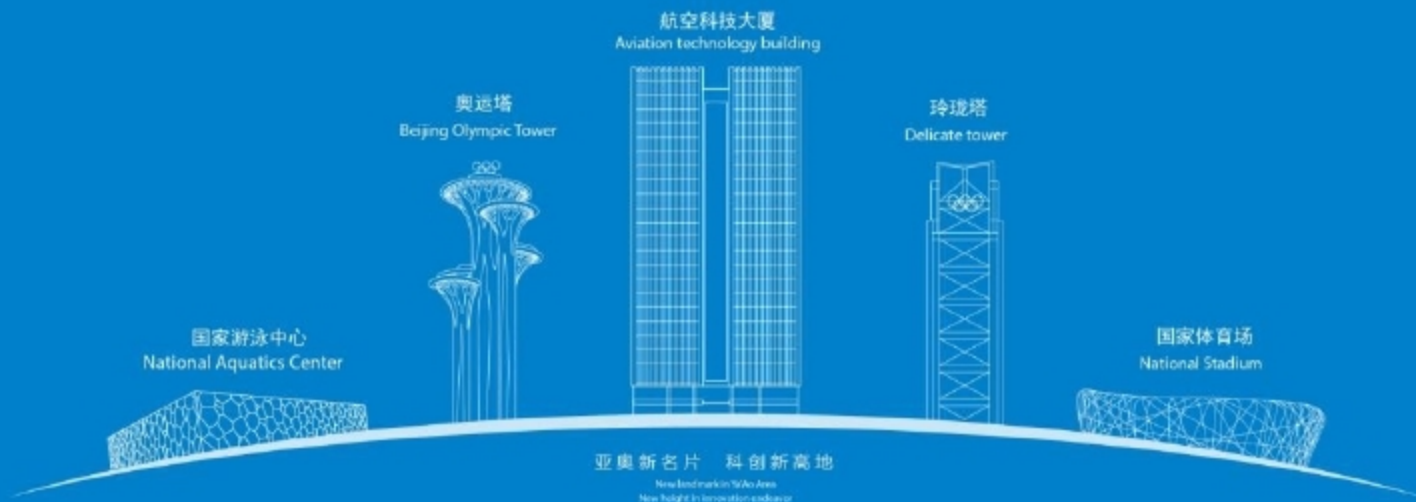


# 航空科技大厦

AVIATION TECHNOLOGY BUILDING

# 项目介绍

PROJECT INTRODUCTION





国家体育场  
National Stadium

水立方  
Water Cube

奥林匹克森林公园  
Olympic forest park

航空科技大厦  
AVIC TECHNOLOGY BUILDING

北五环  
North Fifth Ring

北苑路北地铁站  
Beiyuan Road North  
subway station

奥森畔 / 地铁旁  
航空品质 写字楼

Next to Olympic Park/subway  
AVIC top quality office building





交通 traffic

## 北五环/地铁站旁 快捷上班 慢享都市

North Fifth Ring Road/ next to subway station  
Easy access to office, slower pace of city life

紧邻地铁五号线北苑路北站，北五环绕身而过，京承高速、京藏高速环伺两旁，门前十多条公交线路停靠，便捷接驳其它区域。

Close to Beiyuan North Road Station of Subway Line 5 with Beijing-Chenghai Expressway and the Beijing-Tibet Expressway flanked at both sides. More than a dozen of bus lines stop in front of the building to facilitate access to other areas.





**配套** Supporting

## 购物中心/酒店，大都市成熟配套

Shopping center / hospital, Metropolitan  
Business Facilities

**星级酒店：**北辰洲际酒店、北辰五洲皇冠酒店、国家会议中心大酒店等

**休闲娱乐：**奥森公园、清河湾高尔夫球场、鸿华高尔夫等

**购物中心：**上品+、K酷时尚广场、易世达购物休闲广场、世代百货等

**餐饮服务：**旺顺阁、云海肴、西贝莜面村、池田寿司众多美食餐饮

**自身配套：**员工餐厅、餐饮、银行、健身中心、会议中心等

Star hotels: InterContinental Beijing Beichen Hotel, Beichen, Wuzhou,  
Beijing, China

Entertainment: East Forest Park, Qinghe bay golf course, aomai fitness

Shopping center: upper +, K Cool Fashion Square, Yi Shida shopping  
leisure square, generation department store

Catering service: wangshunge, clouds dish, Xibei village, Ikeda Zushi


Self-supporting: staff restaurant, catering, banking, fitness center, etc.





## 与奥森公园为邻， 滋长工作激情

Adjacent to Olympic Park, elevate the passion for work

 航空科技大厦紧邻奥林匹克森林公园、仰山公园。工作之余，或临窗俯瞰，或公园徜徉，畅享生态商务之道，助长工作激情。

AVIC Technology Building is close to Olympic Park and Yangshan Park which provides utmost environment during leisure time. Either Looking outside of the window or walk around the park, the work efficiency can be greatly improved.



机遇 Opportunity

## 与亚投行总部为伴，共赢世界经济

Neighboring the AIIB headquarters,  
participating in world economy



亚投行总部大楼预计2020年投入使用，航空科技大厦与其咫尺相邻，让进驻企业有望参与“一带一路”国家战略，共享并引领世界经济发展大潮。

The AIIB headquarters building is expected to be put into operation in 2020 and the AVIC Technology Building is adjacent to it. This will allow the stationed enterprises to participate in the “belt and Road” national strategy and lead the tide of world economic development.







概述 traffic

## 百米超高层 写字楼，亚奥新名片

One hundred meters of high-rise office building,  
New landmark in Ya' Ao Area



航空科技大厦，位踞奥林匹克森林公园旁，紧邻地铁五号线北苑路北站，主建筑地上23层，地下4层，百米超高层 写字楼，执领亚奥区域靓丽风景线，缔造高精尖企业商务新平台。

AVIC Technology Building, next to the Olympic Forest Park,  
near Beiyuan Road, adjacent to Subway No.5 station. Portrays  
a picturesque skyline and build a top-end notch business  
platform.







底蕴 details



## 航空研究院内，依梧桐大道，科技先锋诞生地

The birthplace of science and technology pioneers in AVIC compound, along with Indus Avenue

项目位于航空研究院所在地，其于20世纪60年代初设立。在这里，近百年的梧桐大道述说着光阴，在这里，诞生了多名两院院士、航空专家。

The Beiyuan No. 2 Yard, where the project is located, was named Institute of Aeronautics and was established in the early 1960s. Here, nearly one hundred years of Indus Avenue tells the time. Here, many academicians and aviation experts were born.



立面 facade

## 石材+LOW-E玻璃幕墙， 大气庄重

Stone + LOW-E glass curtain wall,  
solemn atmosphere



选用天然石材+LOW-E玻璃幕墙， 运用现代、简约的设计语言， 成就挺拔、超然的经典城市地标， 缔造优雅精致、庄重大气的商务风范。

We choose natural stone +LOW-E glass curtain wall and use modern and simple design language to achieve classic and high-end business Image.





大堂 Lobby



## 15米超高挑空大堂，彰显企业形象

15-meter tall lobby, creating a solemn and extraordinary aura

15米三层挑高大堂，整体沉稳大气，彰显卓然不凡的奢华，无论接待或来访等待，让企业形象晋升。

The three-storey lobby of 15 meters has a calm atmosphere and highlights the extraordinary luxury. Waiting for reception or visiting, contribute to corporate image.







电梯 Elevator

## 17部蒂森品牌电梯，超短候梯时间

17 Thyssen guest elevators, enabling ultra-short waiting time



配备 17 部蒂森品牌电梯，一部电梯平均服务不到 2 层办公区，大大超越每部服务 3-4 层的国际通行标准。

Equipped with 17 Thyssen brand elevators, High, medium and low partition scientific operation design; 1 elevator serve less than 2 floors, greatly surpasses international standards of 3-4 floors of each.





空调 Air conditioner

## 风机盘管+新风空调系统，自由调节

Fan coil + fresh air conditioning system,  
free adjustment



中央空调系统可随区域、季节、空间、早晚及朝向变化进行分户智能调控，保证每个区域的环境都处于最佳舒适状态。同时，还可大大节省能源的损耗，开启绿色舒适办公之道。

The central air-conditioning system can be intelligently regulated by region, season, space, morning and evening, and orientation changes to ensure that the environment in each region is in the best comfortable condition. At the same time, it can also greatly reduce the loss of energy, create the green and comfortable office.





空间 space

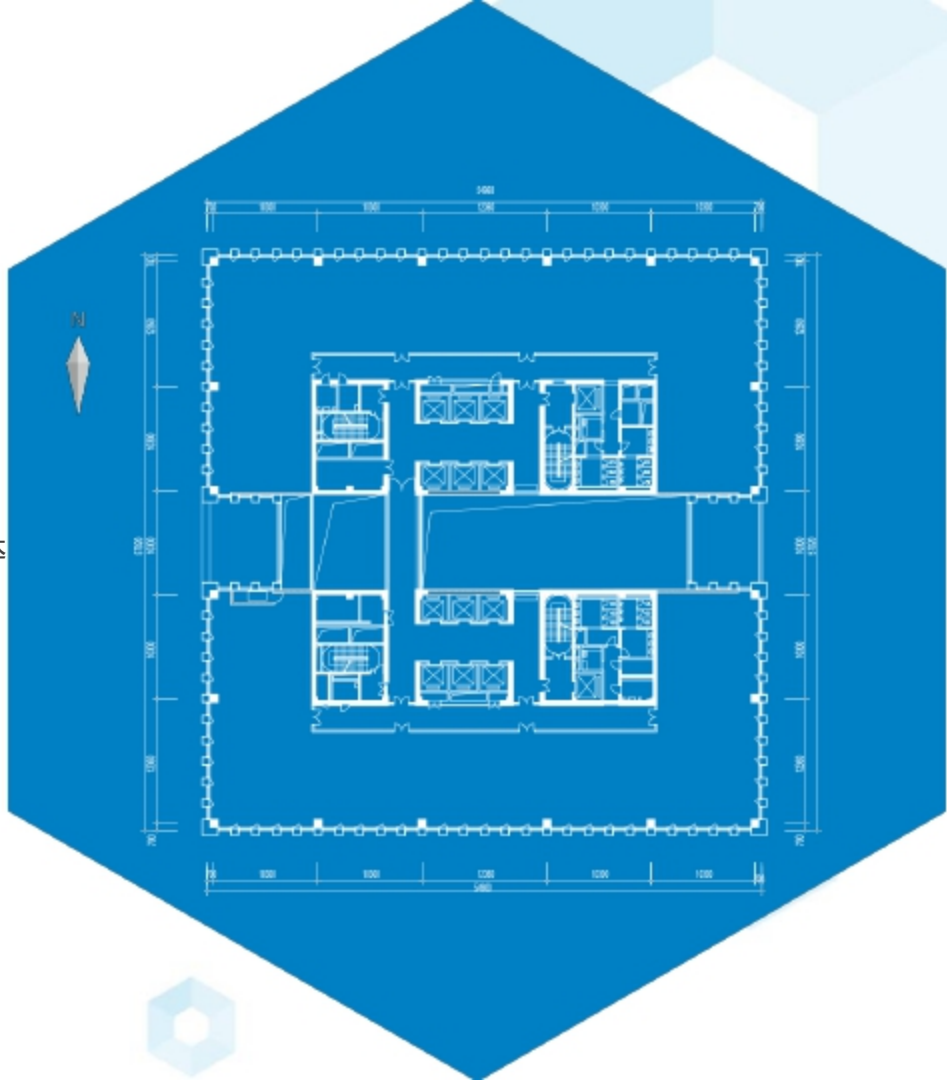
## 约2,800平米超大方正空间，科技企业佳选

2800 square meters of large and square space,  
the first choice for modern enterprises.



采用经典方正空间布局，标准层面积约2,800平米，10-12米超宽柱间距，10米短进深，更为适合科技企业总部办公使用。办公区层高达4.1米，预留15厘米网络地板后，净高仍可达2.7米。

The use of the classic Founder space layout, the standard floor area of about 2800 square meters, 10-12 meters wide column spacing, 10 meters short depth, more suitable for the use of modern companies headquarter office. The office area is up to 4.1 meters high. After laying a 15 cm network floor, the net height can still reach 2.7 meters.







运营 Operate



## 100%自持，知名物业公司担纲服务

100% self holding, prestigious property management company

采用只租不售的国际化模式，由航空工业赛瑞、仲量联行提供顾问服务，并聘请知名物业管理公司提供专业化物业管理服务，持续提升优质资产的价值，拔升进驻企业的品牌形象。

It adopts the international model of renting and not selling, and provides services by a well-know management firm. Property management consulting provided by JLL. Continuously enhances the value of high-quality assets, and promotes the brand image of tenant companies.



品牌 brand

## 世界500强，中国航空工业集团 钜献

The world's top 500 China Aviation Industry Group



航空工业集团是由中央管理的国有特大型企业，设有航空武器装备、军用运输类飞机、直升机、机载系统与汽车零部件、通用航空、航空研究、飞行试验、航空供应链与军贸、资产管理、金融、工程建设、汽车等产业，下辖100余家成员单位、近27家上市公司。

Aviation industry group is a large state-owned enterprise managed by the government, with aviation weaponry, military transport aircraft, helicopters and airborne systems and automotive parts, general aviation, aviation research, flight test, aviation and military trade supply chain, asset management, finance, construction, automotive and other industries, has more than 100 subordinate companies and nearly 27 listed companies.



## 技术参数 technical parameter

建筑高度 Buildingheight	100m		
建筑层数 Numberoffloorss	地上23层, 地下4层 23floorsontheground,4floorsunderground		
总建筑面积 Totalbuildingarea	157,420m <sup>2</sup>	层高 Storeyheight	4.1m
办公建筑面积 Officebuildingarea	1号楼: 64,231m <sup>2</sup> ; 2号楼: 42,033m <sup>2</sup>	净高 Clearheight	2.7m
商业建筑面积 Commercialbuilding area	12,120m <sup>2</sup>	进深 Depth	9.56m; 10.1m
标准层建筑面积 Standardfloorarea	约2700m <sup>2</sup>	柱距 Columnspacing	10.3m; 12.36m
机动车停车位 Carparkingspace	781	标准层承重 Standardlayer load-bearing	3KN/m <sup>2</sup>
空调 Airconditioner	空调配置 Airconditioning configuration	风机盘管+新风系统 Fancoilandfreshairsystem	
	新风量 freshairrate	30m <sup>3</sup> /h/p	
电梯 Elevator	品牌brand	蒂森ThyssenKrupp	
	配置number	办公区16部客梯、1部货梯 16elevators,1freightelelevator	
	梯速Elevatorspeed	2.5m/s; 1.6m/s; 1.0m/s	
	尺寸size	客梯: 2600mm*2600mm; 货梯: 2700mm*3200mm	
	载重load	客梯: 1.6t; 货梯: 2t	

