

博华广场 租金

产品名称	博华广场 租金
公司名称	上海毕黎斯房地产经纪事务所（有限合伙）
价格	15.00/平方每天
规格参数	物业费:49.5元每平方米每月 地址:新闻路655号 地铁:13号线自然博物馆站
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产品详情

作为Gensler在上海的新总部，博华广场集可持续发展和高性能于一体，致力于提供优质客户服务和高效运营，不仅让入驻者和所有者从中受益，更为周边环境带来积极作用。

One Museum Place is a great example of a sustainable, high-performance building that ’ s also highly focused on customer service and efficient operations, which benefits tenants, owners and the environment alike.

房地产高峰会 佳绿色发展奖

近期竣工的博华广场以其坚实而创新的设计和可持续发展特色，在上海众多商务楼中独树一帜，并在2019年度的MIPIM Asia房地产高峰会上荣获“ 佳绿色发展奖（ Best Green Development ） ”。

MIPIM Best 2019 Green Development

The project, which is distinguishing itself in the Shanghai market with a combination of robust, innovative design and sustainability features— has been recently awarded the Best Green Development at the 2019 MIPIM Asia wards.

项目过程

尽管在项目推进过程中，工程时限紧迫，复杂难解的项目限制不断涌现，Gensler仍成功打造出一座获得“ 能源与环境设计 ”（ LEED ）铂金级认证的高性能建筑。博华广场在为周边城市肌理增色的同时，也将提升居住者的健康与福祉。

距离项目截止时间只剩150天时，客户要求Gensler重新设计整个项目，为现有建筑结构注入活力，希望将其打造为的购物、办公综合空间，而这一切，都必须在原定时间内完成，同时还不可中断施工进度。

为了获得规划和建筑许可，Gensler必须在外立面反射率，大厦与周边住宅区的距离等问题上满足诸多严苛的限制要求。而一条规划中的地铁线路恰与大厦所处地段相交，为项目设计带来了更为严峻的考验。

Design Process

Despite a complex, ever-increasing series of project limitations and a dramatically truncated timeline, Gensler designed a high-performing, LEED Platinum tower that enhances the health and well-being of its occupants while adding to the rich urban fabric of the surrounding district.

The client came to Gensler asking to completely redesign the project and revitalize the existing substructure into a Grade A office and retail development in less than 150 days — all within the original schedule, and without stopping construction.

To be granted planning and building code permissions, Gensler met stringent requirements regarding the faade's reflectivity, as well as the tower's distance between neighboring residential volumes. Further complicating things, a new underground train line would have to be accommodated in any revised design.

可持续发展标准

博华广场的设计遵循国际上高规格的质量和可持续发展标准。办公楼净空高度达三米，配备优质的客梯系统。此外，在可持续发展方面，大厦的高性能外立面经特殊设计，可有效降低太阳的辐射热，减少反光，地下室冰蓄冷系统可降低高峰能耗，保证大厦运作经济有效，可持续发展。同时，博华广场还成为获得RESET空气预认证的商用项目。大厦配备先进的室内空气质量监测和管理系统，该系统提供的洁净空气目前在上海乃至全中国，甚至是世界范围内商业建筑范围内，质量均属前列。

A sustainable approach

One Museum Place is built to the highest international specifications of quality and sustainability with features such as three-meter clear ceiling heights and superior elevator service. Additionally, sustainable features and programs include a high-performance faade designed to mitigate solar heat gains and reduce glare, a basement ice storage system that mitigates peak energy costs and ensures a cost-effective and sustainable approach, the building is also the first commercial project to receive RESET Air pre-certification status. Using a state-of-the-art, continuous indoor air quality monitoring and management system, the air inside is the cleanest air commercially available in Shanghai, among the best in China and it rivals that of any building worldwide.

The precisely monitored and controlled temperature, humidity and filtration systems also feature a germicidal system featuring UV Lights, advanced PM2.5 indoor air quality monitoring system, and a full-time indoor air quality manager on-site. One Museum Place is also one of the first LEED Platinum office towers in the city. While still under construction, One Museum Place received Platinum pre-certification under the U.S. Green Building Council ' s (USGBC) LEED for Core & Shell (CS) rating system—the first major project in the city to have achieved this.

在工程伙伴的助力和团队成员的通力协作下，Gensler通过整合设计，克服种种挑战，成功呈现超越客户预期的工程效果，也为社区增添了一座美观又创意十足的建筑。

Through an integrated design approach and a collaborative effort between offices and our engineering partners, Gensler ' s design met and exceeded the client ' s goals, overcoming all project challenges.