

GLP I-Park Beijing

北京环普国际科创园

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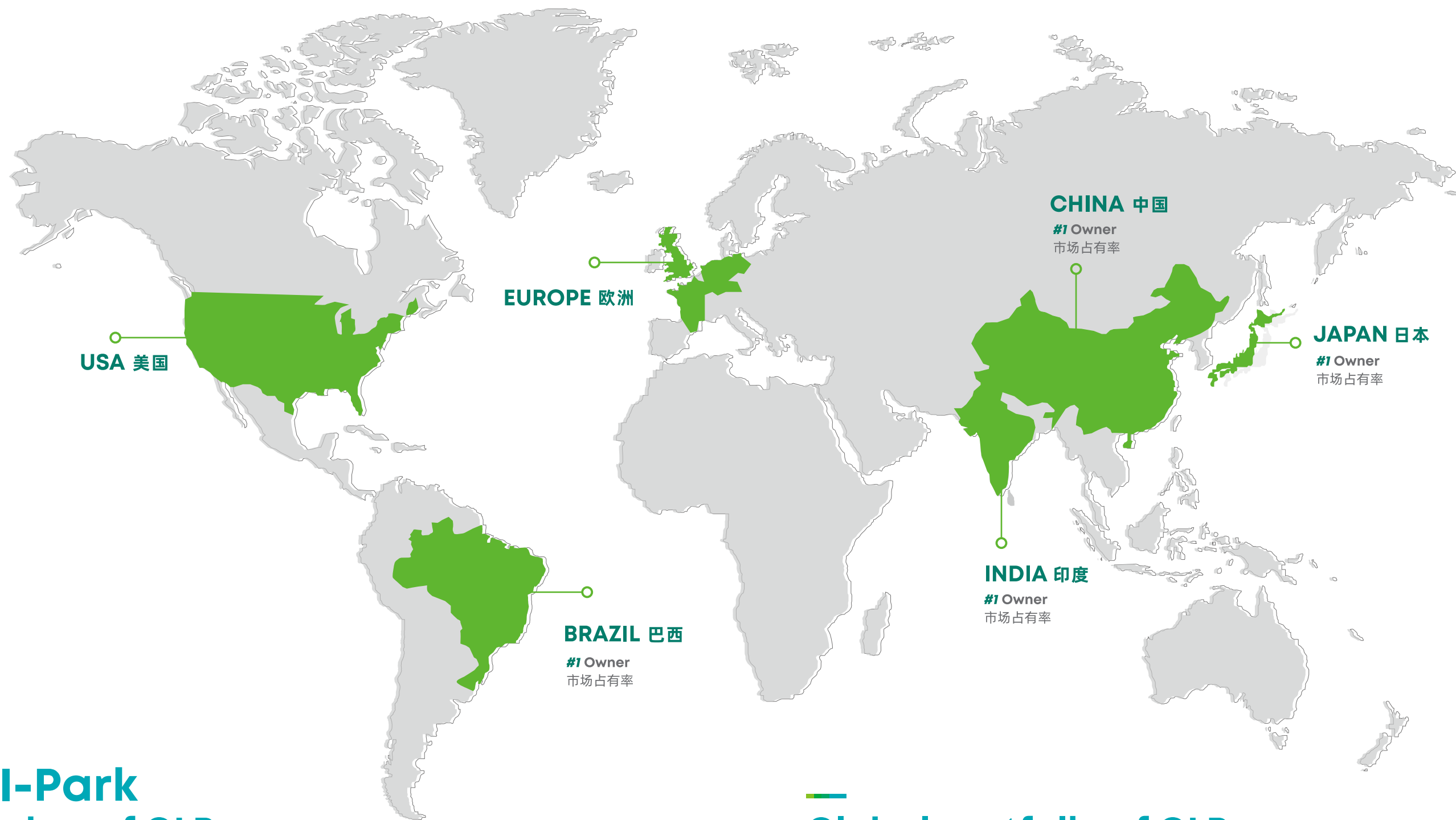


Add/ 北京市顺义区安祥街12号院
Block 12, Anxiang Avenue, Shunyi District, Beijing

本画册所有图片、数据仅供参考，最终以合同和实际交付为准。
All pictures and figures are for reference only and subject to final contract terms.

GLP I-Park
环普





GLP I-Park

A member of GLP

环普,源于普洛斯:

普洛斯是全球领先的专注于物流、不动产、基础设施、金融及相关科技领域的投资管理与商业创新公司。结合投资与运营的专长，我们致力于为客户及投资者持续地创造价值。我们的业务遍及巴西、中国、欧洲、印度、日本和美国，在不动产及私募股权基金领域的资产管理规模达860亿美元*。

* 待此前公布的一项交易完成后

Global portfolio of GLP

普洛斯的全球网络

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies. Our combined investing and operating expertise allows us to create value for our customers and investors. We operate across Brazil, China, Europe, India, Japan, and the U.S. and have US\$86 billion* in assets under management in real estate and private equity funds.

*upon completion of a previously announced transaction

GLP I-Park, A platform for the next generation of industrial clusters

环普 新时代的产业集聚平台

环普，业界领先的产业园区投资和运营者。环普致力于打造一系列高品质、可信赖、具活力的产业集聚平台，助力企业成长、促进产业升级，推动城市更新。环普旗下涵盖“研发创新·TechCampus”、“智能制造·工业园区”、“城市更新·产业综合体”三条产品线，更好地与城市产业基础和地缘特色结合，优化了当地的产业生态。

GLP I-Park is the industry leader in industrial park investment and operation.

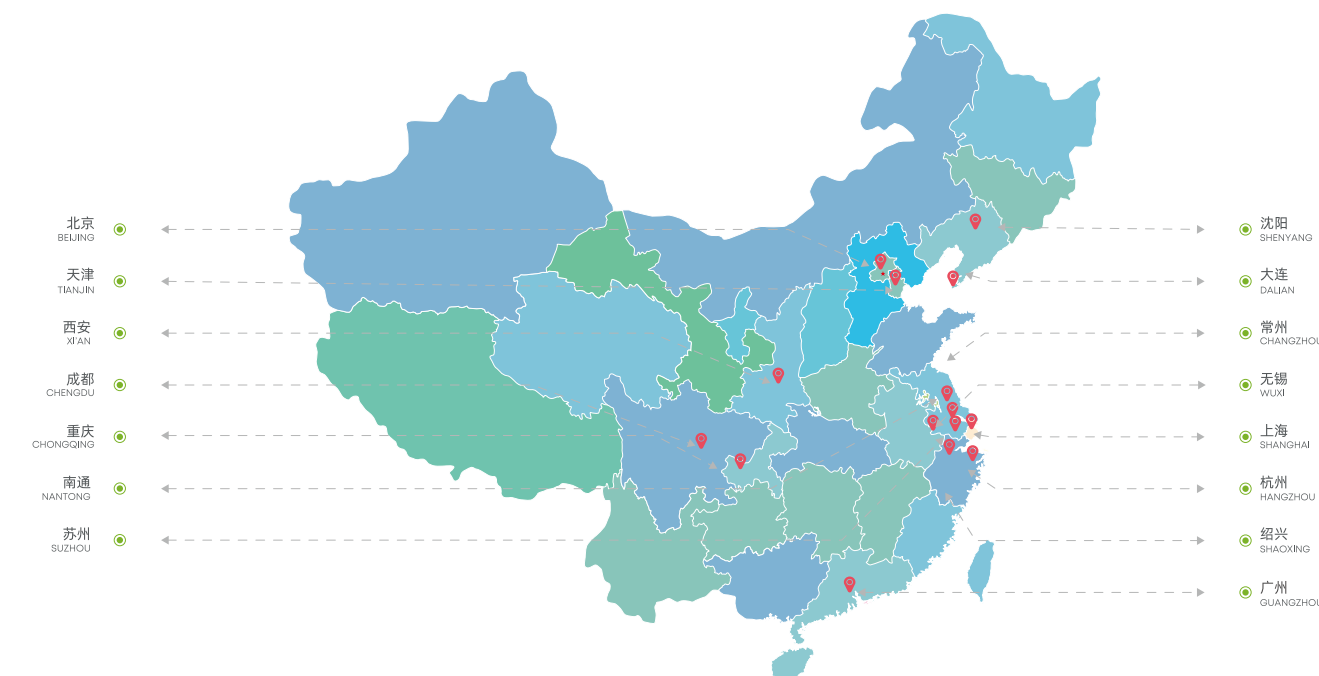
GLP I-Park is devoted to building high-quality and dynamic industrial cluster platforms to help enterprises to grow, drive the evolution of the industry and promote urban renewal.

GLP I-Park specializes in the development and operation of three types of assets: Innovative R&D Tech Campuses, Intelligent Manufacturing Industrial Parks and Urban Renewal Industrial projects.

GLP I-Park In China 环普在中国

环普已投资并管理近30个园区，覆盖北京、上海、广州、深圳、杭州、苏州、绍兴、无锡、南通、常州、西安、成都、重庆、天津、沈阳、大连等大中城市，总建筑面积近500万平方米，总投资额逾300亿元人民币，拥有超过300家海内外客户。

GLP I-Park has invested in and manages nearly 30 industrial and business parks in Beijing, Shanghai, Guangzhou, Shenzhen, Hangzhou, Suzhou, Shaoxing, Wuxi, Nantong, Changzhou, Xi'an, Chengdu, Chongqing, Tianjin, Shenyang and Dalian. GLP I-Parks have a gross floor area of nearly 5 million square meters, with investments of over RMB 30 billion and 300+ tenants.



北京 BEIJING

北京环普国际科创园
GLP I-Park Beijing



天津 TIANJIN

天津环普国际产业园
GLP I-Park Tianjing



西安 XI'AN

西安环普国际科技园
GLP I-Park Xi'an



成都 CHENGDU

成都环普国际产业园
GLP I-Park Chengdu



上海 SHANGHAI

上海环普云创国际科技园
GLP I-Park Shanghai



常州 CHANGZHOU

常州环普国际产业园
GLP I-Park Changzhou



大连 DALIAN

大连环普国际产业园
GLP I-Park Dalian



苏州 SUZHOU

苏州环普国际产业园
GLP I-Park Suzhou



沈阳 SHENYANG

沈阳环普国际产业园
GLP I-Park Shenyang



绍兴 SHAOXING

绍兴环普国际产业园
GLP I-Park Shaoxing



Business Philosophy

环普的理念和优势

秉持“助力客户、政府、合作伙伴和环普共同成长，实现多方共赢”的经营理念，为城市、产业和企业不断创造价值。

GLP I-Park strives to create value for cities, industries and enterprises by helping government, clients and partners grow together and achieve multi-win relationships.



POWER UP CLIENTS
全产业链生态圈
助产业升级

POWER UP REGIONS
环普是地方政府
最佳合作伙伴

POWER UP PARTNERS
环普与合作伙伴
互利共赢

Our partners

我们的合作伙伴

环普拥有超过300家跨国及本土企业客户，我们不仅赢得世界500强企业的青睐，也获得了中国各行业的领先企业和快速成长企业的认同。

GLP I-Park has more than 300 multinational and local corporate customers. We have not only earned the trust of global Fortune 500 companies, but have also received recognition from leading enterprises and fast-growing companies across all industries in China.

软硬件研发行业



高端制造行业



航天航空行业



汽车行业



零售电子商务行业



GLP I-Park Beijing

北京环普国际科创园

北京环普国际科创园位于北京顺义临空经济核心区，总建筑面积约20万平方米。园区的产业定位为汽车及航空研发、新能源、金融、文化，主要吸引技术及服务型跨国公司研发中心、企业总部落地。目前，已入驻的企业包括宝马（中国）研发中心，由环普为其量身定制。

GLP I-Park Beijing is located in the center of Beijing's Shunyi Economic Zone. With a total gross floor area of 200,000 square meters, GLP I-Park Beijing is an ideal location for the corporate headquarters or R&D centers for MNCs in the automotive, aviation R&D, new energy, finance and culture industries. It is also proud to be home to a BMW China R&D center, in a specialized facility built-to-suit by GLP I-Park.

Key features and advantages

项目特色和核心优势

- 产业集聚
- 怡人景观
- CAMPUS氛围 多元化配套
- 国际化物业服务
- Industry agglomeration
- Invigorating environment
- CAMPUS atmosphere
- International Property Service



Building an advanced industry in Shunyi

顺义，构建高精尖主导的产业格局

打造三大千亿级创新型产业集群

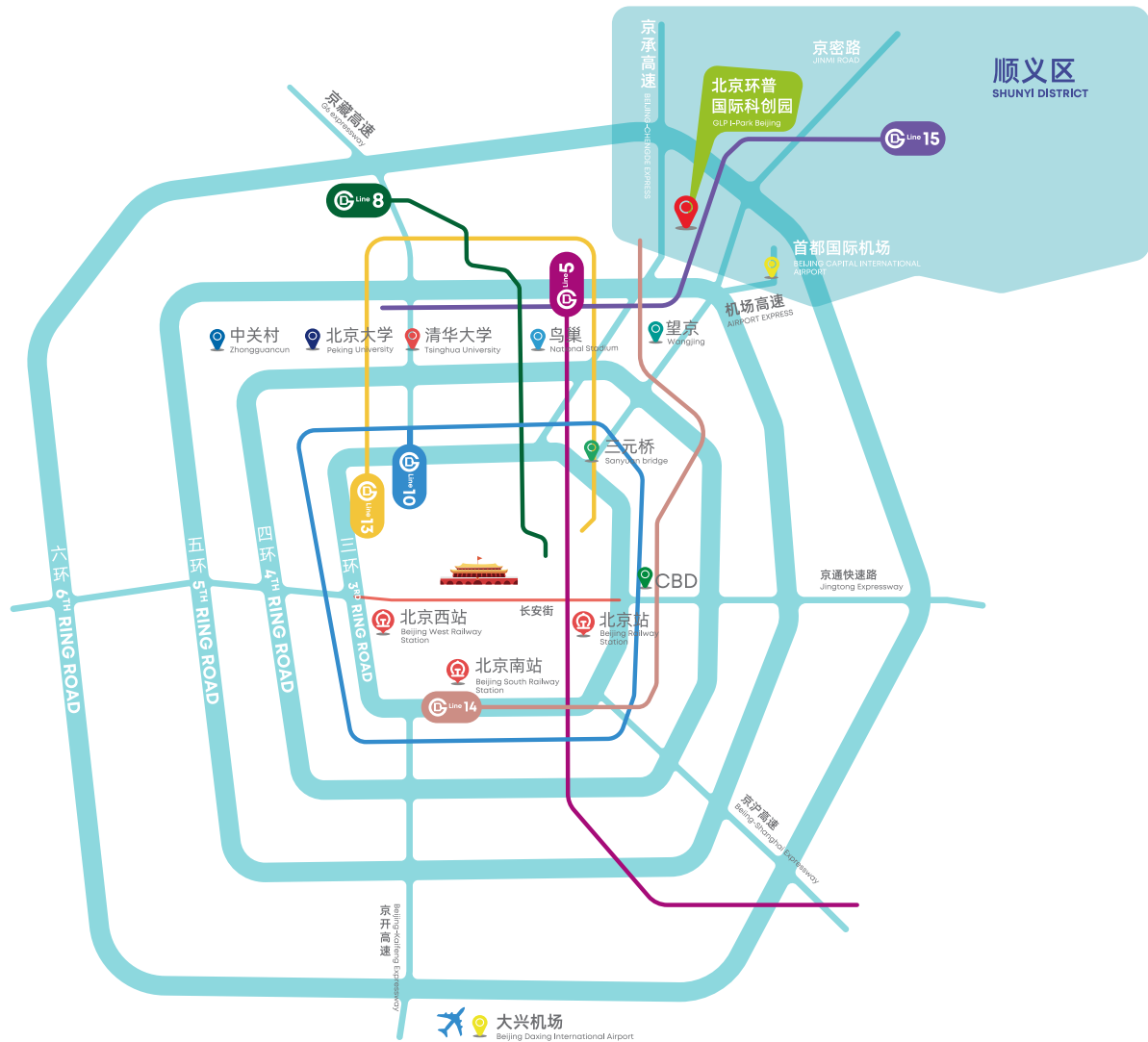
在战略性新兴产业方面，顺义被国务院确定为全国“双创”示范基地，将聚焦发展“智能新能源汽车、第三代半导体、航空航天”三大千亿级创新型产业集群。

Shunyi has been identified by the State Council as a national demonstration base of Innovation and Entrepreneurship, with a focus on the advancement of three major 100-billion yuan industries: intelligent new energy vehicles, third-generation semiconductors, and aerospace R&D.

发展四大服务业

在现代服务业方面，顺义区将重点发展“临空经济、产业金融、商务会展、文化创意”四大产业，推动服务业持续迈向国际化、高端化、规模化。

Shunyi District is also a base for the development of modern service industries, primarily relating to Airport Economy, Industrial Finance, Business Exhibition and Culture & Creativity. Shunyi endeavors to spur the growth of the service industries to achieve global scale and international quality.



Located in Shunyi Airport Economic Zone

位于顺义临空经济核心区

项目紧邻首都国际机场、新国展中心，中央别墅区及大型国际社区中粮祥云小镇，周边拥有五星级酒店、休闲商业、国际学校、医院、银行、高尔夫球场，为企业及员工提供完善便利的商务及生活配套。

GLP I-Park Beijing is adjacent to Beijing Capital International Airport, The new National Exhibition Center, Beijing's central villa region and COFCO Shine Hills, a large international residential and retail community. The property is surrounded by five-star hotels, leisure facilities, international schools, hospitals, banks and golf courses, which comprise a comprehensive range of business and lifestyle amenities for enterprises and employees alike.

机场高速、京承高速、机场北线、地铁15号线在园区周边形成了四通八达的交通网络，为入驻企业及员工带来极大便利。

GLP I-Park Beijing is conveniently surrounded by the airport expressway, Jing -Cheng expressway, Airport North Line and Metro Line 15, providing accessibility to and from all directions.



Neighbored by
high-tech
enterprises

与高精尖企业为邻

BMW (China) Research and Development Center

宝马（中国）研发中心

项目位置：北京环普国际科创园一期

建筑面积：26,000平米（定制）

交付时间：2017年12月31日

Location: GLP I-Park Beijing Phase 1

Floor area: 26,000 square meters (built-to-suit)

Year of completion: 2017



Designed by renowned Singaporean architect, Kay Ngee Tan

新加坡国宝级建筑大师
陈家毅操刀设计



陈家毅 Kay Ngee Tan

英国、新加坡注册建筑师
陈家毅建筑师事务所创办人

Registered Architect in the U.K. and Singapore
Founder of Kay Ngee Tan Architects

主要作品

- 2010年世博会新加坡馆
- 北京长城脚下的公社
- 马来皇族古迹保留区

Major works:

Singapore Pavilion at World Expo 2010
Commune by the Great Wall, Beijing
Malay Heritage Centre, Singapore



设计理念

巧妙利用建筑之间的疏离、旋转的立面、花草掩映的景观，让人们置身于曲直交错的美学中，从而体会到真正的现代理念的办公空间。

Design concept

GLP I-Park Beijing was designed to maximize the utility of the space between buildings, with rotating facades and vibrant landscaping to immerse workers in an aesthetics of lines and curves, allowing for a truly modern working environment.

Pleasant landscape

怡人景观

● 金色大道 Golden Avenue



● 景观长廊 Landscape corridor



● 室外庭院 Outdoor courtyard



vibrant space

活力空间

Landscape design: **AECOM**

景观设计

全球基础设施全方位服务商。

The World's Premier Infrastructure Firm.

代表作品:

- 北京雁栖湖国际会都
- 纽约世贸中心重建
- 苏州金鸡湖
- 伦敦奥运及里约奥运整体规划

Featured projects:

- Beijing Yanqi Lake International Conference Resort
- Jinji Lake Waterfront
- World Trade Center redevelopment
- London and Rio Olympic Park

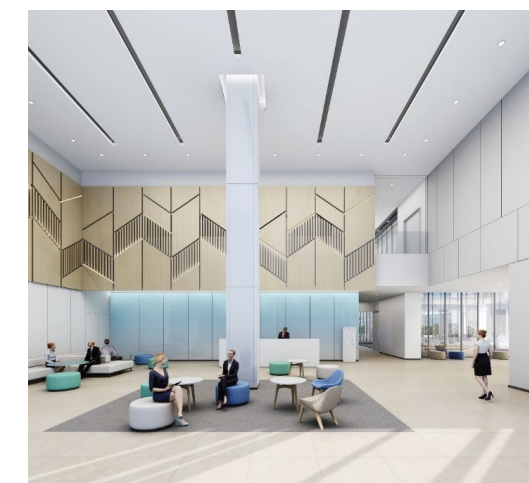
Signage Design: **B+H**

标识设计

Interior design: **EVA**

室内精装设计

● 1号楼大堂 Lobby of building 1



● 3号楼大堂 Lobby of building 3



More than just work

在环普，不只是工作

这里不仅有研发办公楼宇，也配备了全方位的商务生活配套，从而营造出具有温度的商务社区，激发人才的创造力。

GLP I-Park offers more than just office buildings, but also a full range of life amenities to create a community with warmth and foster creativity.

Unique Campus concept

独特CAMPUS理念

环普在国内产业地产行业率先提出Campus理念，意在科技园区营造学院般氛围，为高知创新人才构建工作、生活、娱乐、社交于一体的科技商务社区。

GLP I-Park is a pioneer in creating Campus-style industrial parks in China. GLP I-Park's campuses are innovative communities in which work, life, entertainment and social activities are integrated, enabling synergies to form and creativity to flourish.



10,000 sq.m of comprehensive work and lifestyle amenities

万平米配套
工作生活零距离



员工食堂

- 位于地下一层，共约2000m²
- 知名团膳公司提供早餐、午餐、下午茶、晚餐

Canteen

- Located on B1 with a total floor area of 2,000 sq.m
- Professional service provider offering breakfast, lunch, afternoon tea and dinner

餐厅及其他

- 首层及地下空间还设有银行、便利店、鲜花、洗衣房等便利设施

Restaurants and more

- Amenities are on ground floor and B1, including restaurants, bank, convenience stores, coffee shops, flower shops and more.

星级会所

- 多种配套设施支持生活与工作的融合
- 联结有共同兴趣的人群，增进人与人的交流互动
- 延伸自有办公空间，减少租用面积，提高使用效率

Staff Club

- Work and life integration supported by a variety of facilities
- Connect people with similar interests and encourage interaction
- Extend office space and efficiently-designed buildings to reduce wasted space

中庭花园

- 2000平米园林景观中庭
- 灵动的路演空间带来新的灵感，激发创造力

Courtyard garden

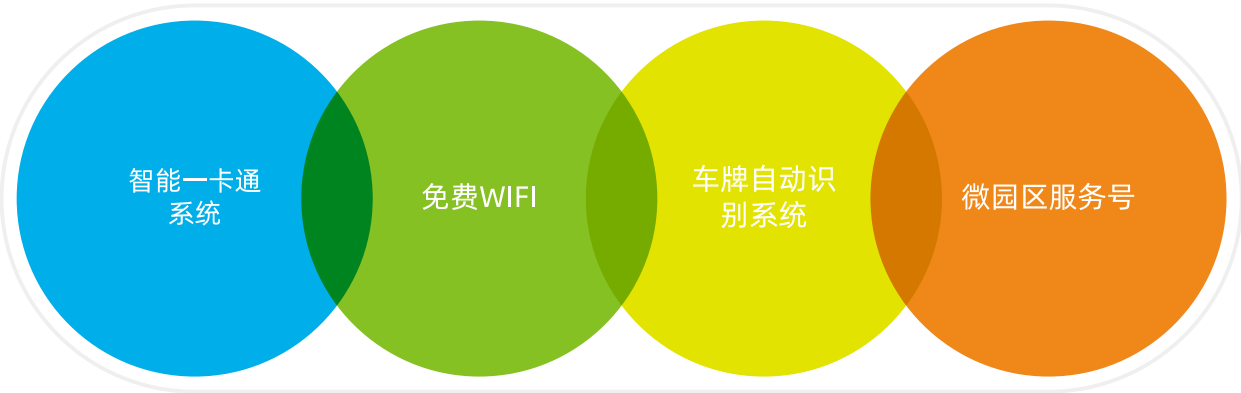
- 2,000 sq.m garden courtyard
- Roadshow space brings inspiration and creativity

New Intelligent experience

智能化园区体验

园区为入驻企业的员工提供全方位智能化服务，让工作与生活更加高效便捷！

GLP I-Park Beijing provides a variety of intelligent services for office workers, making their work and life more efficient and convenient!



Smart one-card system



Free WIFI



E-parking system



WeChat service account

International property service

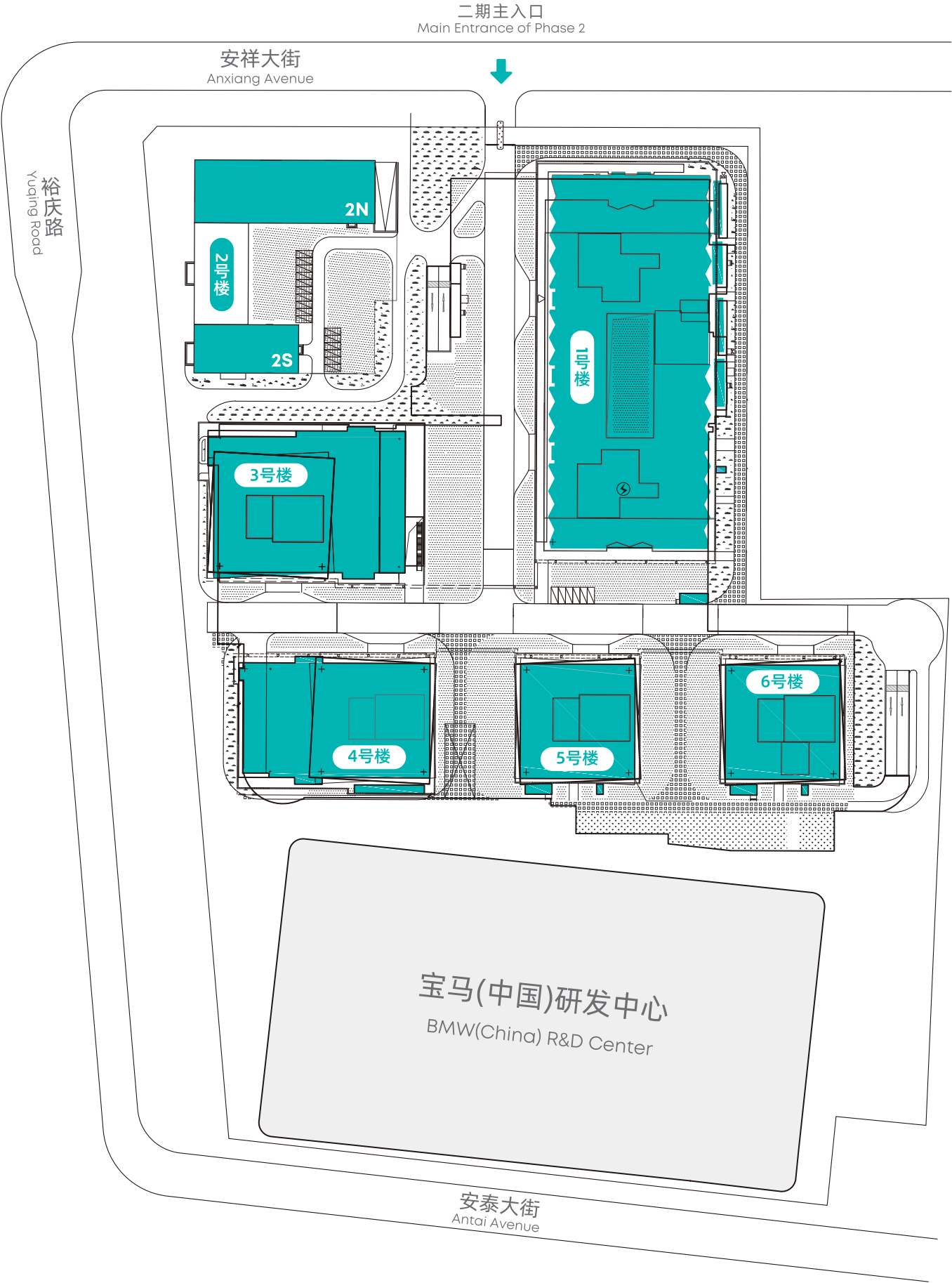
国际化物业服务

- 国际知名物业管理公司—高力国际提供一流服务
- 引入智能化信息技术，提高物业管理效率
- 提供多样化的办公、商旅、物管定制服务
- 设管理委员会，组织运作参与式的共生社区
- Property management service is provided by Colliers International.
- Introduce intelligent information technology to enhance efficiency.
- Provide a variety of customized services including office, business travel and property management.
- Establish a management committee to create a symbiotic community.



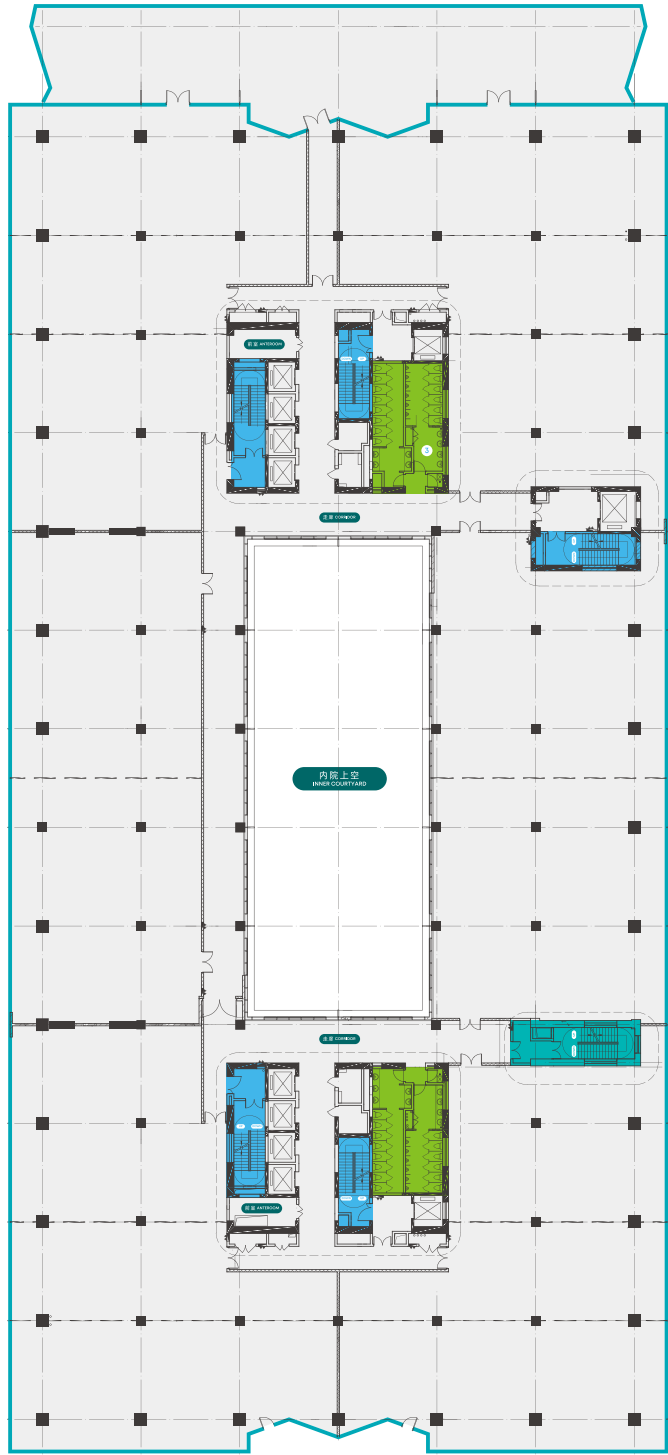
高力国际

Master plan
总平面图



Standard Floor Plan (Building 1)

(1号楼)标准层平面图



Elevator
楼梯 / 电梯

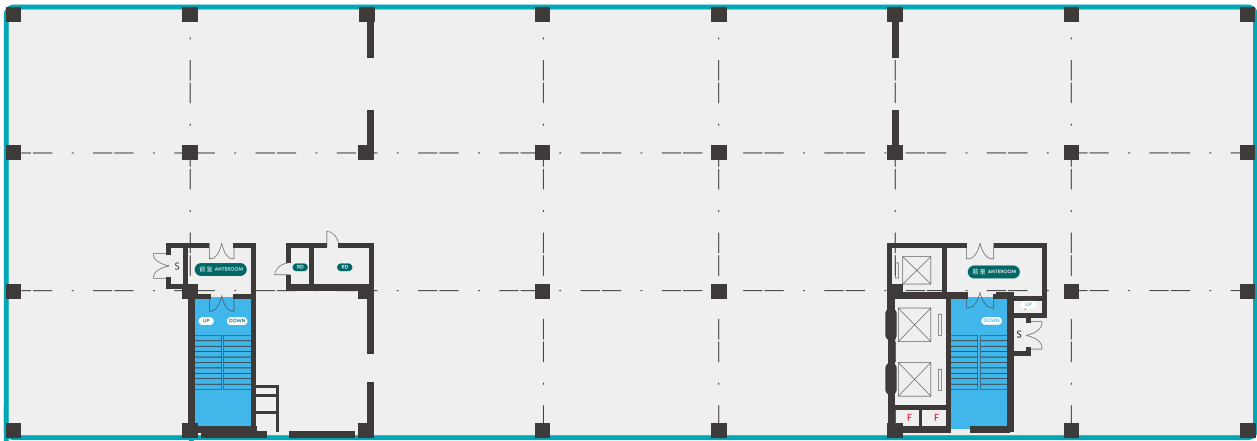


Toilet
男女卫生间

Standard Floor Plan (Building 2)

(2号楼) 标准层平面图

2N



走廊 CORRIDOR



2S



Elevator
楼梯 / 电梯



Toilet
男女卫生间

Standard Floor Plan (Building 3)

(3号楼) 标准层平面图



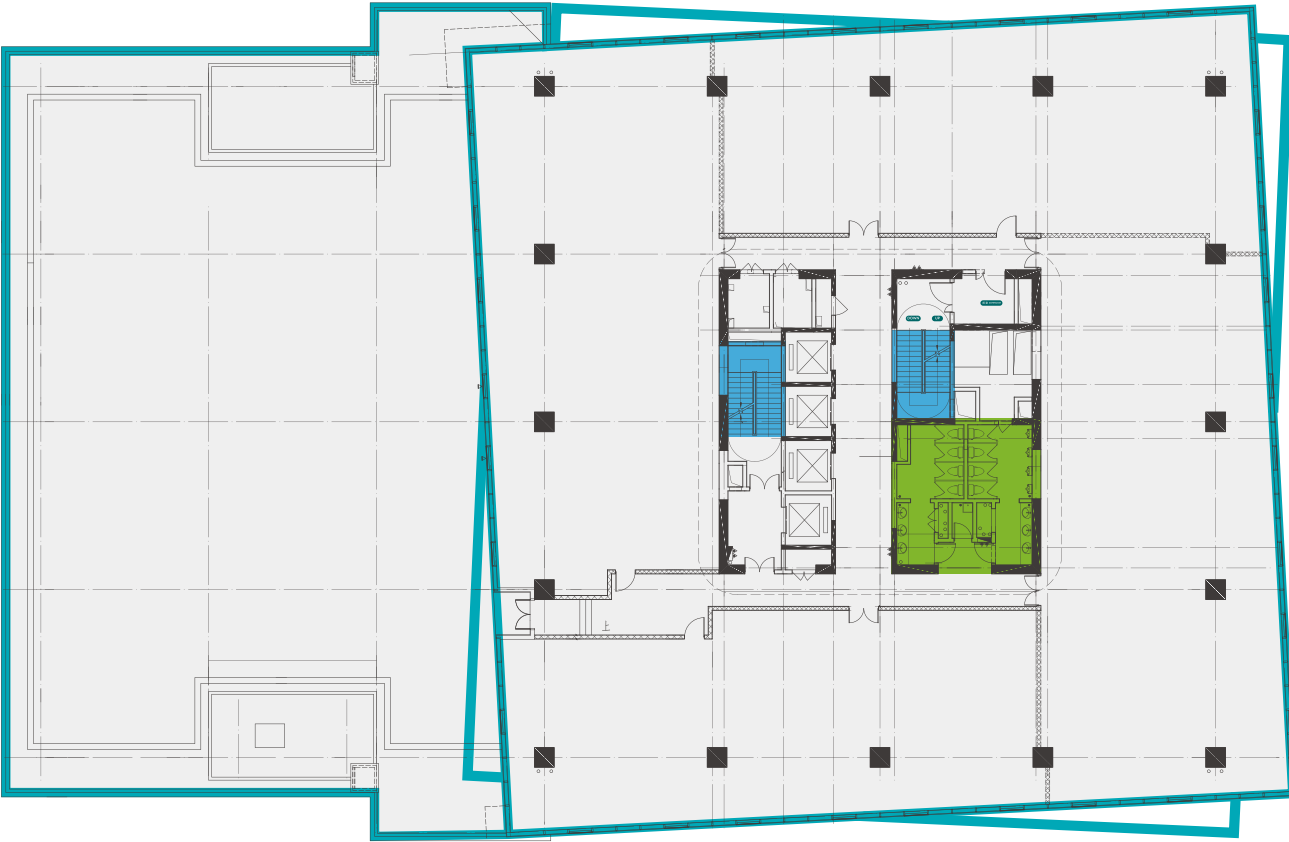
Elevator
楼梯 / 电梯



Toilet
男女卫生间

Standard Floor Plan (Building 4)

(4号楼) 标准层平面图



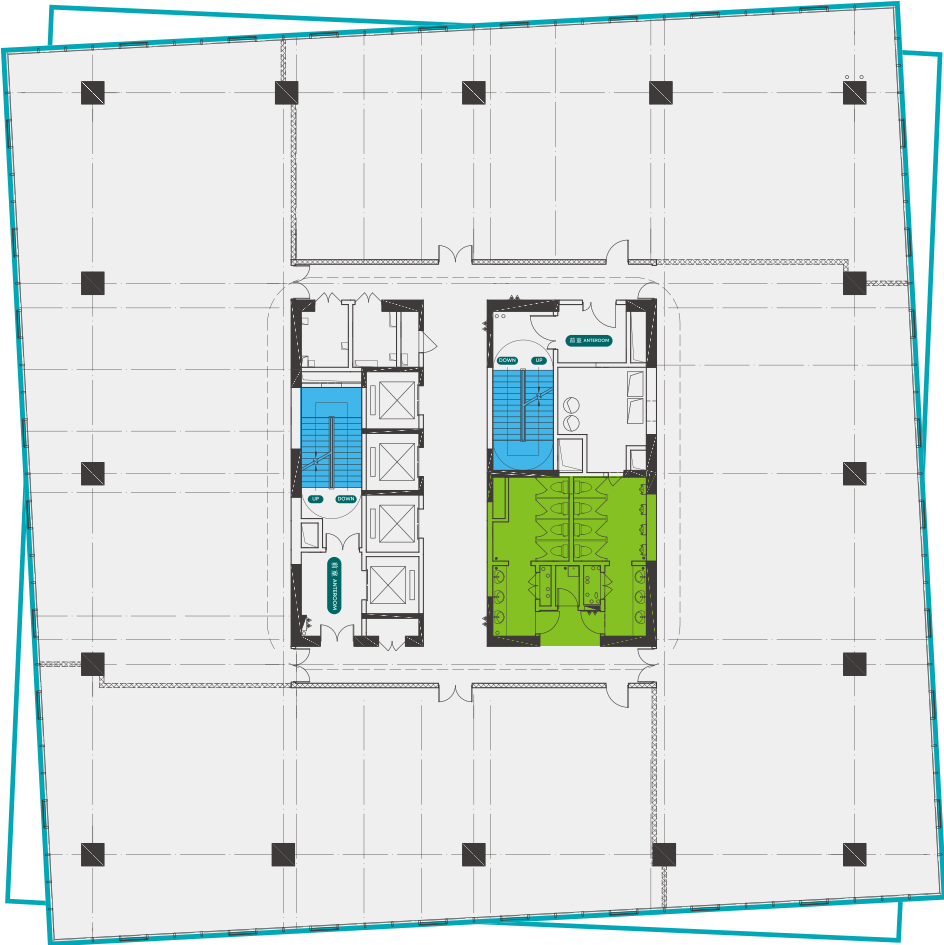
Elevator
楼梯 / 电梯



Toilet
男女卫生间

Standard Floor Plan (Building 5&6)

(5号、6号楼) 标准层平面图



Elevator
楼梯/ 电梯



Toilet
男女卫生间

Technical specifications

技术参数

基本情况 BASIC INFORMATION		参 数 SPECIFICATIONS		
面 积 Area	总建筑面积 165430.19m ² Gross floor area is 165430.19 sqm			
每层面积(标准层) Typical Floor Area	楼 号 Building Number	建筑面积 GFA		
	① 号楼	5927 m ²		
	② 号楼	1823 m ²		
	③ - ⑥ 号楼	1600 m ²		
层 高 Slab Height	楼 号 Building Number	层 高 Slab Height	净 高 Net Height	
	① 号楼	大堂 Lobby: 10.5m	大堂 Lobby: 10.2m	
		1F&5F: 6m	1F&5F: 5.7m	
		2F-4F&6F-8F:4.5m	2F-4F&6F-8F:4.2m	
	② 号楼	大堂 Lobby: 9.6m	大堂 Lobby: 9.3m	
		1F: 5.1m	1F: 4.8m	
		2F: 4.5m	2F: 4.2m	
	③ - ④ 号楼	大堂 Lobby: 9.6m	大堂 Lobby: 9.3m	
		1F: 5.4m	1F: 5.1m	
		2F-8F:4.2m	2F-8F:3.9m	
	⑤ - ⑥ 号楼	大堂 Lobby: 9.6m	大堂 Lobby: 9.3m	
		1F: 5.4m	1F: 5.1m	
		2F-9F:4.2m	2F-9F:3.9m	
	柱间距 Column Spacing	①、③ - ⑥ 号楼: 8.5m; 8.5m for Building 1&3-6	② 号楼: 东西8.4m*南北6.6m 8.4m east-west*6.6m north-south for Building 2	
		楼 号 Building Number	楼面荷载 Floor Loading	
楼面荷载 Floor Loading	① & ③ - ④ 号楼	1F: 500kg/m ² 2F-8F:200kg/m ²		
	② 号楼	1F: 350kg/m ² 2F-8F:200kg/m ²		
	⑤ - ⑥ 号楼	1F: 500kg/m ² 2F-9F:200kg/m ²		
强弱电井 Conduit	① - ② 号楼每层4个井道 (强弱电井各4个) 4 conduits in each floor (two of each for strong and weak current)for Building 1-2			
	③ - ⑥ 号楼每层2个井道 (强弱电井各1个) 2 conduits in each floor (one of each for strong and weak current)for Building 3-6			
电 梯 Elevators	① 号楼: 10部客梯 (8部1350kg+2部1600kg) +1部货梯 (2000kg) ; 梯速2.0m/s			
	② 号楼: 2部客梯 (1050kg) +1部货梯 (800kg) ; 梯速1.75m/s			
	③ - ⑥ 号楼: 3部客梯 (1350kg) +1部货梯 (1350kg) ; 梯速2.0m/s			

洗手间 Washrooms	<p>① 号楼每层男女洗手间各2个，每层清洁间2个，首层无障碍卫生间2个 Building 1:Washroom in each floor: 2 for male and 2 for female, 2 wheelchair accessible restroom for first floor, 2 clean rooms in each floor</p> <p>② 号楼每层男女洗手间各2个，每层清洁间2个 Building 2:Washroom in each floor: 2 for male and 2 for female, 2 clean rooms in each floor</p> <p>③ - ⑥ 号楼每层男女洗手间各1个，每层清洁间1个 Building 3-6:Washroom in each floor:1 for male and 1 for female, 1 clean rooms in each floor</p>		
供电 POWER SUPPLY		参 数 SPECIFICATIONS	
供电标准 Standards of Power Supply	办公用电：80w/m ² Office power: 80w/m ²	商业用电：150w/m ² Commercial power: 150w/m ²	餐饮用电：300w/m ² Restaurant power: 300w/m ²
供电方式 Supply Mode	<p>1.供电回路：外网10千伏双回路供电，楼内除消防负荷、电梯、水泵负荷等重要负荷提供主备双电源外，其他为单回路供电 Power supply circuit: 10 KV Double Circuit Power Supply in External Network, Except the main and standby dual power supply for Important Loads ,such as fire load, elevators, water pump load, the others power supply are single circuit power supply.</p> <p>2.楼梯间、电梯、消防设备及疏散指示灯具电气安装完成，其他客户用电只安装至楼层客户配电箱，配电箱之后的工程由客户自理 Electricity system: stairwells, elevator, fire control equipment and exit lighting are completed, other customer electrical only installed to the power distribution box at each floor. The electricity works after the power distribution box will be undertaken by customer themselves.</p>		
接地电阻 Ground resistance	小于1欧姆（电源插座） Less than 1 ohm. (power socket)		
通讯 COMMUNICATION		参 数 SPECIFICATIONS	
弱电系统 Weak current	弱电系统：设置弱电小间；弱电系统预留管线通路及设备井。 Weak current system: set weak current room and reserved conduit.		
数据 Data and voice	<p>各运营商均可在园区提供服务，可供接入。 Multi operators provide voice and data service.</p> <p>无线网络覆盖一层大厅，内庭院 Wi-Fi service enabled Lobby, inside courtyard (1st floor).</p>		
空调 Air-conditioning	参 数 SPECIFICATIONS		
	<p>中央空调（带新风系统），室内仅预留冷热水管及新风管道接口至入户隔墙处 中央空调（带新风系统），室内风机盘管及新风管道安装到位 Central air-conditioning（fresh air fan），only provide connection pipe of Cool & Hot water and fresh air system to the partition wall.</p>		
给排水 Water Supply and Drainage	<p>1.给排水：集中加压供水，每层预留客户用水点，卫生间给排水立管安装到位 Water supply and drainage: centralize-pressurized water supply, reserve water points for customers on each floor , toilet water supply and drainage system installed</p> <p>2.室外给排水管网建设完成，接至市政管网。 External water supply and drainage pipe connect to the municipal system.</p>		
安防 Security	7*24小时保安服务 7*24 security service	主通道全天候监控 24-hour monitor on the main passage.	无线巡更系统 Wireless patrol system
消防 Fire Safety System	<p>消防系统：园区设置消防监控机房和消防泵房，采用集中消防加压灭火系统；园区消防报警系统设置主机，楼内消火栓系统安装完成；消防烟感、温感、自动喷淋安装完成；地下室送风排烟安装完成。 Fire protection system: Set fire control room and fire pump room, centralized fire water pressurized system; The park fire alarm system set with general host, Fire hydrant system installation completed; smoke and temperature detector, automatic sprinkler system installation completed; system exhaust for the basement completed.</p>		

交付标准 HANDOVER CONDITION		参 数 SPECIFICATIONS		
公共区域 Public area	<p>精装修 Fine decorated</p> <p>1.公共走廊、电梯前室、一层大堂：地砖，柱面、墙面为涂料/墙砖，石膏板吊顶。(详见装修图纸) The public corridor, elevator front area, lobby of 1st floor: floor tile, cylinder wall use paint/wall brick, plasterboard ceiling.</p> <p>2.公共卫生间：内装修完成，地面，墙面为地砖，吊顶完成.(卫生间洁具品牌均为TOTO或科勒) (详见装修图纸) The public toilet: interior decoration completed, floor and wall with tile, ceiling completed. (toilet sanitary ware brand is TOTO or Kohler.)</p> <p>3.疏散楼梯间：环氧地坪，墙面白色乳胶漆，顶棚白色乳胶漆，不锈钢栏杆 Emergency stair: epoxy floor, epoxy floor, ceiling white emulsion paint, stainless steel rail.</p>			
	办公区域 Office area	<p>1.地面：水泥砂浆搓毛 预留室内装修高差10公分 Floor: cement mortar rub hair cylinder, The reserved height of indoor decoration: 10 centimeters</p> <p>2.墙面：混合砂浆面层 Wall: mixed mortar layer</p> <p>3.顶棚：混凝土清理干净 Ceiling: concrete</p> <p>4.消防：消防喷淋和烟感探头，消火栓安装完毕 Fire: fire sprinkler and smoke detector, fire hydrant completed</p> <p>其余由客户进行装修 The customer undertakes decorating others</p>		
		园区配套设施 AMENITIES		参 数 SPECIFICATIONS
餐 厅 Canteen		设有员工餐厅 Staff Restaurant		
其 他 others	设有ATM机，咖啡厅 ATM machine, coffee shop	园区内设有会所，广场等 recreation club and square, etc.		