

OFFICE HUB COSTANERA



World-Class Sustainability

Office HUB Costanera has been developed in line with the highest international standards of efficiency, design, and environmental responsibility, integrating technological and operational solutions that ensure a sustainable, modern, and functional work environment.



International Certification

Office HUB Costanera complies with the highest global standards of sustainable design and operation, with a strong focus on energy efficiency, indoor comfort, and responsible resource management.

This certification not only reflects its environmental commitment, but also strengthens the ESG reporting of companies that choose to establish themselves within this building.

The LEED Gold certification attests to:

- Exclusive use of non-conventional renewable energy sources (NCRE) throughout the complex.
- Sustainable construction practices and the use of certified low-impact materials.
- Smart systems for managing water, waste, and energy use efficiently.
- Environmental controls that improve indoor air quality, thermal comfort, and lighting.



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Natural Light and Thermal Efficiency

Gran Torre Costanera and Torre Vitacura were designed to maximize natural daylight while minimizing energy consumption, enhancing both the interior experience and operational efficiency.

Their glazed curtain wall façades allow for high levels of light transmittance, while 35 mm double-glazed units with specialized treatment provide an optimal balance between transparency and thermal control, with 48% visible light transmittance and a shading coefficient of 0.35.

This enables:

- Retention of indoor heat during winter and reduction of heat gain during summer.
- Reduced reliance on artificial lighting and climate control during the day.
- Improved indoor comfort and more efficient energy use.
- A healthier work environment aligned with world-class sustainability standards



Smart Climate Control System

Office HUB Costanera incorporates a state-of-the-art climate control system that optimizes indoor thermal comfort through the efficient and responsible use of energy resources. Its design reduces energy consumption and associated emissions, with distributed climate control that prevents the over-conditioning of unoccupied areas, ensuring stable thermal comfort throughout the year.

The system implemented in both towers:

- Water-cooled VRV (Variable Refrigerant Volume) technology, which automatically regulates the amount of refrigerant required based on the requirements of each space.
- VAV (Variable Air Volume) boxes for each office or area, enabling fully independent operation and giving each tenant full autonomy.
- CO₂ sensors that enable smart indoor air renewal, ensuring proper ventilation without overloading the systems.
- 24/7 operation, controlled by users, with efficiency in both continuous use and reduced operating hours.



Energy Efficiency in Vertical Transport

The elevator system was designed to deliver a smooth, safe, and energy-efficient experience, even during peak traffic periods.

Gran Torre Costanera Elevators:

- High-speed Schindler double-deck elevators (double cabins), with multiple stops in a single run, reducing wait times and the number of trips required (43 units).
- Integrated “Port System” in user elevators, which automatically assigns the most efficient elevator based on destination, occupancy, and building traffic.
- Kinetic braking technology that recovers energy from each trip, reducing overall electricity consumption.
- Dedicated service elevator that separates service traffic from regular users, improving daily operations.

Torre Vitacura Elevators:

- Elevators include Schindler Miconic intelligent traffic algorithms that manage passenger flow efficiently, grouping passengers by destination and minimizing unnecessary stops.
- Six dedicated office elevator cabins (4 m/s).

Both towers offer:

- Dedicated office elevator cabins, separate from other uses in the complex (such as hotel or retail areas).
- Freight elevators for moves or transporting large items, reducing disruption to regular operations.



Waste Management and Recycling

Office Hub Costanera features a comprehensive waste management system designed to minimize environmental impacts, aligned with the highest standards of environmental responsibility in the market. It also enables tenants to operate in line with their own sustainability commitments.

Each office is provided with a recycling kit with color-coded bags, simplifying separation of waste at the source and encouraging responsible habits among teams.

The system is designed in accordance with LEED guidelines and enables:

- Efficient waste separation at the source.
- Centralized collection with traceability protocols.
- Customized monthly reports for each company, detailing the volume, type, and destination of managed waste.
- Traceability certificates to support internal audits or tenants' ESG reporting.
- Promotion of an active, cross-functional, and measurable corporate environmental culture.





Gran Torre Costanera: Andrés Bello Ave. 2457, Providencia.
Torre Vitacura: Vitacura Ave. 100, Providencia.
Hotel AC Marriott: Vitacura Ave. 130, Providencia.
Santiago de Chile.

Cel.: +56 9 7470 2608
officehubcostanera@cencosud.cl
officehubcostanera.cl
www.linkedin.com/company/office-hub-costanera/

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