



OFFICE
HUB
COSTANERA

Where everything comes together





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01.

Office Hub Costanera

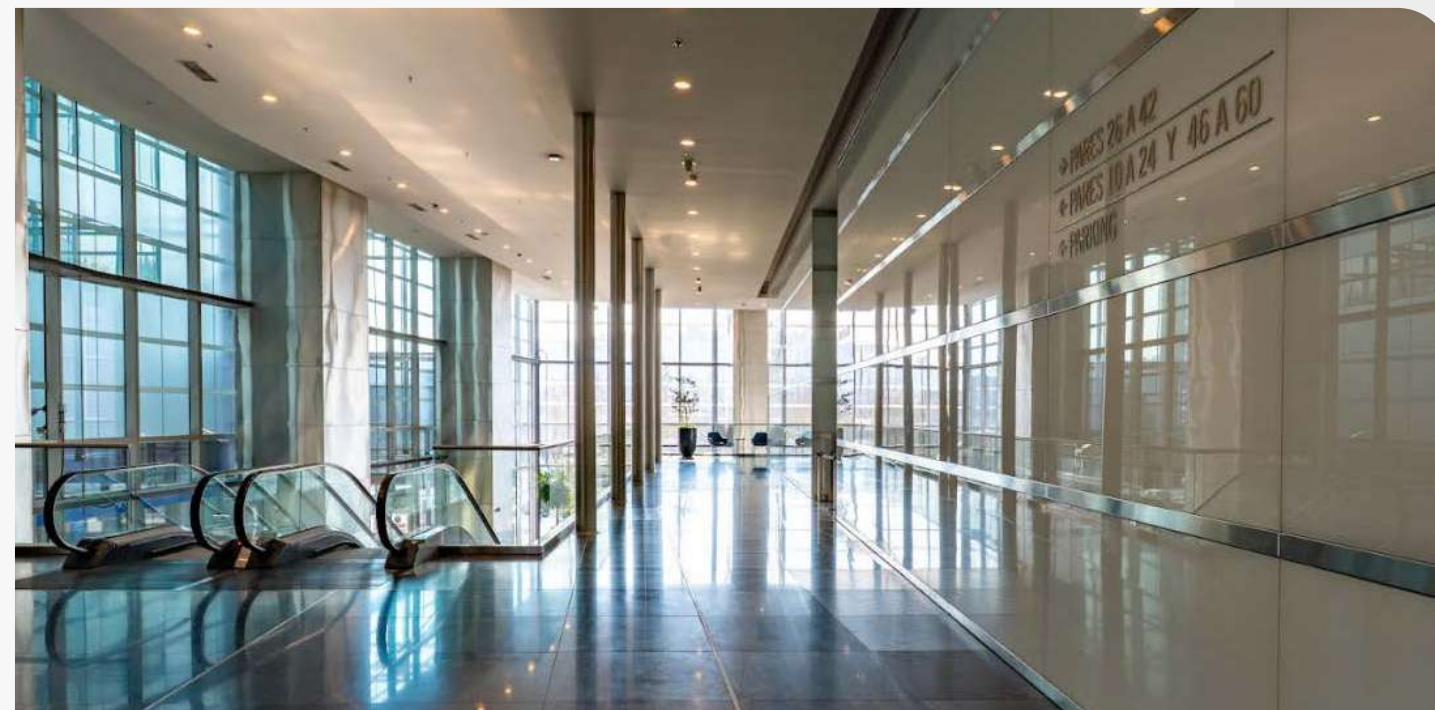
Office Hub Costanera is a corporate office complex comprising Gran Torre Costanera, Torre Vitacura, and the AC Marriott Hotel.

It is a business hub where companies, ideas, and people seamlessly connect with the city.

It offers top-tier office spaces for companies seeking a unique, sustainable platform to grow their business.

Each space is designed to enhance productivity, quality of life, and the urban experience of those who work here.

Because when spaces connect, new lifestyles emerge.

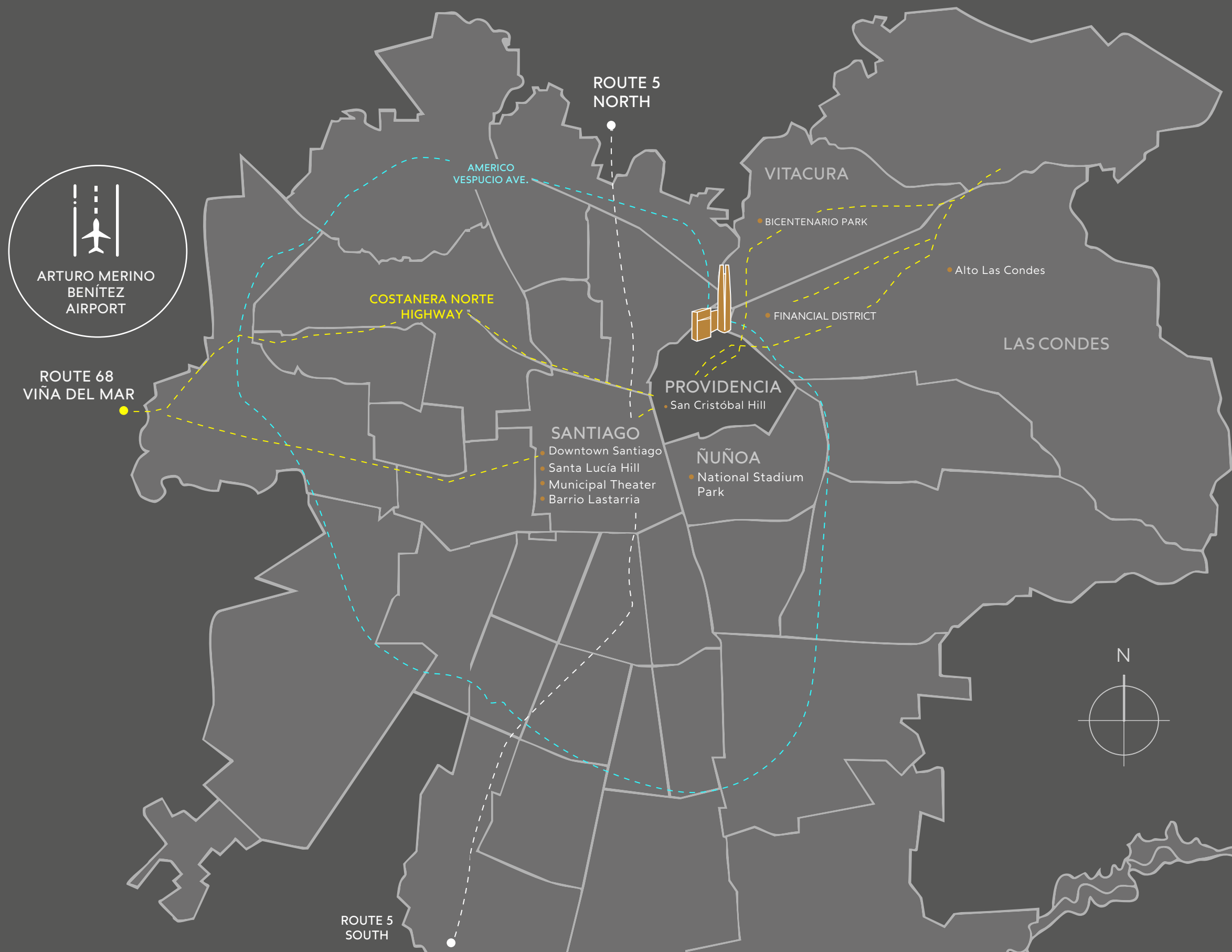


02.

Location and surroundings

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

The complex is set within an engaging environment, with seamless access to transportation, services, retail stores, hotels, culinary experiences, and much more. Connected to Cenco Costanera, the region's leading shopping mall, it offers immediate access to everything needed to support both productivity and well-being.





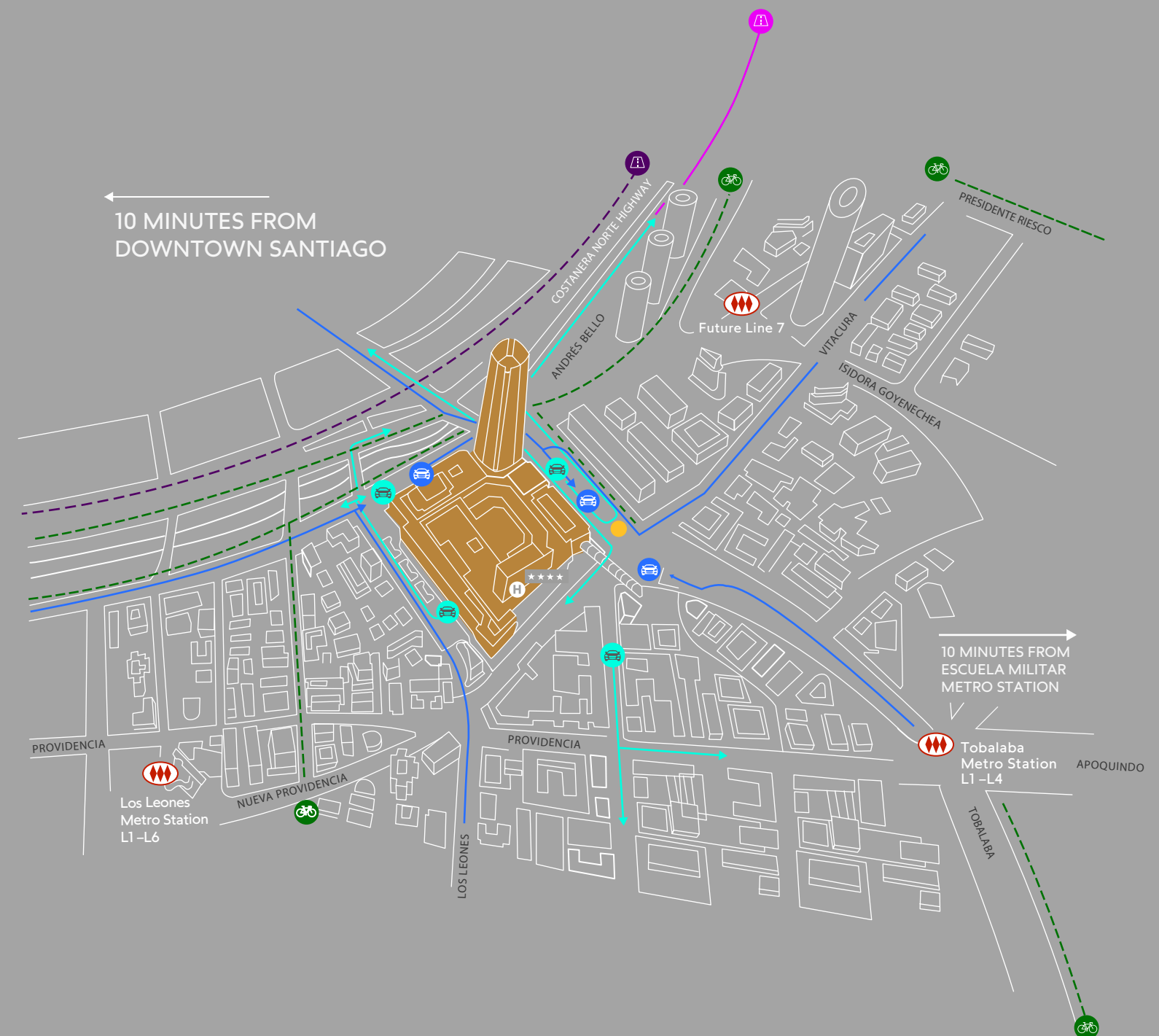
03.

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).

CONNECTIVITY AND ACCESS

- CENCO COSTANERA
- ACCESS
- COSTANERA NORTE HIGHWAY
- BIKE LANE
- BICENTENARIO CABLE CAR STATION
- METRO STATION
- EXIT
- COSTANERA SUR HIGHWAY
- HOTEL





04. Offices

Office Hub Costanera is part of Cenco Malls, a leading company in developing high-end commercial and corporate spaces and experiences.

This major urban complex combines a shopping center, premium office towers, a hotel, and a comprehensive range of services.

The project comprises four towers, two of which have already been built: Gran Torre Costanera and Torre Vitacura.

Experience working in spaces of the highest standard, designed for companies that value efficiency, sustainability, and quality of life.

Flexible, adaptable office floors for lease, allowing you to design a workspace aligned with your company's culture and specific needs.

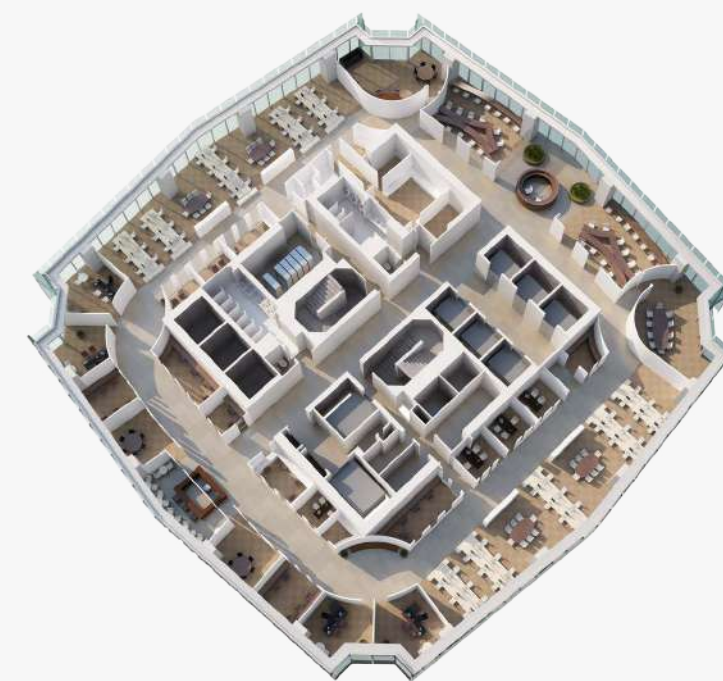


04. Gran Torre Costanera

Gran Torre Costanera, an architectural landmark of Santiago, also stands as a symbol of vision and leadership in business. It delivers a corporate experience of the highest standard, with unrivaled views over the city's valley and the imposing Andes Mountains.

Designed to meet the demands and challenges faced by modern businesses, it combines world-class infrastructure, state-of-the-art technology, sustainability, and exceptional connectivity, driving productivity while enhancing the overall experience and quality of life of its occupants.

More than just a place to work, the tallest building in South America represents a distinctive corporate experience, where the excellence of its spaces, the beauty of its surroundings, and the breadth of its services come together to support the success and growth of organizations.



OFFICES

Gran Torre Costanera is composed of three sections: **Low, Mid, and High Rise**, that make up the portfolio of corporate office spaces available for lease. Each section features expansive, flexible office layouts that can be tailored to new ways of working, with spaces designed to foster interaction, innovation, and collaboration.

MID RISE

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

HIGH RISE

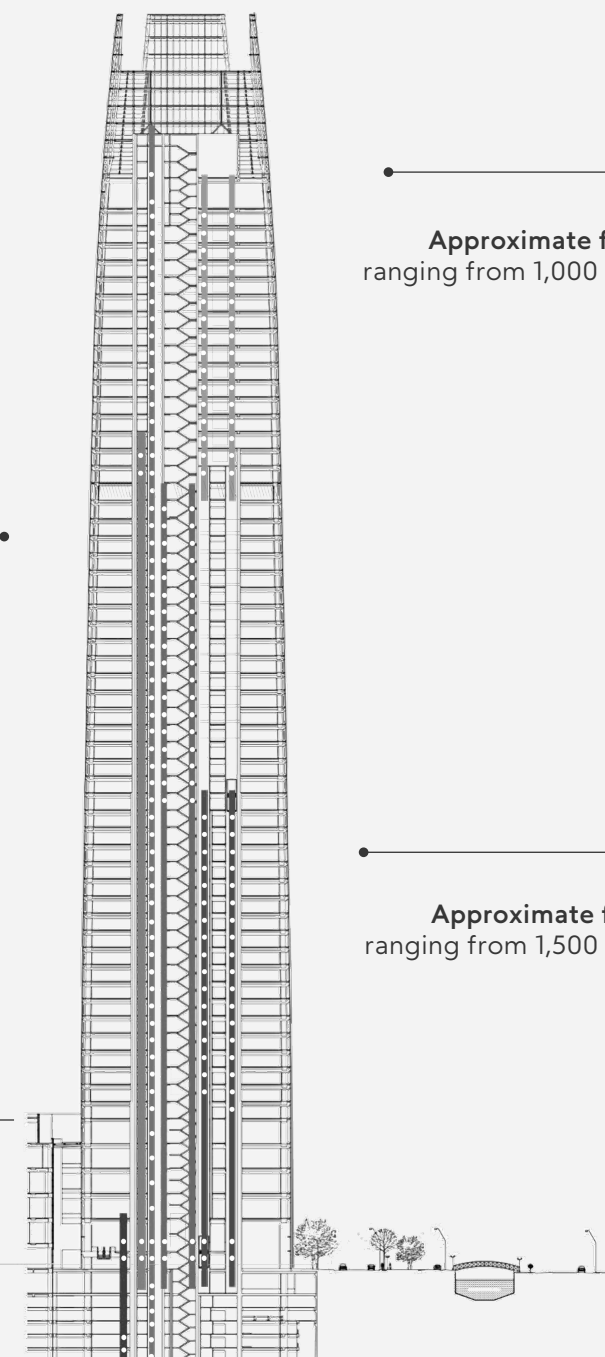
Floors 46 to 60
Approximate full-floor plates
ranging from 1,000 m² to 1,250 m²

LOW RISE

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

GROUND FLOOR

PARKING



- Class AAA
- 300-meter-high building and 62 floors
- More than 77,000 m² of built area
- Slab-to-slab floor-to-ceiling height of 3.95 m

- Office spaces from 350 m² to 1,700 m²
- Exclusive office access at street level
- Location: Andrés Bello Ave. 2457, Providencia



04.

Torre Vitacura

Torre Vitacura offers a distinctive proposition for companies seeking more than a mere office: a strategic position within Santiago's best-connected business ecosystem, Office Hub Costanera.

Located in a dynamic area with immediate access to key services, the tower provides a level of integration and connectivity that few locations can match.

With some of the largest office spaces on the market, designed to be adaptable and efficient, it is ideal for companies seeking to consolidate their operations in a single location across the fewest possible floors.

Torre Vitacura facilitates collaboration, communication, and the exchange of ideas, positioning organizations to take on their next challenges.



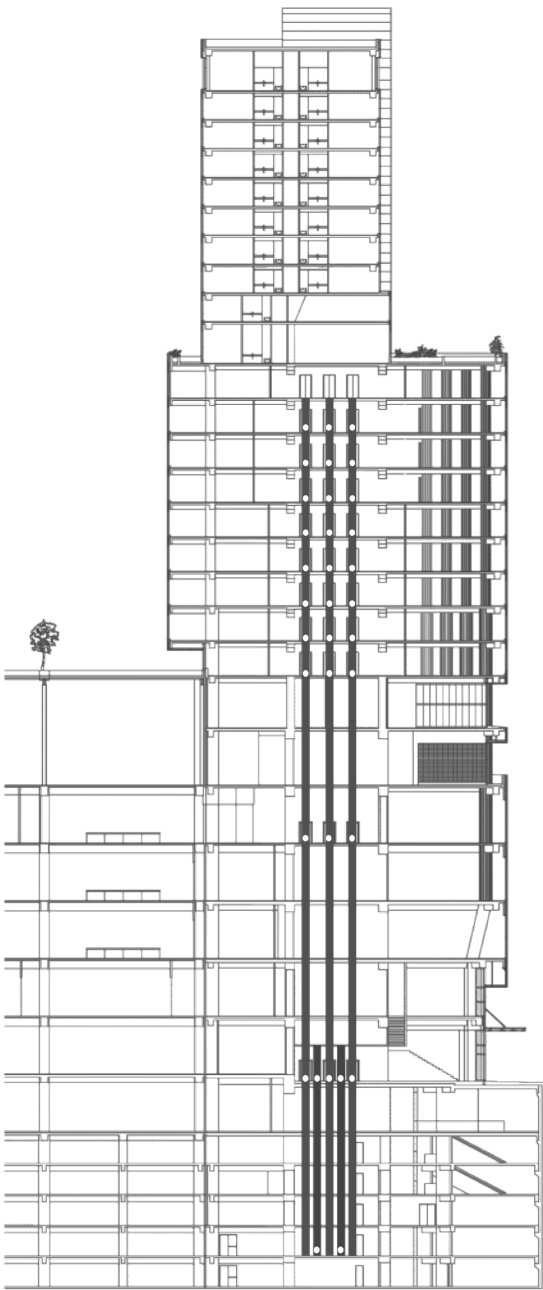


OFFICES

HOTEL
Floors 16 to 27

EXCLUSIVE AND
DIRECT ACCESS
Level 5, Restaurants
and Food Court at Cenco
Costanera

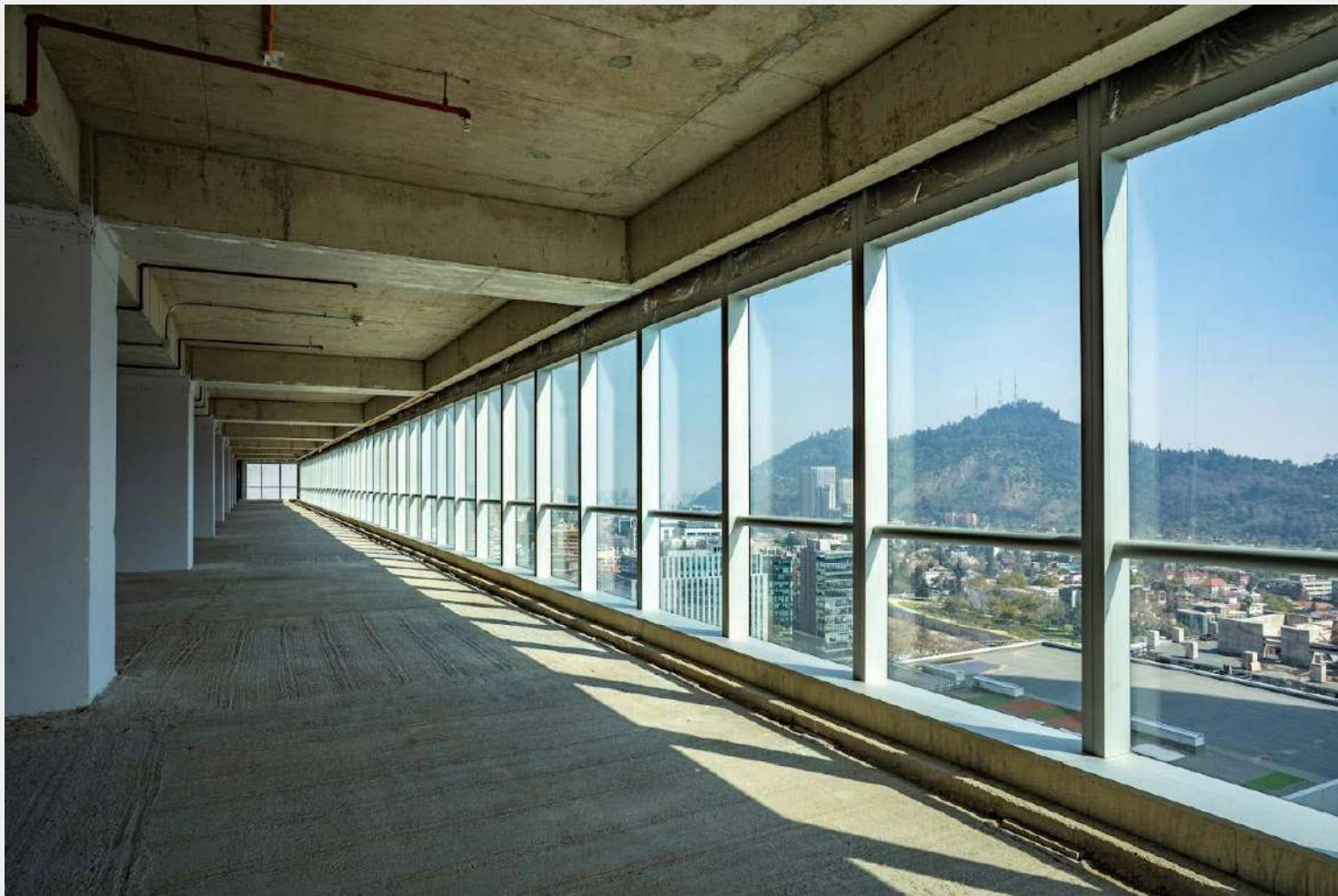
PARKING



OFFICES
Floors 17 to 15
plates ranging
from 2.075 m2

STREET LEVEL

- Class A building
- 27 floors | 9 office floors
- 18,500 m² of total area
- Expansive office spaces from 1,450 m² to 2,075 m²
- Open layouts divisible into up to four sections
- Slab-to-slab ceiling height of 3.60 m
- Exclusive office access at street level
- Additional exclusive access from the Level 5 of the tower to the shopping mall (restaurants)



05. Amenities and benefits

At Office Hub 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 excellent 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 enjoyable.

Those who work at Office Hub Costanera also have access to an exclusive benefits program, designed to enhance their daily experience, with discounts and promotions at hotels, cafés, restaurants, bars, and at 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



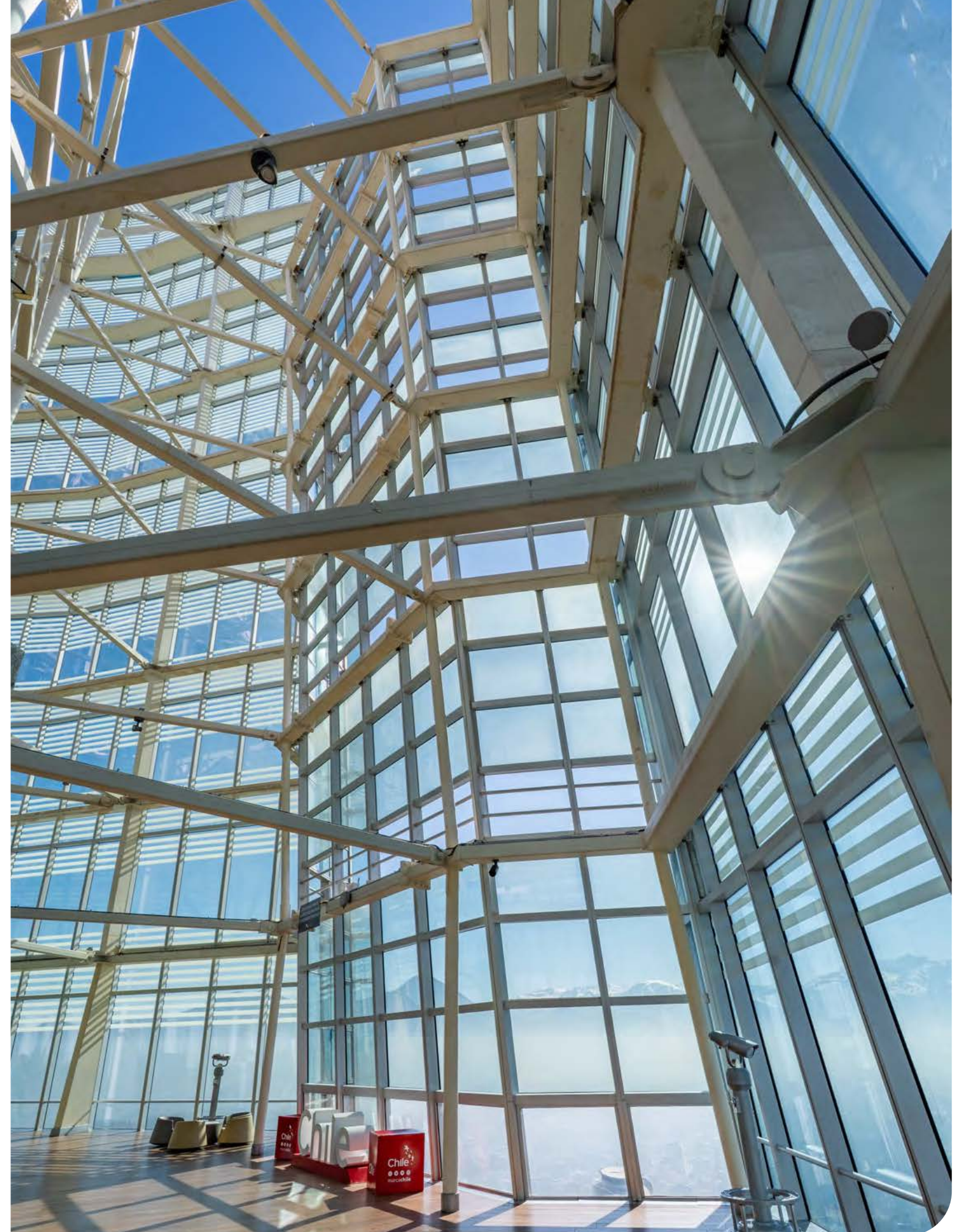
Bike Costanera



Supermarket



Retail & services







06.



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.





07. State-of-the-art Technology



High-efficiency Schindler Elevators

- Gran Torre Costanera: Double-deck elevators
 - Double-deck elevators (43 units)
 - Integrated "Port System"
 - Double transport capacity
 - Reduced travel times
- Torre Vitacura: Miconic system
 - Intelligent traffic algorithm
 - 6 dedicated elevator cabins
 - 2 additional elevators serving the parking levels



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

- High-quality fiber optic connectivity available for all providers

Others

- Freight elevators for transporting large items



08. Security, prevention, and control



BMS System

- Climate control
- Fire protection pumps
- Hydraulic systems
- Power supply
- Building lighting
- Security
- Early detection of events



Fire Detection and Suppression

- Monitoring in accordance with NFPA standards
- Manual call points
- Pressurized water system



Maximum Security

- Closed-circuit system for pedestrian and vehicular areas
- Control room operating 24/7
- Security personnel present at all times



Backup Power

- Seven 2,400 kVA power generators
- Full backup capacity
- Ideal for 24/7 operations



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