

浦江科技广场三期

Pujiang Hi-Tech Plaza III

国家级开发区

National Level Development Zone



LINGANG PUJIANG
临港浦江高科技园

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品牌优势

上海临港经济发展（集团）有限公司成立于2003年，注册资本68.72亿元，是上海市政府市管企业中唯一以园区开发经营和园区配套服务设施建设运营为主业的企业集团。临港集团通过“区区合作，品牌联动”，秉承“生产、生态、生活”三生融合的园区开发理念，建设了高科技园区、商务园区、出口加工区等高品质园区，成为上海最大的园区开发企业。现临港集团下属有包括上海市漕河泾开发总公司（漕河泾新兴技术开发区）在内的二十余家子公司。

临港集团始终以“产业发展的推动者”和“城市更新的建设者”为己任，推动十多个园区产业转型升级和城市物业更新改造，积极落实立足上海，面向中国，走向世界的战略。2016年，临港集团负责开发的临港产业区已被确定为上海市建设科创中心的主体承载区，临港浦江园区成为临港集团打造上海科创中心的重要增长极。

上海漕河泾新兴技术开发区创建于1984年，1988年经国务院批准为国家经济技术开发区，1991年经国务院批准为国家高新技术产业开发区。建区三十年来，坚持依托上海的产业、金融、科技、人才优势，发展高新技术产业，已形成微电子、光电子、计算机及软件、新材料等高科技产业集群，逐渐形成了研究开发、技术创新、网络运行、金融数据四大功能中心，并具有成功的园区开发、运营、管理经验。漕河泾开发区现汇聚中外高科技企业3000多家，其中外商投资企业800多家。81家世界500强跨国公司在区内设立133家高科技企业，园区单位面积经济效益在全国开发区名列前茅。

浦江高科技园从漕河泾新兴技术开发区扩区发展，到成为临港集团“十三五”规划中重点发展区域之一，秉承临港集团与漕河泾两大品牌的开发品质，结合自身产业基础及园区特色，进一步将临港集团与漕河泾的品牌优势发扬光大。

Brand Competence

Shanghai Lingang Economic Development (Group) Co., Ltd., established in September 2003 with a registered capital of 6.872 billion yuan, is a large state-owned and diversified investing group company. Among the companies under State-owned Assets Supervision and Administration Commission of the State Council (SASAC) of Shanghai, the Lingang Group is the only one engaged in investment, development, operation and service related to Hi-Tech parks and areas. Under the concept of developing ecologically balanced areas of production and life, the Lingang Group constructed a set of high quality development zones and parks including the Hi-Tech Park, the Business Park, and the Export & Processing Zone. The Group company has a tight cooperation with district government, which makes Lingang turns to be the largest Hi-Tech Park developer. The group now owns, including Shanghai Caohejing Development Zone Corporation (Shanghai Caohejing Hi-Tech Park), 20 subsidiaries in all.

As an industry propeller and city change-maker, the Lingang Group always bears the duty to accelerate industry upgrading and to promote the renovation and transformation of urban properties. Based on the foothold in Shanghai, the group has been actively implementing its globalization strategy. In 2016, Shanghai Lingang Industrial Area, developed by the Lingang Group, is appointed by the municipal government as the main base on which the science and technology innovation center will be built. As such, Lingang Pujiang Hi-Tech Park has become a crucial growth pole contributing to the group's cause to forge the innovation center.

Established in 1984, Caohejing Hi-Tech Park (CHJ) was approved by the State Council to rank as a state-level development zone and Hi-Tech Park in 1988 and 1991 respectively. After three decades' development, industry clusters of microelectronics, optical electronics, computer & software, new materials, bio-pharmaceuticals, meter & instrument, aeronautics and so forth have been formed in CHJ. Thanks to the massive advantages in industry, finance, technology, and human resources in Shanghai, CHJ is taking the role

Medtronic

KingNet

ChinaScope
数庫中国人寿
CHINA LIFE中航三鑫
CAB AVIC SANXIN

Always

CIG



EmbedWay

BLG

SICK
Sensor Intelligence.WEICHAI
潍柴上工坊
CRAFTS OF CHINA福中
福中集团

中建钢构

as the centers of R&D, innovation, network, and financial data, and has accumulated experience of successfully developing, running, and managing development zones and parks. Till now, CHJ boasts more than 3,000 Hi-Tech enterprises from both home and abroad, among which over 800 are foreign invested ones. Up to 81 of the "Fortune Global 500" firms have set up 133 enterprises in the park. The out-up value per unit area ranks high among the state-level Hi-Tech parks in China.

Starting from the expansion of Caohejing Hi-Tech Park, Pujiang Hi-Tech Park has now become one of the key developing areas in the 13th Five Year Plan of Lingang Group. By combining the industrial base with the unique features of the park, Pujiang Hi-Tech Park will further develop the brand advantage of Lingang and CHJ.

园区简介 Brief Introduction

临港浦江高科技园成立于2004年，建设占地约10.7平方公里，浦江园区借鉴美国硅谷、英国阿灵顿园区成功的发展模式，坚持人与自然和谐共生，高起点规划建设，高标准招商定位，科学开发，配套完善。

在过去的发展中，浦江高科技园以发展高新技术产业和现代服务业为中心战略，以电子信息产业为依托，集生物医药、节能环保、新能源、汽车研发配套为主体，辅以现代生产性服务业聚集功能的“两翼联动”的产业导向，汇聚了一批具有国际先进水平的高新技术项目和品牌企业。

并入临港集团后，作为临港集团重要的开发园区之一，浦江高科技园坚持以创新为动力，以人才为核心，以良好的体制机制和创新创业环境为保障；坚持“高端、融合、创新、提升”原则，坚持“新经济”产业发展方针，重点围绕“大科创”、“大健康”、“大文化”、“大电商”、“大检测”等5+X的产业发展态势进行产业布局，形成一批有影响力的高端制造和科技创新的龙头企业，建设成为具有品牌影响力、产业集聚力、市场竞争力的国际化园区。

Lingang Pujiang Hi-Tech Park was established in 2004. Covering 10.7 sq. km, the park learns from the successful developing patterns of the Silicon Valley and Arlington Park UK. Under the concept of coexistence of human with nature, Pujiang Hi-Tech Park has been strict with construction plans and investments within the area to make scientific development and form thorough supporting services.

Pujiang Hi-Tech Park was dedicated to developing Hi-Tech industry and modern service industry. It has attracted a group of Hi-Tech projects and well-known enterprises engaged in such industries as electronic information, biomedical science, energy conservation and environment protection, new energy, automobile R&D, as well as supporting industries such as modern producer services.

After being incorporated into Lingang Group, Pujiang Hi-Tech Park has become one of the most important development zones of the group. The park, being innovation motivated and talent oriented, insists on “high-end, fusion, creativity, and improvement” principles. Based on the “new economy” policy, Pujiang Hi-Tech Park has put forward the “5+X” concept, that is an industry layout focusing on Science & Technology Innovation, Health, Culture, E-commerce, and Testing and Inspection. The gathering of the leading enterprises in such industries in Pujiang Hi-Tech Park makes it a competitive international Hi-Tech park with strong influence and attraction.

项目300米范围内已入住商户 Commercial Facilities Within 300 Meters

品牌食尚

星巴克、必胜客、肯德基、麦当劳、7-11、匠品日料、小海小鲜、泰屋、陌生人火锅、ACME PIZZA

酒店银行

皇冠假日酒店、交通银行、上海银行、中国银行、工商银行、农业银行等

精品购物

之禾、衣架、优衣库、Five plus、Veromada、adidas、耐克等

综合卖场

家乐福、D.I.G.、沃尔玛、红星美凯龙、易初莲花、苏宁易购

娱乐健身

太禾影城、美格菲健身、一兆韦德、Mr.cool健身工作室、上海纯K等

教育培训

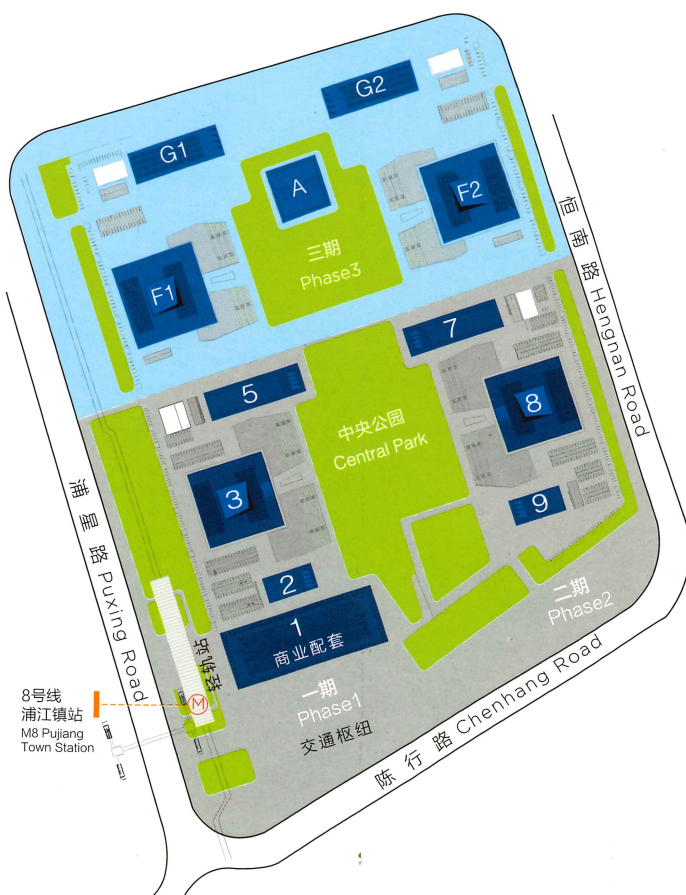
YOYO国际英语、新爱婴、爱贝英语、郎恩国际美语、番茄田、乐高培训等

浦江科技广场 Pujiang Hi-Tech Plaza

浦江科技广场项目定位于低密度总部办公楼，坐拥5万平米的中央花园，地上总建筑面积约30万平方米，地下建筑面积约9.35万平方米，由4栋6层、4栋12层、1栋17层、2栋18层建筑组成。浦江科技广场交通便捷，地铁上盖，紧邻8号线浦江镇站出口。配套设施完善，配备2个员工中心餐厅，毗邻共计近7万平方米商业设施，能满足区内企业员工餐饮、购物、娱乐、服务等一系列需求。项目一期、二期共计约20.6万平方米办公楼及5万平方米中央花园已建成，入住率100%。三期17.85万平方米办公楼（地上14.35万，地下3.5万）将于2017年底竣工。

Located beside the Pujiang Town station of Metro Line 8, Hi-Tech Plaza is a low density complex dedicated to providing an ecological and creative environment for Hi-Tech enterprises. Featuring a central park of 50,000 sq.m, it comprises a total floor space of 300,000 sq.m on the ground and 93,500 sq.m underground. There are four 6-floor buildings, four 12-floor buildings, one 17-floor building, and two 18-floor buildings in the Plaza. Supporting facilities includes 2 canteens and a commercial area covering up to 70,000 sq.m, which caters to the needs of the staff working inside the Hi-Tech Plaza. The construction of the first and second phase of the Plaza as well as the central park has been completed, and the occupancy rate is 100%. The third phase (including a total floor space of 143,500 sq.m on the ground and 35,000 sq.m underground) is under construction and will be completed by the end of 2017.

科技广场项目总平面图 Hi-Tech Plaza Project Site Plan



园区地图 Map of The Park



浦江科技广场
Pujiang Hi-Tech Plaza

M8芦恒路站
M8 Luheng Road Station

出口加工区
Export Processing Zone

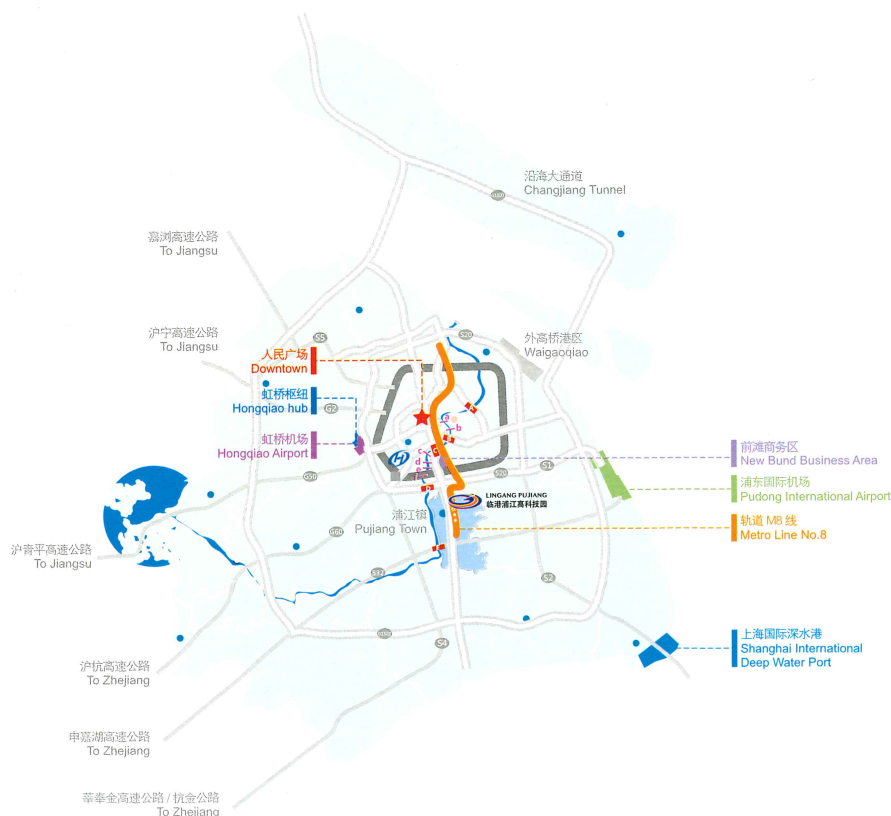
综合配套区
Business Supporting Area

M8浦江镇站
M8 Pujiang Town Station

高科技产业区
Hi-Tech Industrial Area

M8江月路站
M8 Jiangyue Road Station

方便快捷的交通路网 Road Network



轨道 M8 线
Metro Line No.8

芦恒路站 Luheng Road Station

浦江镇站 Pujiang Town Station

江月路站 Jiangyue Road Station

三城七镇
Three Cities Seven Towns

陆家嘴
Lujiazui

A 杨浦大桥 Yangpu Bridge

B 南浦大桥 Nanpu Bridge

C 卢浦大桥 Lupu Bridge

D 徐浦大桥 Xupu Bridge

E 闵浦大桥 Minpu Bridge

a 延安东路隧道 Yan'an East Road Tunnel

b 复兴东路隧道 Fuxing East Road Tunnel

c 打浦路隧道 Dapu Road Tunnel

d 龙耀路隧道 Longyao Road Tunnel

e 龙水南路隧道 Longshui South Road Tunnel

f 上中路隧道 Shangzhong Road Tunnel (Middle Ring Road Tunnel)

区位优势

临港浦江高科技园位于上海市中心南翼，黄浦江东岸，西起浦星路，东至万芳路，南临沈庄塘，北靠中心河，距离前滩商务区4.5公里，距离迪士尼度假区30分钟车程，地理位置优越，交通便捷。北侧紧邻外环线（S20）、中环线、徐浦大桥、卢浦大桥、上中路隧道、龙水南路隧道、龙耀路隧道，南侧紧邻申嘉湖高速公路（S32）和闵浦大桥。已开通的轨道交通8号线（M8）在园区设立了三个站点，芦恒路站、浦江镇站和江月路站。即将开通快速公交BRT系统，自奉贤南桥至东方体育中心，在园区周边设立4个站点。园区范围3-5公里内，设有3家三甲医院，多家知名幼儿园、中小学等教育配套，五星级酒店、商务经济酒店、银行网点快速可达。公路网络四通八达，公共交通畅通便利，教育医疗设施完善，酒店银行配套丰富，确保园区内企业及员工出行、工作、生活的便利与舒适。

Location

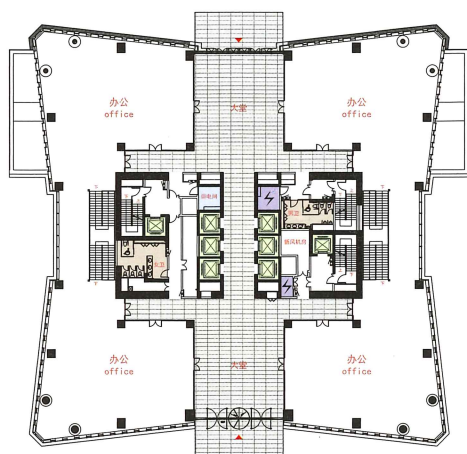
Located in the south of Shanghai, and on the east bank of the Huangpu River, Pujiang Hi-Tech Park enjoys superb geographic location. Bounded by the west by Puxing Road, east by Wanfang Road, south by the Shenzhuang River, and north by the Zhongxin River, Pujiang Hi-Tech Parks boasts convenient transportation. 4.5 km to the north is the new Bund, and the Shanghai Disney Park is within 30 minutes' drive. The park is connected with the city center by Xupu Bridge, Lupu Bridge, Shangzhong Road Tunnel, south Longshui Road Tunnel, and Longyao Road Tunnel. The Outer Ring Road (S20) and the Middle Ring Road lie on the north of the park, while the Shenjiahu Highway (S32) and Minpu Bridge lie on the south of it. Three stations of Metro Line 8, include Luheng Road Station, Pujiangzhen Station, and Jiangyue Road Station lie in Pujiang Hi-Tech Park. The BRT line connecting Nanqiao Town in Fengxian and Shanghai Oriental Sports Center is also to be opened shortly, four stops of which will be set in the park. There are first-class medical and educational facilities within three to five km away from the park, including three top class hospitals, several well-known kindergartens, elementary schools and secondary schools. 5-star hotels, budget hotels, and banking outlets are also in easy reach. With convenient public transportation and excellent public utilities, the work and lives of the staff working in the park will be easy and comfortable.

地理位置 The Geographical Position

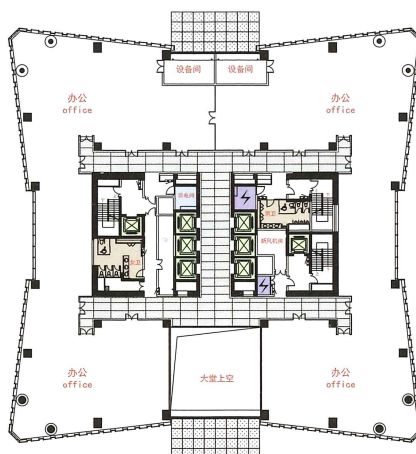
地点	Place	距离 / Distance	车程 / Driving Time
人民广场、淮海路	People's Square/Huaihai Road (downtown)	16 km	20 minutes
陆家嘴	Lujiazui Finance and Trade Zone	17 km	20 minutes
徐家汇	Xujiahui Commercial Center	15 km	20 minutes
前滩商务区	Qiantan Business District	5 km	5 minutes
世博会会址	World Expo Site	8 km	8 minutes
浦东国际机场	Pudong International Airport	38 km	35 minutes
虹桥机场	Hongqiao Airport	21 km	25 minutes
上海火车南站	Shanghai South Railway Station	12 km	14 minutes
上海国际深水港	Shanghai International Deep-Water Port	48 km	45 minutes
外环线（S20）	Outer Ring Road (S20)	3 km	4 minutes
中环线	Middle Ring Road	4.5 km	6 minutes
申嘉湖高速公路（S32）	Shenjiahu Highway (S32)	2 km	3 minutes
沪杭高速入口（G5）（G50）	Shanghai-Hangzhou Expressway (G5)(G50)	13 km	15 minutes
沪宁高速入口（G2）（G42）	Shanghai-Nanjing Expressway (G2)(G42)	28 km	25 minutes
上海南站	Shanghai South Station	15 km	15 minutes
虹桥枢纽	Hongqiao Hub	25 km	30 minutes
漕河泾新技术开发区(徐汇)	Caohejing Hi-Tech Park (Xuhui)	17 km	20 minutes

浦江科技广场三期平面图 Phase III Floor Layout

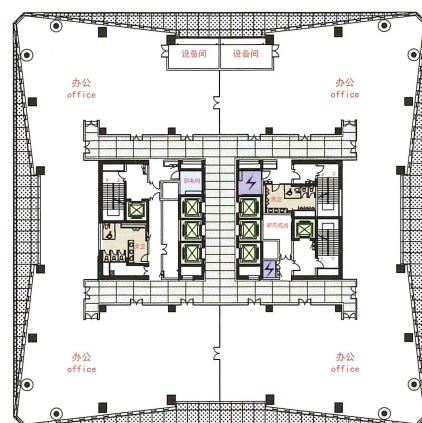
标准研发办公楼A号平面图/ Standard R&D Office A Layout



1层/1F

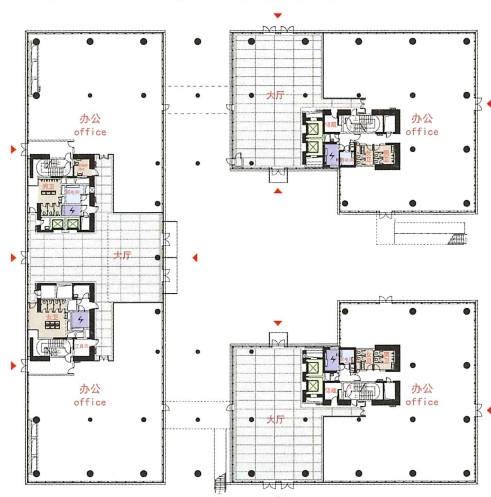


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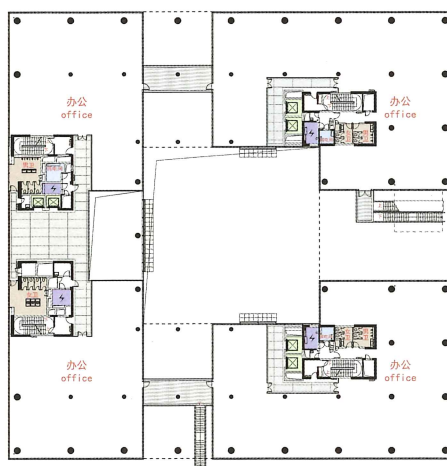


3-17层/3-17F

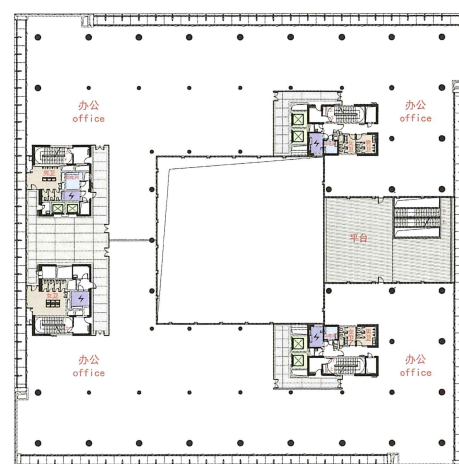
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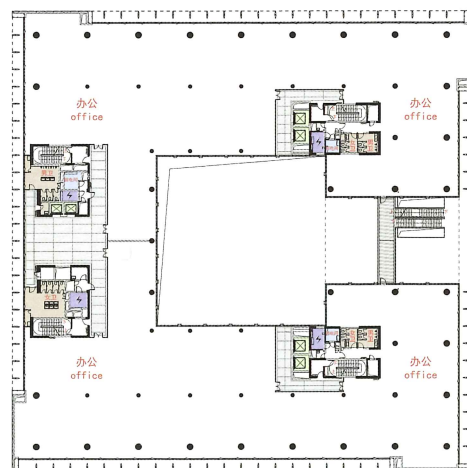
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2层/2F



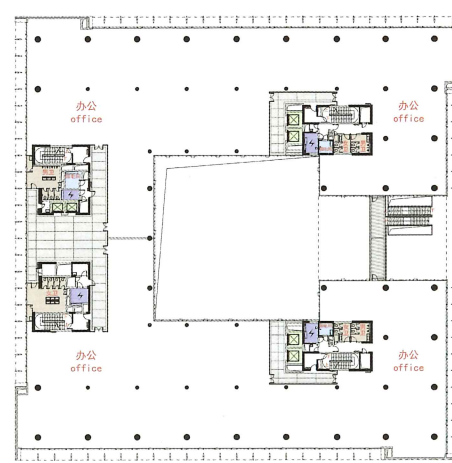
3层/3F



4层/4F

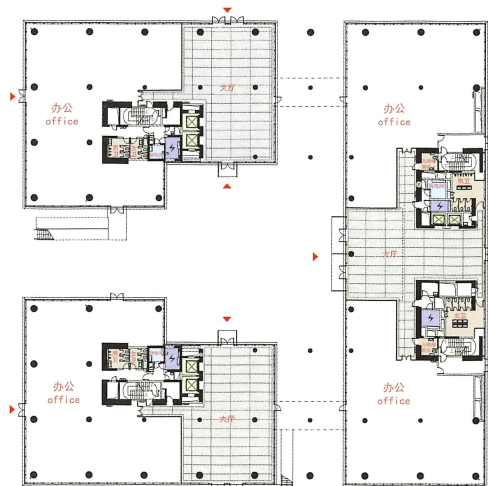


5层/5F

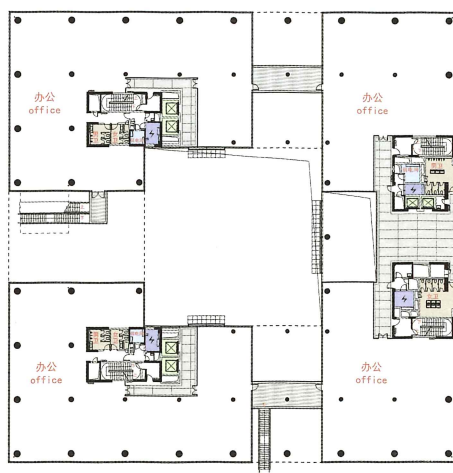


6层/6F

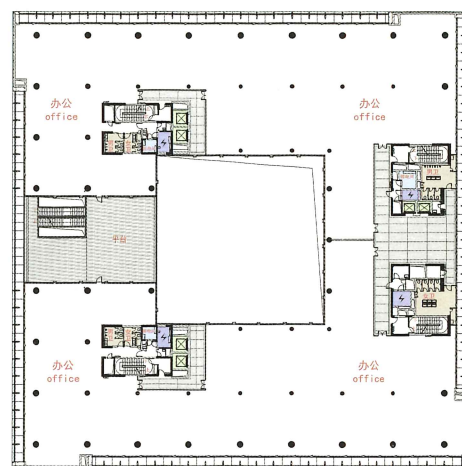
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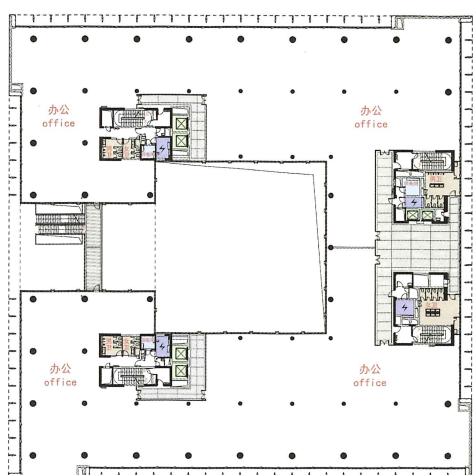
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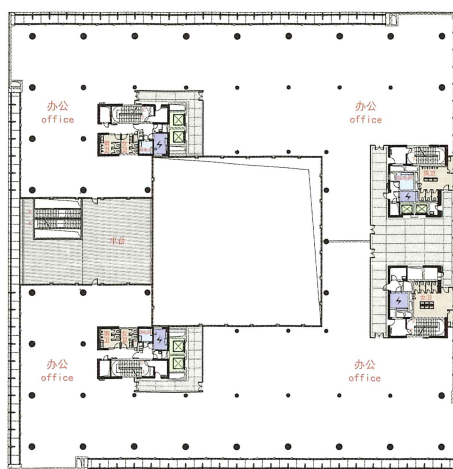
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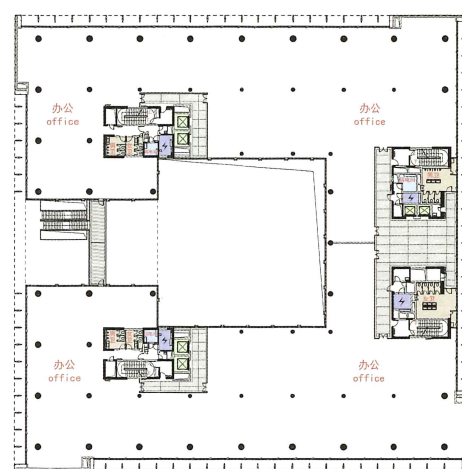
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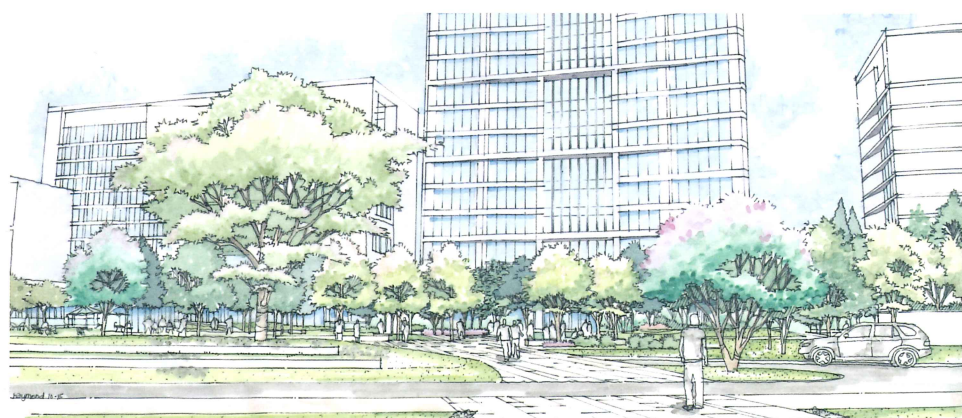
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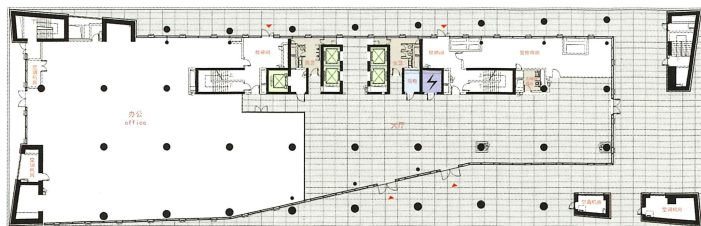
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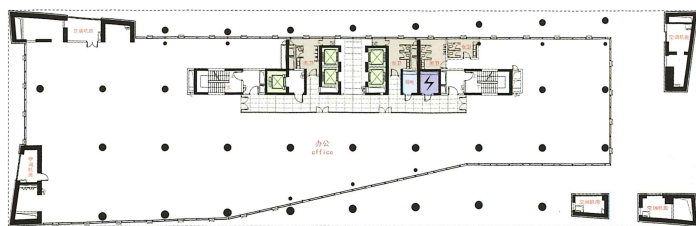
6层/6F



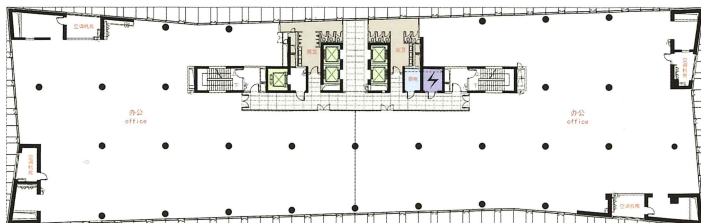
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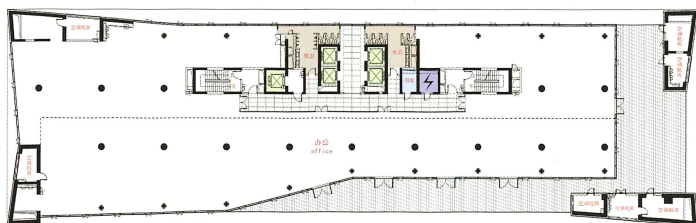
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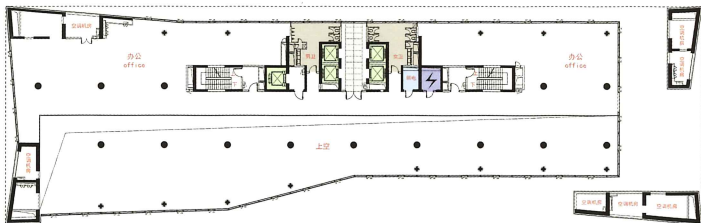
2层/2F



3-10层/3-10F

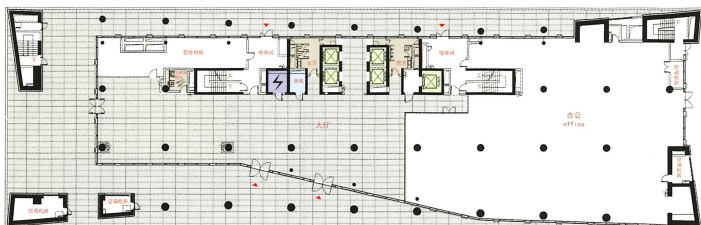


11层/11F



12层/12F

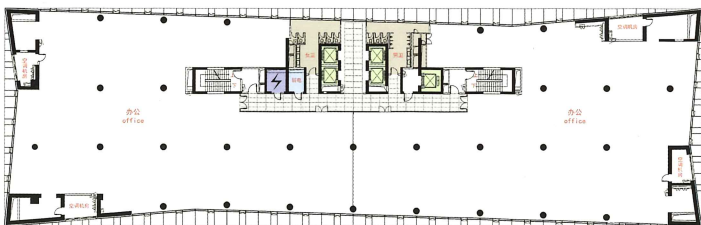
标准研发办公楼G2号平面图/ Standard R&D Office G2 Layout



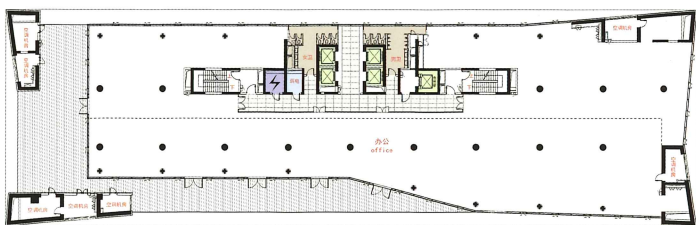
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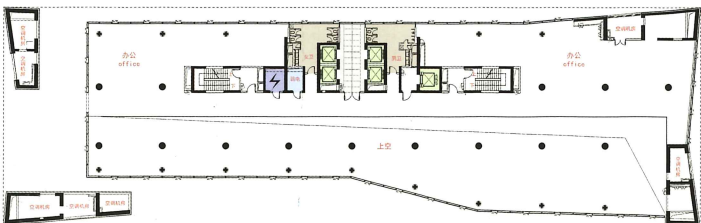
2层/2F



3-10层/3-10F



11层/11F



12层/12F

浦江科技广场三期参数表 Pujiang Hi-Tech Plaza III Technical Parameters

技术参数 Technical Parameters	A楼 Building No. 16	G1/G2楼 Building No. 17/No. 18	F1/F2楼 Building No. 20/No. 21
总建筑面积 (平方米) Total gross floor area (m ²)	38954	27432	24357.32
层数 (层) Floors	17	12	6
柱网尺寸 (米) Space between pillars (m)	12x11.25	8.4x8.7	8.4x8.4
建筑长度 (米) Length (m)	50.456	92.18	75
建筑宽度 (米) Width (m)	50.456	28.578	75
建筑高度 (米) Height (m)	79.94	49.7	27.9
底层建筑层高 (米) 1 st floor height (m)	6	6	5.1
2/3层建筑层高 (米) 2 nd /3 rd floor height (m)	4.32	4.1	2层 : 5.1 2 nd floor: 5.1 3层 : 4.2* 3 rd floor: 5.1
4层及4层以上建筑层高 (米) 4 th and above floor height (m)	4.32	4-10层 : 4.1 4 th to 10 th floor: 4.1 11层 : 3.6 11 th floor: 3.6 12层 : 3.2 12 th floor	4.2
电梯台数 (台) Elevator(s)	8	6	6
底层均布活荷载 (公斤/平方米) Loading capacity of ground floor (kg/m ²)	350	3-6层 : 500 3 rd to 6 th floor: 500 其他楼层 : 350* Others: 350*	2层 : 500 2 nd floor: 500 其他楼层 : 350* Others: 350*
其他楼层均布活荷载 (公斤/平方米) Loading capacity of other floors (kg/m ²)	350	350	350
设计电压 (V) Voltage (V)	380/220	380/220	380/220
设计供电能力 (瓦/平方米) Power (w/m ²)	80	80	80
电话装机容量 (门/层) Telephone (lines/floor)	140	140	120
生活供水能力 (升/人) Water supply (liter/person)	50	50	50

备注: 以上参数仅供参考, 建成后可能会有变化 Remark: For reference only



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