

TORRE VITACURA

OFFICE
HUB
COSTANERA



TORRE VITACURA





CONTENTS

- 01 Space to grow, connect, and lead
- 02 Unrivalled location and surroundings
- 03 Seamless connectivity and access
- 04 Architecture that enhances business
- 05 Expansive, efficient spaces
- 06 Design that expands possibilities
- 07 Amenities and benefits
- 08 High sustainability standards
- 09 Forward-thinking design
- 10 State-of-the-art technology
- 11 Security, prevention, and control

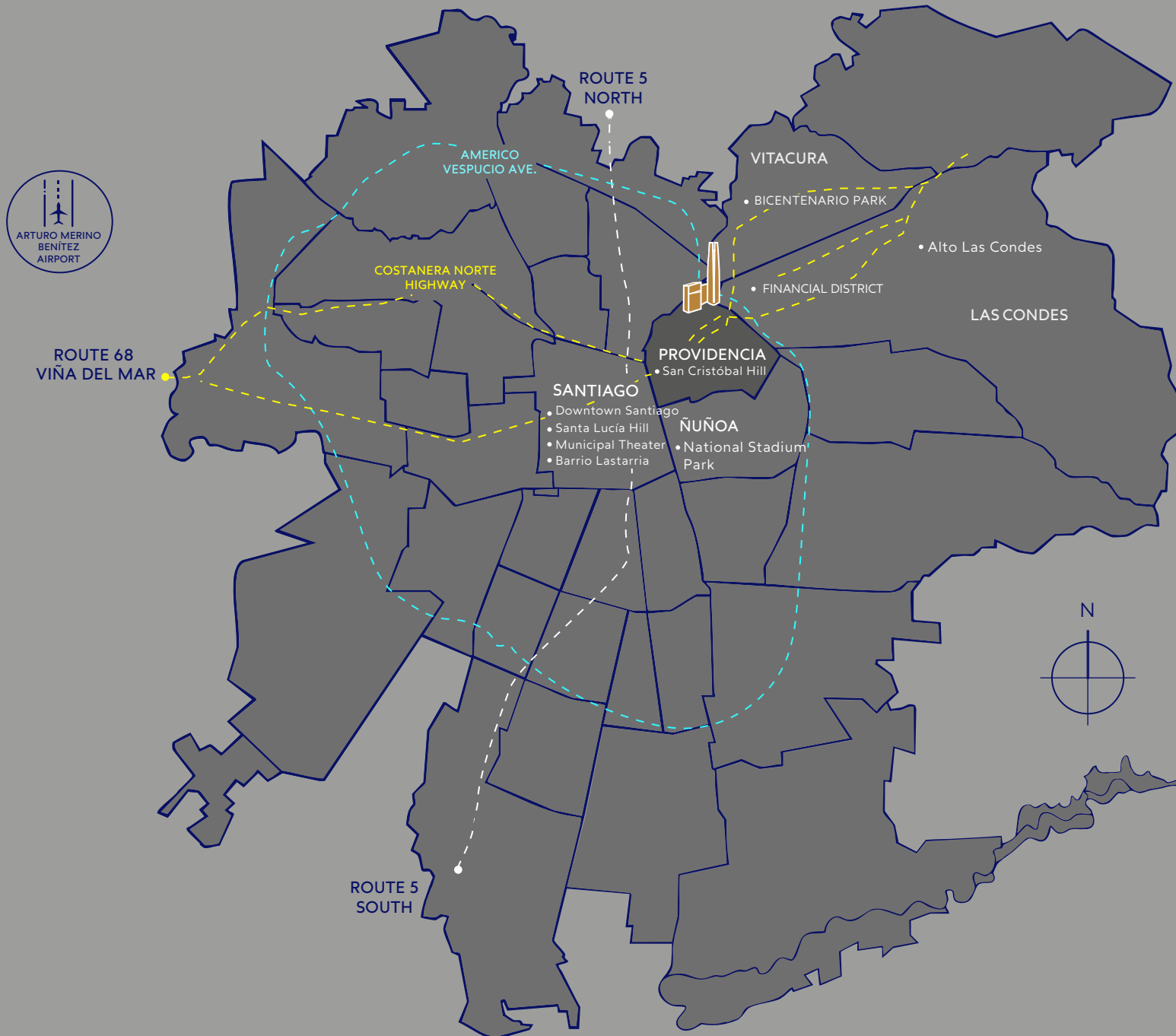
01. Space to grow, connect, and lead

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.

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

Its spaces foster collaboration, communication, and the exchange of ideas, positioning organizations to take on their next challenges.





02.

Outstanding location and surroundings

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

Strategically located within a dynamic complex and seamlessly connected to Cenco Costanera, the largest shopping mall in the region, it offers the level of integration and connectivity that modern businesses require.

Address: Vitacura Ave. 100, 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.

Architecture that enhances business

- 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)

HOTEL

Floors 16 to 27

EXCLUSIVE AND DIRECT ACCESS

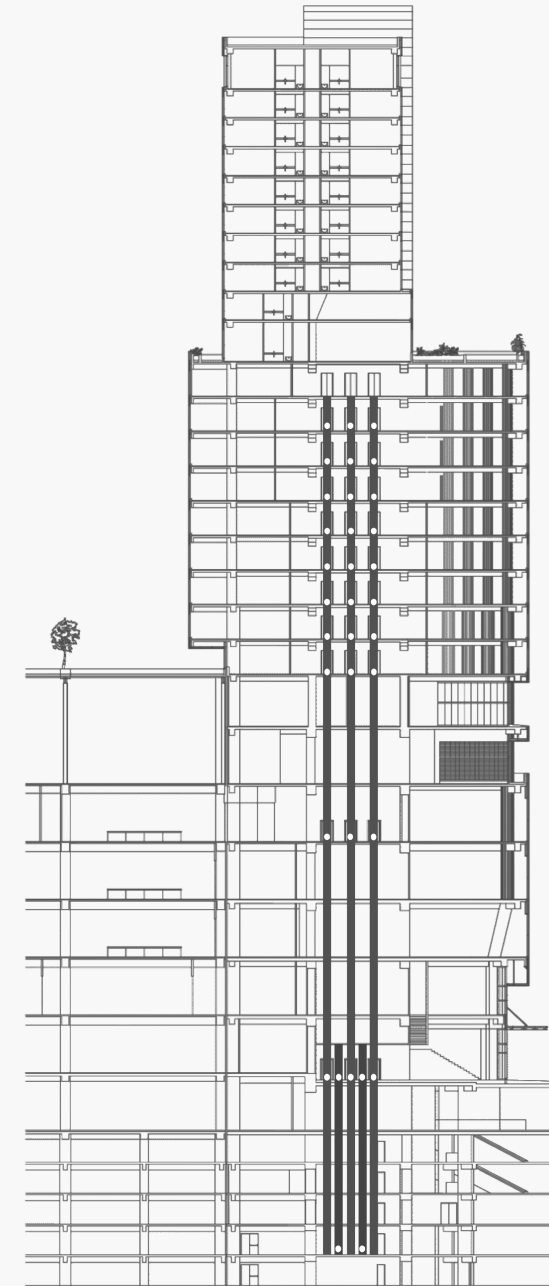
Level 5, Restaurants and Food Court at Cenco Costanera

PARKING

OFFICES

Floors 17 to 15
plates ranging from 2.075 m²

STREET LEVEL



05.

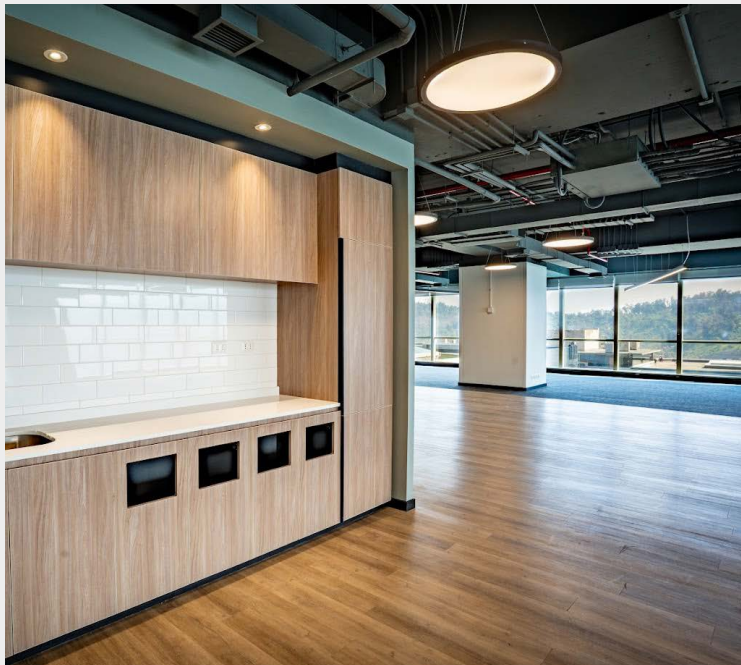
Expansive, efficient spaces

With some of the largest open-plan office spaces on the market, ranging from 1,450 m² to 2,075 m², this tower allows entire work teams to be housed and integrated on a single level.

Its open, efficient, and adaptable design supports collaboration and communication, while providing an ideal setting for high-volume operations, growing companies, and new ways of working.



- Reference layout image (fit-out with furniture and other elements provided by the tenant).
- Delivery conditions: Open shell space, including HVAC system (not installed), with fire detection and suppression systems, and audio systems installed





06.

Design that expands possibilities

DESIGNED FOR TEAM EFFICIENCY

With flexible layouts, advanced climate control, and high standards of safety and sustainability, each floor adapts to the work dynamics and pace of each organization.

SPACES THAT FOSTER COLLABORATION

Expansive, naturally lit environments with unobstructed views that support team well-being and smooth operations.

07.

Amenities and benefits

We know that people's well-being drives business success. That is why at Torre Vitacura you can find everything you need to make your day go smoothly. From retail and services to spaces for relaxation and top-tier dining, it is all just steps away thanks to direct access 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 Torre Vitacura also have access to an exclusive benefits program, 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

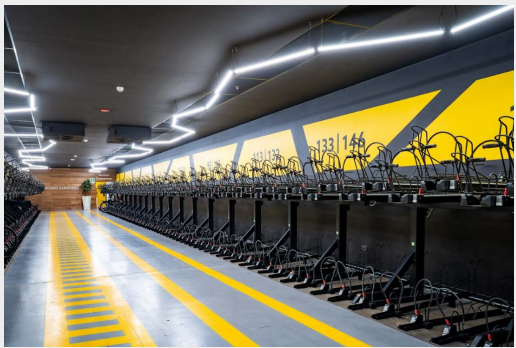


Retail & services





AC Marriott Costanera Hotel



08.



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 the 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.





09. State-of-the-art technology



HIGH-EFFICIENCY SCHINDLER ELEVATORS

- Miconic elevator system with a variable algorithm that manages traffic patterns and passenger flow efficiently in terms of both time and capacity.
- 6 dedicated office elevator cabins (4 m/s).
- Freight elevators to facilitate moves and the transport of large or heavy items.
- 2 additional elevators providing access to the underground parking area.



BACKBONE

- Fiber-optic 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.

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 future in a strategic,
flexible environment designed to
support and unlock your growth.



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