

OFFICE
HUB
COSTANERA



*High Rise, envision the future
from new heights*







HIGH RISE GRAN TORRE COSTANERA

A new horizon for advancing your business

We invite you to discover High Rise, the uppermost tier of Gran Torre Costanera, where a singular workplace experience awaits. This exclusive setting redefines the meaning of high-end office space.

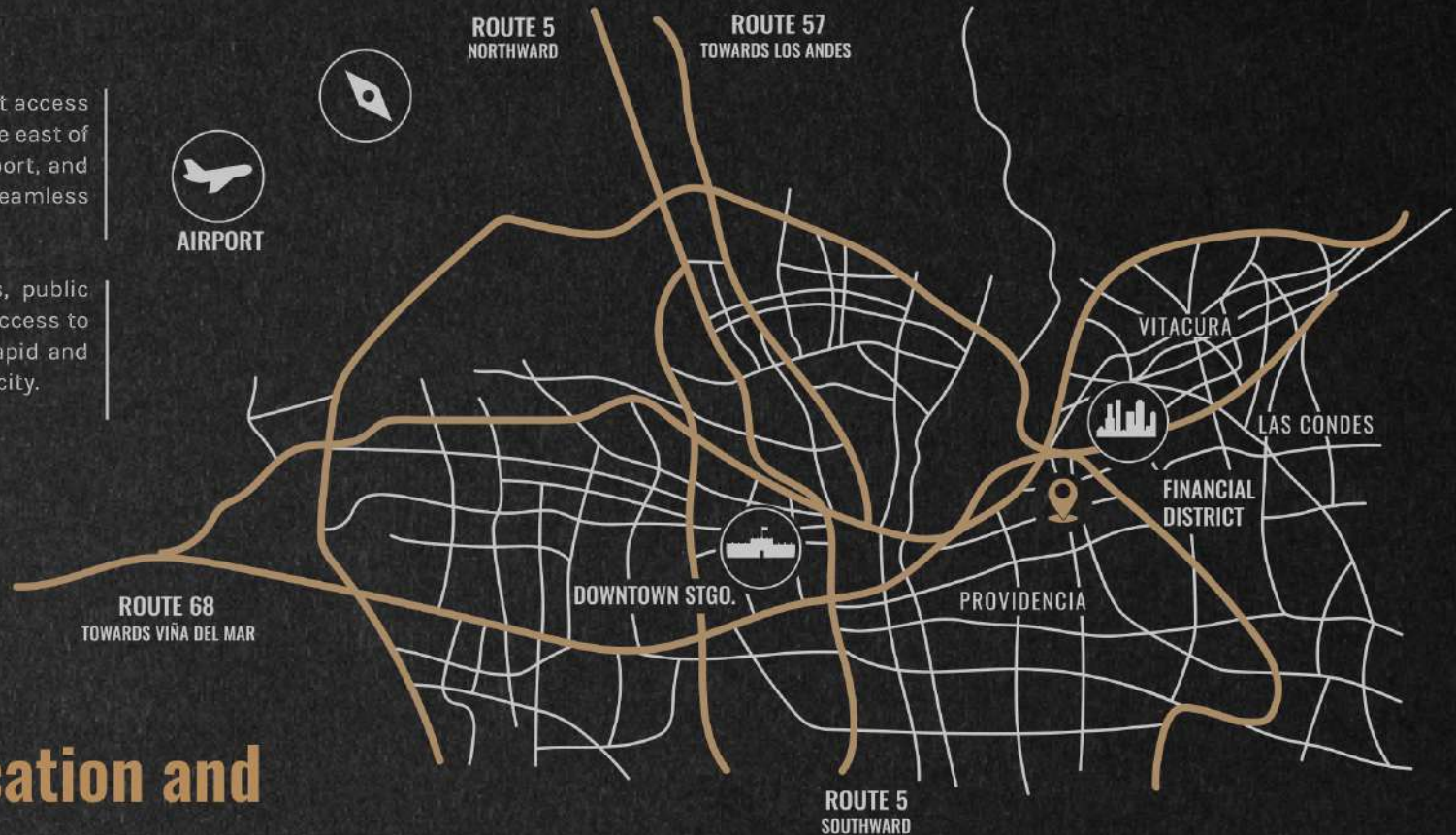
Occupying floors 46 through 60, a total of fifteen levels establishes a new standard of modernity, comfort, and security. Conceived for companies' intent on staying at the forefront, it is a setting in which both business performance and corporate image are elevated to new heights.

Come and discover an inspiring workplace at Office Hub Costanera, where beautiful views are paired with people's quality of life in a premier business environment.

Enjoy magnificent, unrivaled views of the city and the Andes Mountains every day, from a height only the tallest building in Santiago and South America can offer.

Gran Torre Costanera offers direct access to major highways connecting the east of the city, industrial hubs, the airport, and national roadways, ensuring seamless mobility.

It is also served by bike paths, public transportation, and immediate access to multiple metro lines, enabling rapid and efficient connectivity across the city.



Unrivalled location and connectivity

As one of Santiago's defining architectural landmarks, Gran Torre Costanera stands in the financial district at the edge of the El Golf neighborhood, a strategic business hub with direct links to the rest of the capital.

It features exclusive entrances for both pedestrians and vehicles, fully independent from the shopping mall, ensuring efficient and streamlined access to the building.



Modern spaces for today's business needs

The High-Rise office floors are designed to meet the evolving demands of modern companies, offering flexible, adaptable spaces that can be tailored to each organization's standards, culture, and specific requirements.

To enhance a superior experience, the High Rise at Gran Torre Costanera is equipped with seven high-speed double-deck elevators (a total of fourteen cabins), serving the uppermost levels. These elevators are reserved exclusively for the top fifteen floors and operate within an independent core, separate from the rest of the building.

Flexibility and space for a unique workplace experience

Open floor areas starting at 1,000 m², allowing for divisible levels.

Option to install raised access flooring.

Delivery conditions:

Open-plan shell space, including HVAC equipment (not installed), as well as fire detection and suppression systems, and audio systems already in place.





LEED Gold
Certification

World-class sustainability

This certification recognizes the implementation of leading sustainable design, construction, and operational practices throughout Gran Torre Costanera. It is reflected in the use of 100% non-conventional renewable energy across the entire complex, efficient resource management, use of sustainable materials, and waste management and recycling practices in every office. Together, these measures enhance environmental quality within the building while minimizing the overall environmental impact.



The height of each floor and the glass curtain wall façade provide exceptional natural light throughout the day.

The façade system incorporates thermal and UV insulation, retaining interior heat in winter and blocking external heat in summer, resulting in more efficient use of climate control systems.

The elevators also feature regenerative braking systems that produce energy, which is reused during operation to reduce electricity consumption.

High security standards

Gran Torre Costanera meets the highest standards in building security. It is equipped with a closed-circuit surveillance system across all common areas, a central monitoring station operating 24 hours a day, 7 days a week, and on-site security personnel permanently assigned to common areas, parking facilities, and the lobby. In addition, access is restricted and controlled through proximity cards and turnstiles at the entrance to the elevator area.

The Costanera complex also features eight backup generators rated at 2,400 KVA each, capable of supporting 100% of an office's energy needs, making it ideal for 24/7 operations or for server hosting.

All services in one place

These exclusive office spaces are set within a unique environment that offers a wide range of services in a single location. The complex includes a hotel, gym, restaurants, and retail stores, thanks to its direct connection to the largest shopping mall in the region, providing convenience and enhancing the experience and quality of life of those who work day by day in its facilities.



A range of levels aligned with your expectations

Alongside High Rise, the Mid Rise and Low-Rise sections of Gran Torre Costanera complete the portfolio of corporate office spaces available for lease. They offer expansive, flexible floor areas that can be fitted out to reflect new ways of working, with layouts designed to foster interaction, innovation, and collaboration.

HIGH RISE

Floors 46 to 60

Full-floor areas from approximately 1,000 m² to 1,250 m²

MID RISE

Floors 25 to 42

Full-floor areas from approximately 1,400 m² to 1,500 m²

LOW RISE

Floors 07 to 24

Full-floor areas from approximately 1,500 m² to 1,700 m²

Ground floor

Parking



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.
- 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.



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



Backbone

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



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





Prevention and control systems



Backup power

- Backup generators rated at 2,400 kVA each, capable of supporting 100% of an office's energy needs.



Fire detection and suppression

- Alarm monitoring from a central panel in accordance with NFPA standards.
- Manual call points in common areas.
- Pressurized water system with supply through booster pumps.

Continuous monitoring and reporting:



BMS system

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



We invite you to step into the exclusive, memorable High-Rise
experience and elevate your business to reach
a new level of perspective, vision, and inspiration.

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