



GRAN TORRE COSTANERA

OFFICE
HUB
COSTANERA





CONTENTS

- 01 Connect, elevate, and inspire
- 02 Unrivalled location and surroundings
- 03 Connectivity and access
- 04 Different spaces for every company
- 05 Height, space, and flexibility
- 06 Amenities and benefits
- 07 High sustainability standards
- 08 Avant-garde design
- 09 State-of-the-art technology
- 10 Security, prevention, and control



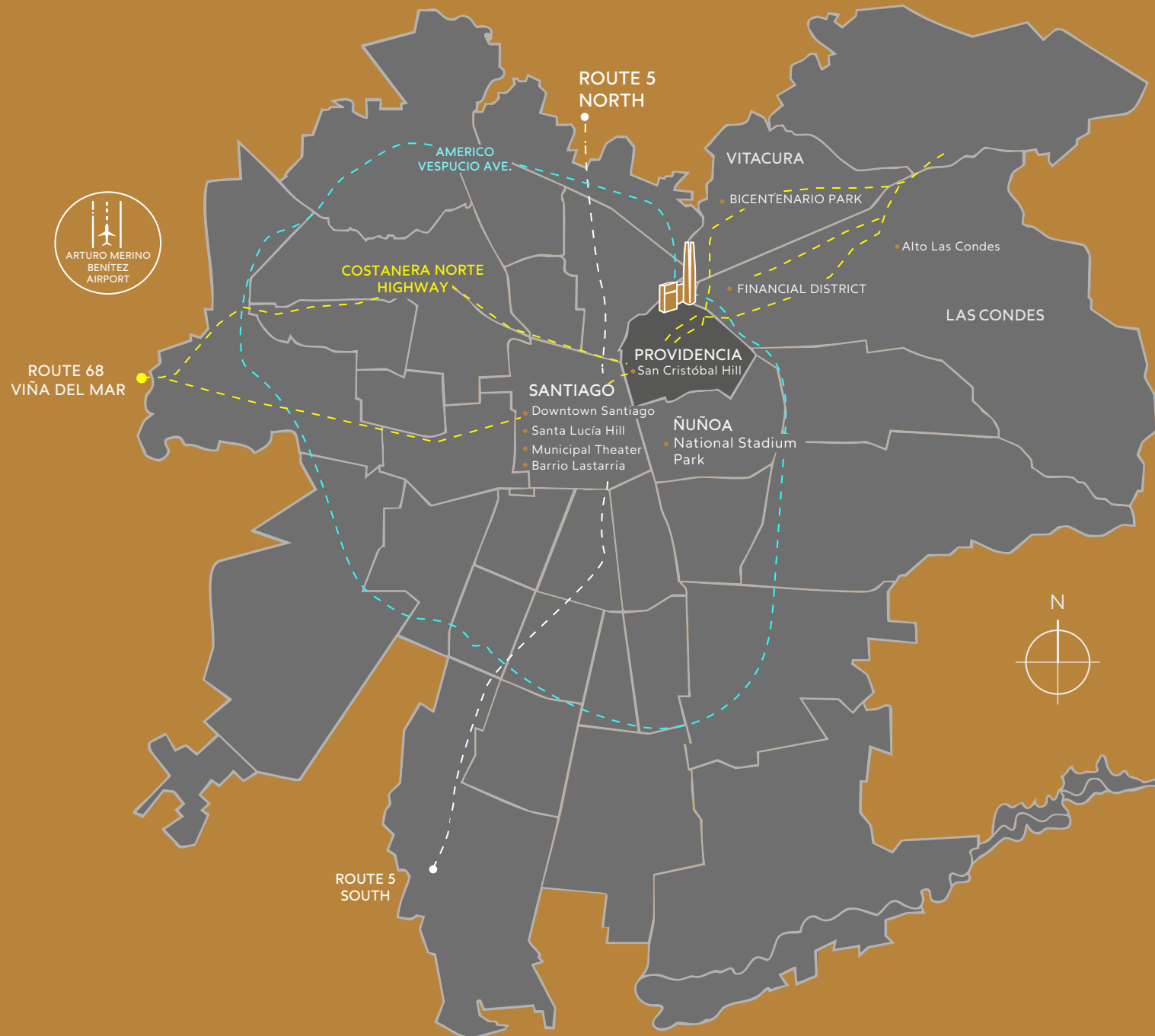
01. Connect, elevate, and inspire

The Gran Torre Costanera, an architectural landmark in Santiago, also stands as a symbol of vision and leadership in business. This tower delivers a corporate experience of the highest level, with unmatched views of the capital's valley and the imposing Andes Mountains.

Designed to meet the demands and challenges of modern companies, it combines world-class infrastructure,

state-of-the-art technology, sustainability, and excellent connectivity, supporting productivity while enhancing the experience and quality of life of those who work there.

More than a workplace, the tallest building in South America offers a distinctive corporate environment where exceptional spaces, a striking setting, and a wide range of services come together to reflect the success and growth of organizations.



02.

Unrivalled location and surroundings

The Gran Torre Costanera is located in the capital's financial district, a key hub for business and major economic decisions.

It is part of Office HUB Costanera, a business hub set within an engaging environment, with direct access to transportation, services, retail stores, hotels, dining, and more.

Connected to Cenco Costanera, the region's leading shopping mall, it offers immediate access to a wide range of services that support both productivity and quality of life.

Address: Andrés Bello Ave. 2457, Providencia.

03.

Connectivity and access

- Dedicated pedestrian and vehicle entrances, separate from the shopping mall
- Express ramp providing direct access from street level to office parking areas.
- Five levels of underground parking, ensuring convenience and ample availability.
- Direct access to highways connecting to the east, industrial centers, the south, the airport, and major roadways.
- Bike lanes, public transportation, and immediate access to the Metro (Lines 1, 4, 6, and the future Line 7).



04.

Different spaces for every company

The Gran Torre Costanera is composed of three sections—High, Mid, and Low Rise—that make up the range of office spaces available for lease. All feature spacious and flexible floors that can be built out to suit new ways of working, with layouts designed to foster collaboration, innovation, and interaction.





MID RISE

Floors 25 to 42
Approximate full-floor plates
ranging from 1,400 m2 to 1,500 m2

HIGH RISE

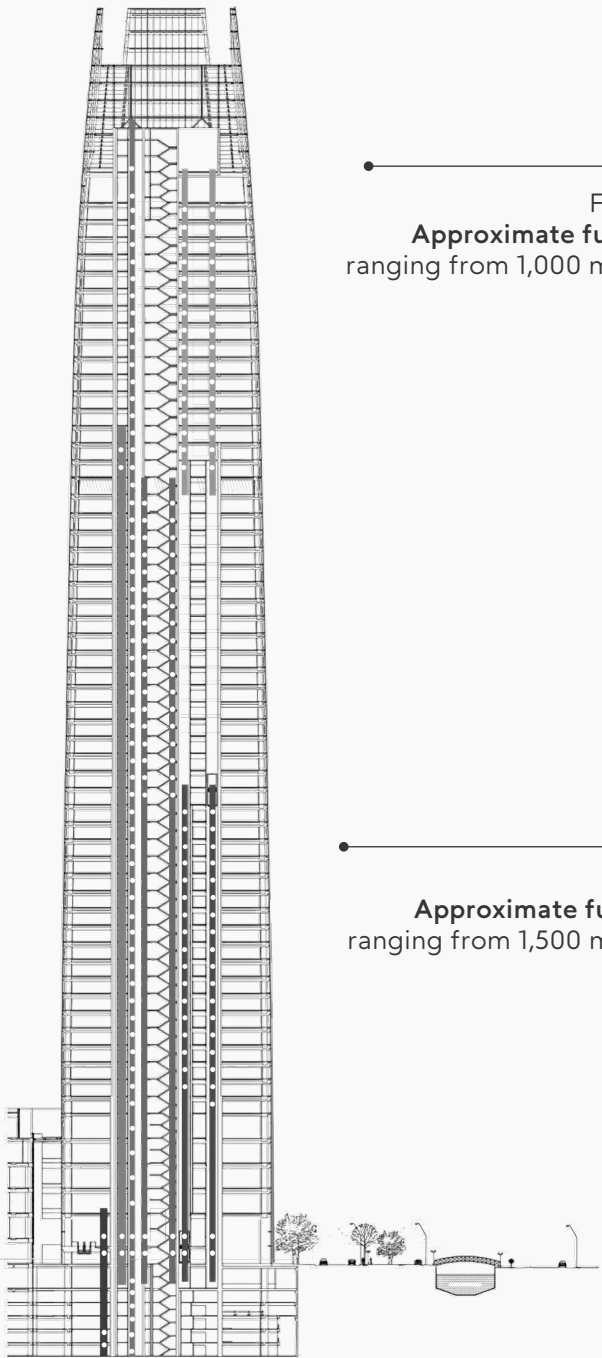
Floors 46 to 60
Approximate full-floor plates
ranging from 1,000 m2 to 1,250 m2

LOW RISE

Floors 7 to 24
Approximate full-floor plates
ranging from 1,500 m2 to 1,700 m2

GROUND FLOOR

PARKING



05.

Height, space, and flexibility

Open floor plans ranging from 1,000 m² to 1,700 m², allowing for divisible floors.

Option to install raised technical flooring.

Delivery conditions:

- Open space in base building condition, including HVAC equipment (not installed).
- Fire detection and suppression systems, and audio systems.

Reference image of a typical layout (build-out with furniture and other modifications made by the tenant).

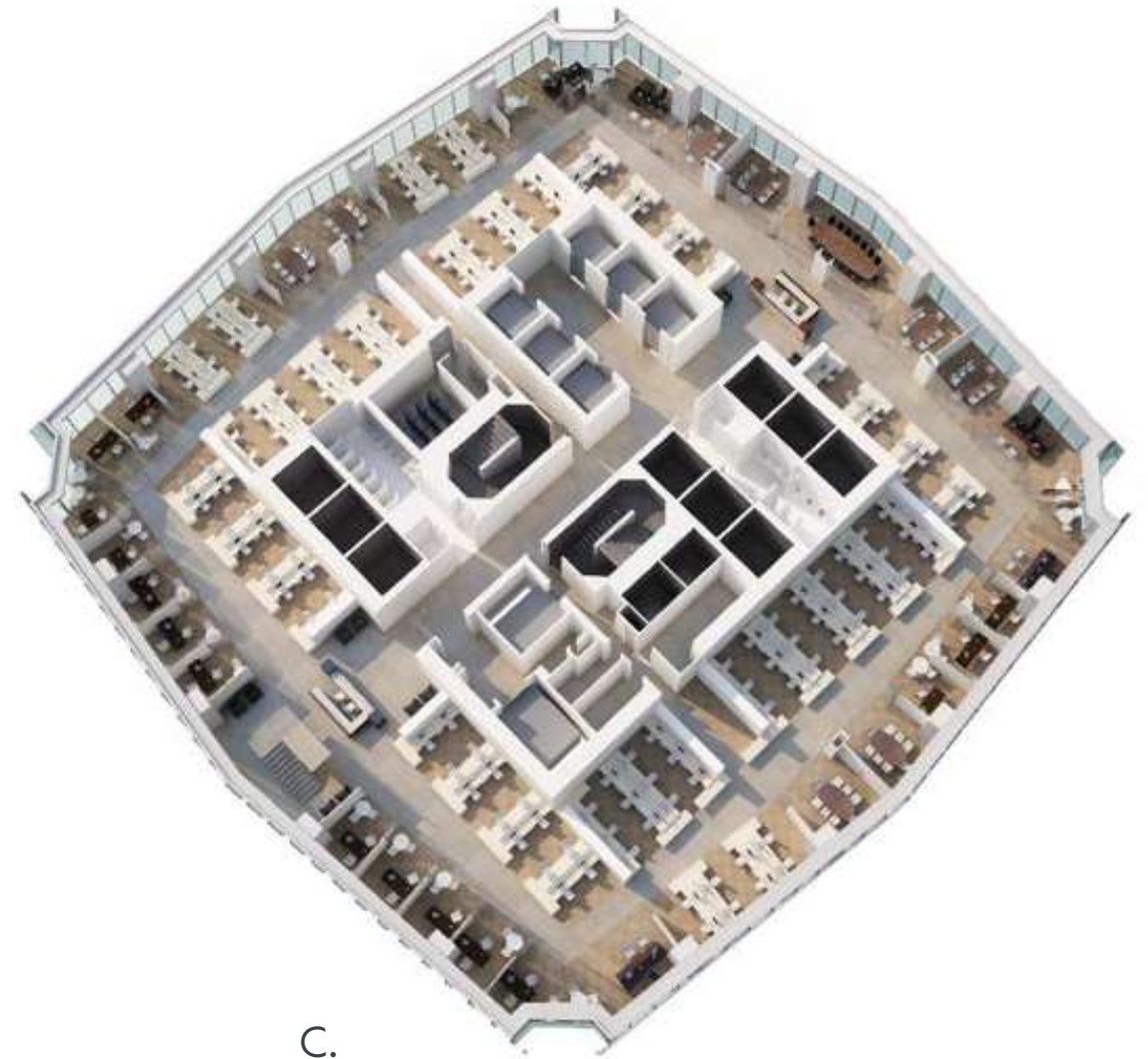
A - High Rise | B – Mid Rise | C – Low Rise



A.



B.



C.





06.

Amenities and benefits

At Gran Torre Costanera, you'll find everything you need to make your day run more smoothly. From retail stores and services to areas for relaxation and a wide range of dining options.

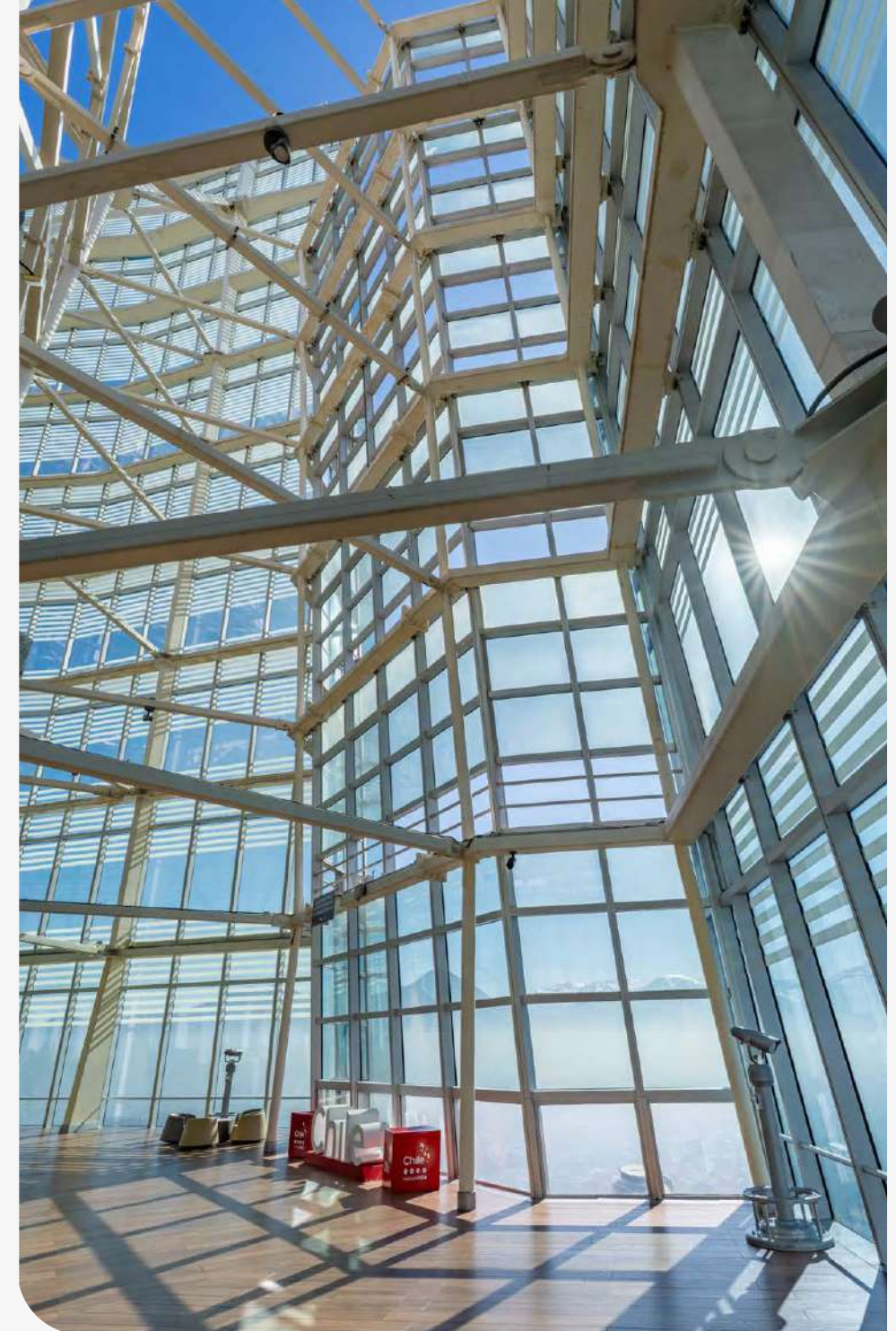
Everything is just steps from your office thanks to its direct connection to Cenco Costanera, the largest shopping mall in the region.

By maintaining the independence of the office spaces and their surroundings, convenience is combined with a dynamic urban environment, making each day easier and more pleasant.

Those who work at Gran Torre Costanera also have access to an exclusive benefits program, designed to make every day more enjoyable offering discounts and promotions at hotels, cafés, restaurants, bars, gyms, and Sky Costanera, the highest observation deck in South America.

AMENITIES & SERVICES

-  Dining & restaurants
-  Fitness center
-  Hotel
-  Cinema
-  Medical center & pharmacies
-  Mirador Sky Costanera
-  Wellness & Spa
-  Bike Costanera
-  Supermarket
-  Retail & services





07.



High sustainability standards

LEED Gold certification (Core & Shell)

- Recognizes best practices and strategies in sustainable design, construction, and operation across the entire complex.
- 100% use of non-conventional renewable energy (NCRE) throughout the business complex, efficient use of resources, and use of sustainable materials.

Waste management and recycling

- Managed in accordance with LEED Gold certification guidelines and in coordination with tenants, thereby minimizing environmental impacts.
- A monthly Waste Generation Report is provided to track and improve processes, along with waste traceability certificates for each tenant.

Intelligent design

- Floor-to-ceiling heights and the glass curtain wall façade provide exceptional natural light throughout the day.
- The façade is designed to provide thermal and UV insulation, retaining heat in winter and reducing heat gain in summer, improving the efficiency of climate control systems.
- The elevators are equipped with a kinetic braking system that generates energy, which is reused to reduce electricity consumption.



08.

Forward-thinking design



ARCHITECTURE

- Class A+.
- 300-meter-high building, with over 77,000 m² of built area.
- Maximum floor load of 450 kg/m².
- Slab-to-slab height of 4,10 mts.
- The perimeter ring of the core allows a maximum load of 1,000 kg/m².



CURTAIN WALL

- Allows for high levels of natural light while providing enhanced thermal insulation.
- Retains interior heat in winter and reduces heat gain in summer.
- 35 mm double-glazed panels:
 - 8 mm tempered interior glass.
 - 8 mm heat-strengthened low-E exterior glass.
- Visible light transmittance of 48%, shading coefficient of 0.35.





09. State-of-the-art technology



SCHINDLER DOUBLE-DECK ELEVATORS

- Highly efficient double-deck elevators (43 units).
- "Port System" integrated into user elevators with advanced technology.
- Double transport capacity (2 floors).
- Shorter travel times (higher speeds).

INDEPENDENT SERVICE ELEVATORS

- Freight elevator with a 5,000 kg capacity.
- Service elevator for transporting maintenance and cleaning equipment, among other items.



CLIMATE CONTROL SYSTEM

- VRV HVAC system (water-cooled).
- VRV system (500 Btu/h per m²).
- CO₂ sensor (air renewal).
- 24/7 system, controlled by the occupant.



BACKBONE

- Fiber optic backbone providing high-quality connectivity available to all telecommunications service providers in the market.

10.

Security, prevention, and control



MAXIMUM SECURITY

- Closed-circuit system (CCTV) for both pedestrian and vehicular areas, as well as common areas.
- Centralized control room with 24/7 monitoring and supervision.
- On-site security personnel present at all times in common areas, parking areas, and the lobby.



FIRE DETECTION AND SUPPRESSION

- Alarm monitoring from a central panel in accordance with NFPA standards.
- Manual call points in common areas.
- Constant pressurized water system with supply through high-pressure pumps.



BMS SYSTEM

- Continuous monitoring and reporting:
 - HVAC equipment control
 - Fire protection pumps
 - Hydraulic systems
 - Power supply
 - Building lighting
 - Security
- Early detection of events within the building.



BACKUP POWER

- Backup generators rated at 2,400 kVA each, capable of supporting 100% of an office's energy needs.
- Ideal for 24/7 operations or server hosting.



Envision your business in a place
where **innovation and excellence**
converge.



Gran Torre Costanera: Andrés Bello Ave. 2457, Providencia.
Santiago, Chile.
Mobile: +56 9 7470 2608

Email: officehubcostanera@cencosud.cl
Website: officehubcostanera.cl
www.linkedin.com/company/office-hub-costanera/

OFFICE
HUB
COSTANERA