

# 海洋大厦 写字楼

产品名称	海洋大厦 写字楼
公司名称	上海毕黎斯房地产经纪事务所（有限合伙）
价格	6.50/平方每天
规格参数	物业费:29元每平方米每月 地址:延安东路550号 地铁:1、2、8号线人民广场站
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## 产品详情

上海核心商务区写字楼提升罗昂新作亮相。海洋大厦比邻上海外滩，曾经港口与国际贸易的繁荣之地，这栋现代古典装饰风格的甲级写字楼，与周边环境相得益彰。2021年初大楼室内空间和室外公共空间已完成全面升级。

logon new work of office modernization and interior design, Ocean Tower, the grade A office building. Ocean Tower located at the Bund area, where the former international trade area of Shanghai. It ' s modern classic Art Deco building style perfectly fits to the surrounding. Beginning of 2021, the public spaces of Ocean Tower finished upgrading.

海洋大厦整体建筑风格和机电状况良好。考虑到运营需要，带租户改造。楼宇在不改变建筑结构的情况下，进行了空间品质、服务和整体形象的资产升级，以满足办公市场不断变化的需求。通过重塑品牌，改造后的建筑能够应对市场挑战，并进入建筑生命周期的下一个阶段。

Ocean Tower ' s overall architecture style and MEPs are in good condition. Considerate the operation needs and approval risks, the public spaces are redesigned and upgraded without changing the struture. logon.design has improved the overall image of the public spaces and rebranded the building through design, while considering the investment cost and current tenants. Now, the new Ocean Tower is ready to get into it ' s next life phase, to meet the evolving requirements of the market.

楼宇品牌重塑以大楼耳熟能详的名字“海洋大厦”为出发点，从标识演绎设计概念。

The design idea is from the property ' s well-known name: Ocean Tower.

更新后的楼宇采用柔和的曲线元素与光滑的材料，与外立面暖色垂直石材元素形成鲜明对比，旨在塑造外滩独具国际、潮流、强烈特色的新型写字楼。设计元素、照明和色彩充分体现海洋与水的形象，彰显上海作为中国主要港口与金融中心的传统地位。

The soft curves and smooth materials of the new interior design provide a strong contrast with the linear and vertical facade. The shapes, light, and colors present the image of ocean, as well as honoring the traditional role of Shanghai as the international port of China.

场地景观遵循品牌概念，清理周边杂乱环境，引入曲线和波纹元素，仿佛海浪拍打建筑，营造出具有代表性的场所身份与到达体验。

Cleaned up the messy surroundings to improve the accessibility. Curves and waves of the outdoor landscape set up the theme, like waves lapping at buildings. Added modern green spaces, upgraded the shop front, and enhanced the arrival experience.

向右滑动浏览改造前图片

slide to see photo before modernization

新的弧形雨棚不仅定义建筑入口，同时起承转合的连接建筑立面、落客区、景观与室内空间。

The new, curvy canopy defining the entrance while connecting facade, drop off area, landscape, and interior spaces.

slide to see photo before modernization

步入楼宇，随着波浪的律动，访客将探寻发现更多海洋设计元素的诠释。大堂墙面采用铝板材料，设计为2D、3D两个维度的曲线，与流动的灯光相结合，提升大堂的韵律感与空间感，同时引导人流进入电梯厅。重置接待台，设置以礁石为设计理念的休憩空间。

Along with the flow of the waves, visitors find more interpretations of the design ideas while walking through the main lobby. Combine space, materials and Fengshui, the new designed lobby offers the better arrival experience. The three-dimensional curves along the walls leading you from main lobby to the lift lobby, as well the floor waves which made of graceful light and dark grey shells. The large white pebbles are resting areas.

室内设计将海洋设计语汇延伸至各楼层公共空间，电梯厅、走廊及租户空间均以现代风浅灰色为基调，选取不同的图案与材质。

The Ocean theme continues through all public spaces with designed patterns, materials and colors.

租户办公空间拥有的外滩视野，升级为镜面材料的天花板，倒影出世界国际贸易中心之一的上海。

The ocean ending at the door of each office space, where visitors have a great view of the Bund. Meanwhile the mirror ceilings reflect the most impressive international trade hub of the world.