



GREEN

超高的绿化配比



TIME

全时段的生活办公环境



REBORN

传统社区的全新体验



HEALTH

健康的工作生活方式



PROJECT INTRODUCTION

项目简介

南六坐落于上海历史悠久的老西门，
紧邻繁华的新天地商圈。

Located at the historical Shanghai Laoximen area, minutes to the famous Xintiandi and Huaihai Road CBD.

项目采用了灵活的空间和时尚的布局设计，融入绿色、健康和艺术氛围等元素，旨在打造一个新形态的办公商业理念。

Bringing to life a fresh approach to boutique office space and urban retail by focusing on wellness, artistic design and community for the modern city dweller.

10,570m²

商业面积

Retail

7,093m²

办公面积

Office

2,803m²

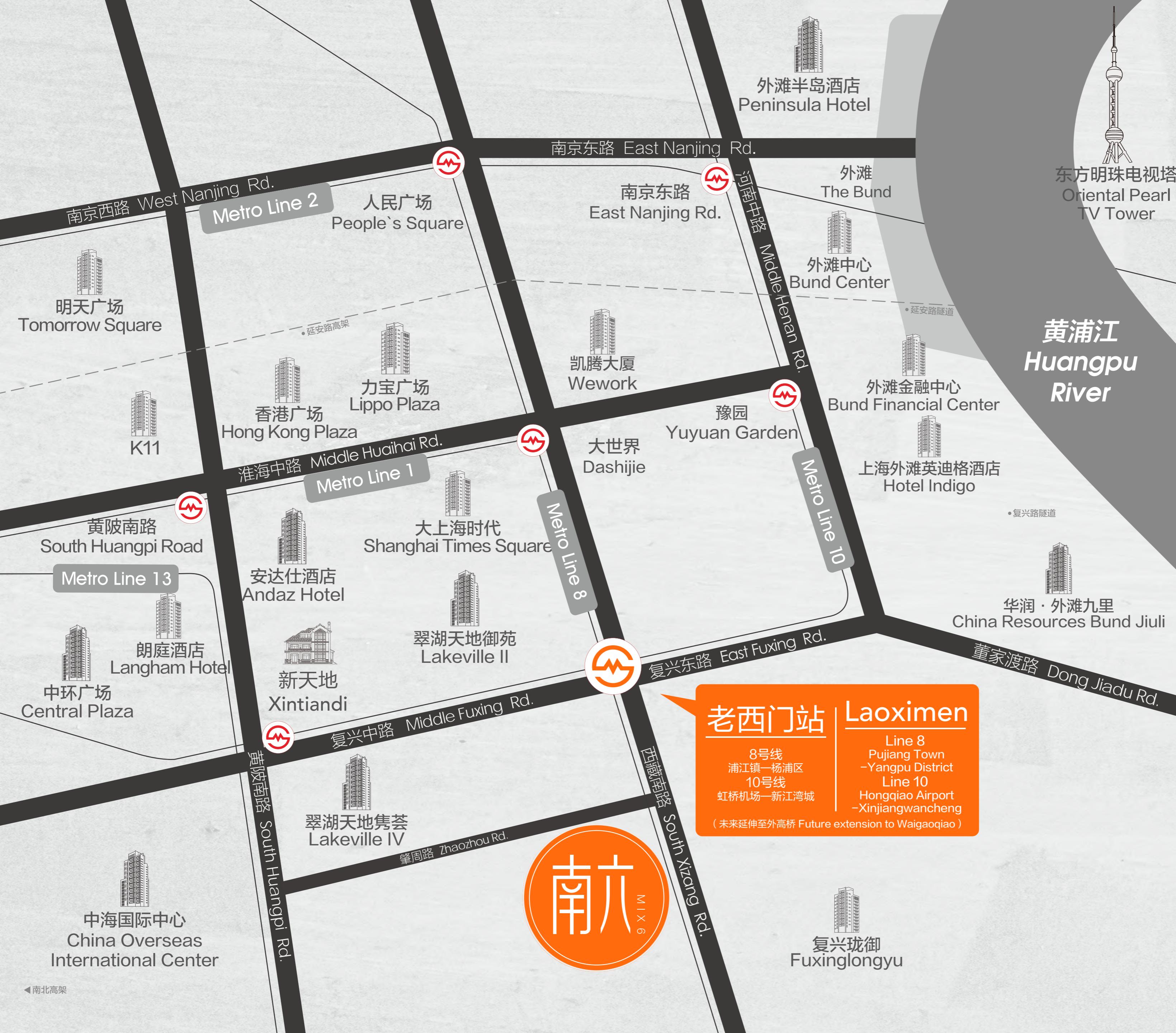
绿化面积

Green



686

SOUTH XIZANG ROAD
西藏南路686号



老西门站 Laoximen

8号线
浦江镇—杨浦区
10号线
虹桥机场—新江湾城
(未来延伸至外高桥 Future extension to Waigaoqiao)

新天地步行10分钟
10 minutes walking distance to Xintiandi.

南北高架, 延安路高架驾车5分钟
5 minutes driving distance to North-South Elevated Road and Yan'an Elevated Road.

复兴路隧道驾车3分钟
3 minutes driving distance to the Fuxing Road Tunnel.

外滩驾车5分钟
5 minutes driving distance to the Bund.



330,000
居民
RESIDENTS

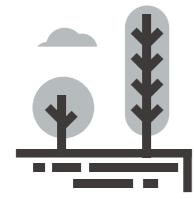
南汇
NANHUI
MIXED
COMMUNITY

88,000
办公室白领
OFFICE WORKERS

1.5km

绿色环保

GREEN FEATURES



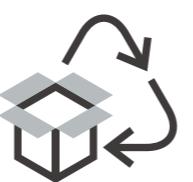
屋顶及错层花园
Roof top and Split-level Garden



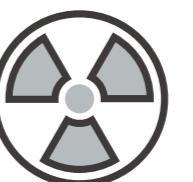
绿植系统及露台
Green system and Balcony



重新利用废旧的建筑物料
Adaptive Re-use of abandoned building's materials



可回收材料
Recycled materials



过滤PM2.5
PM2.5 Filters

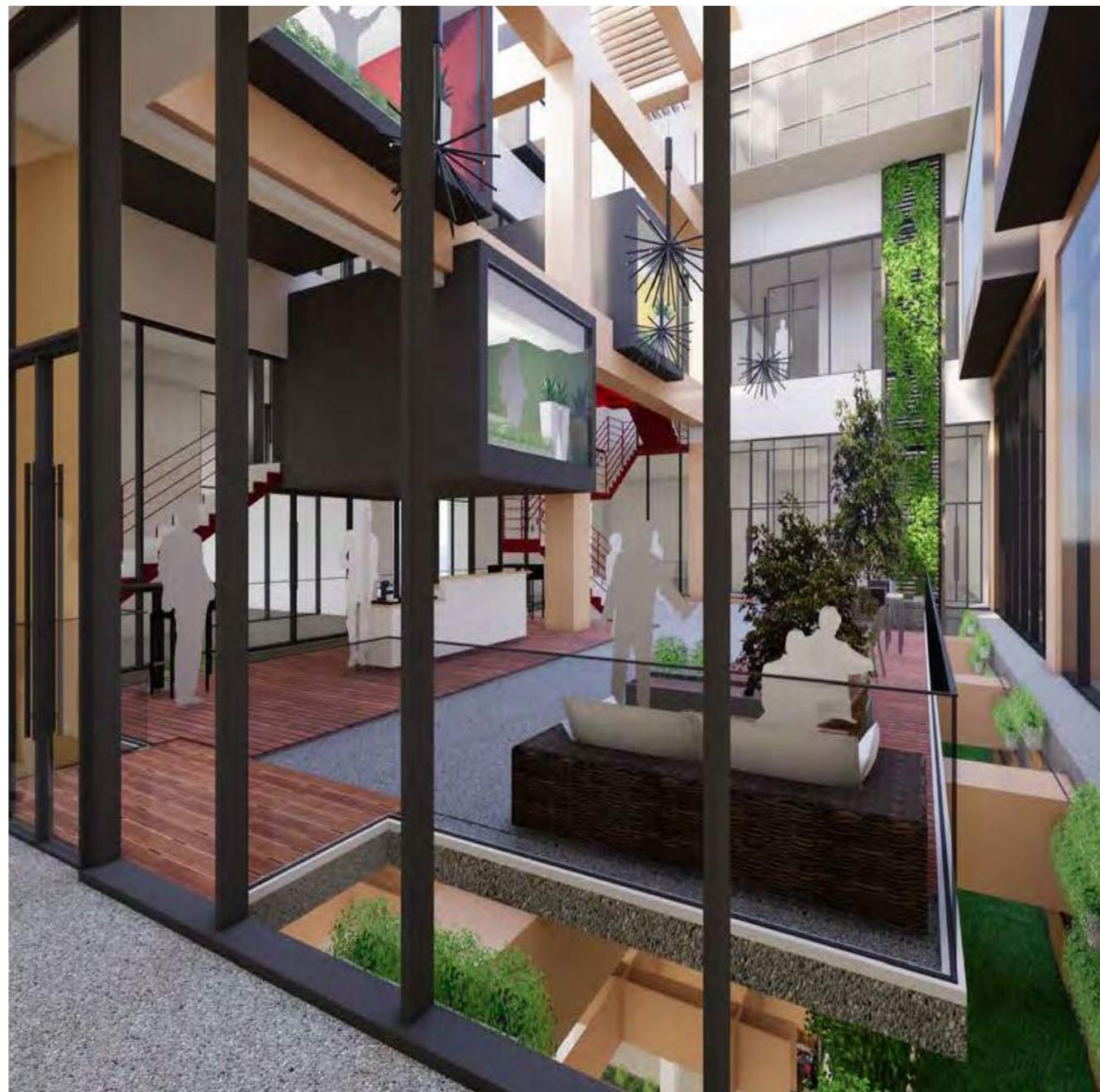


双层真空玻璃
Double Glazing



DISTINCTIVE FEATURES

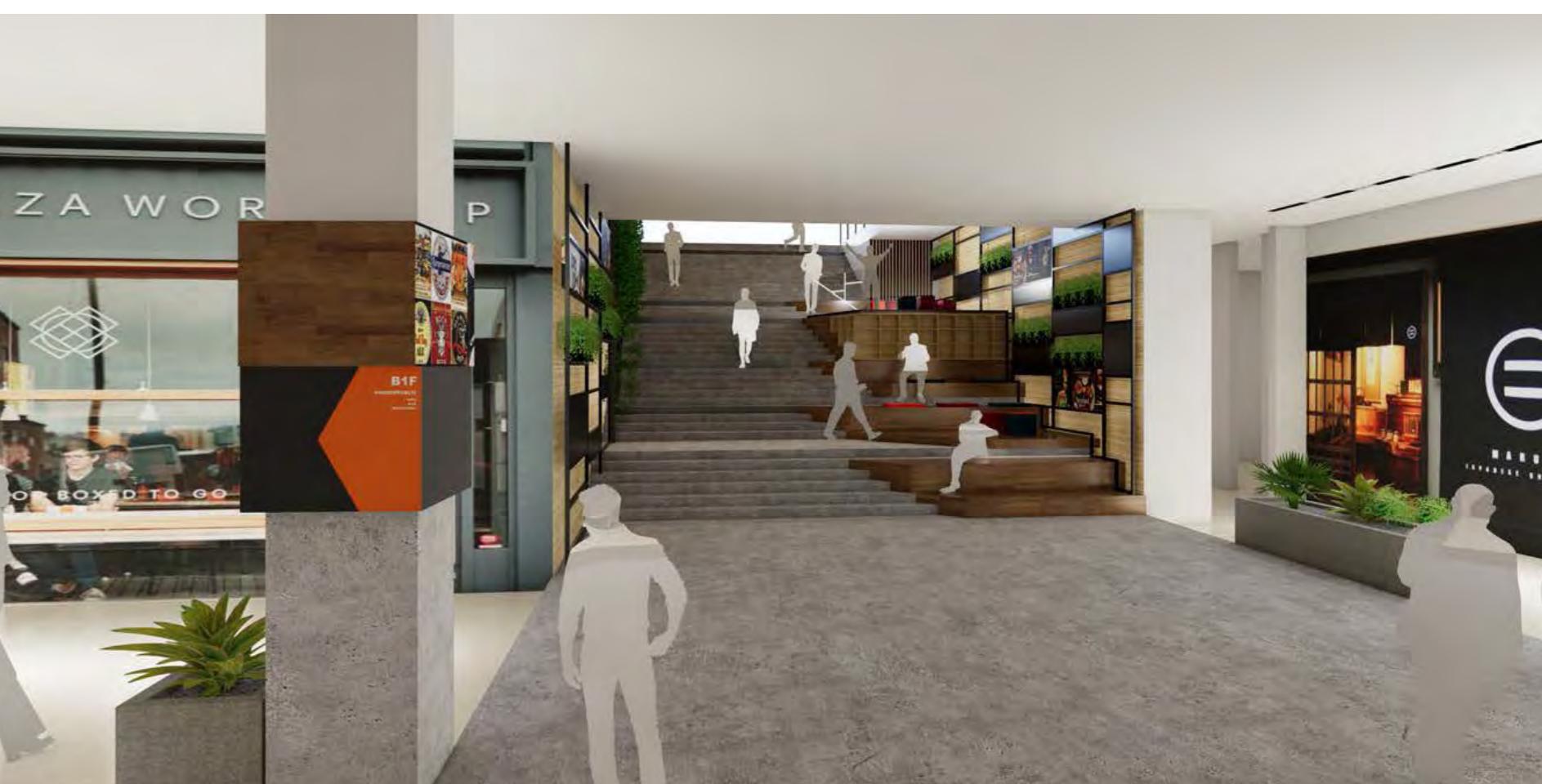
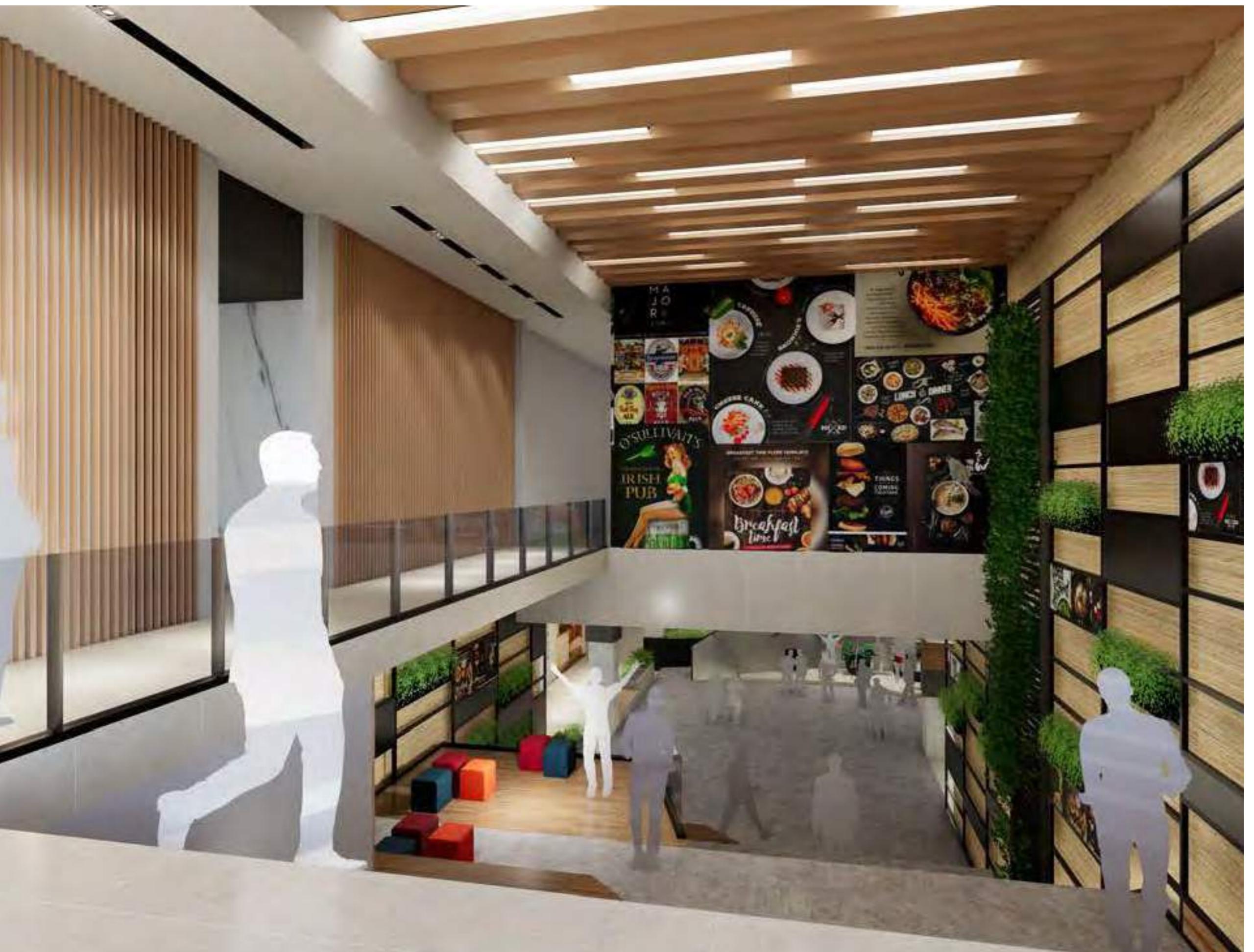
项目
特色

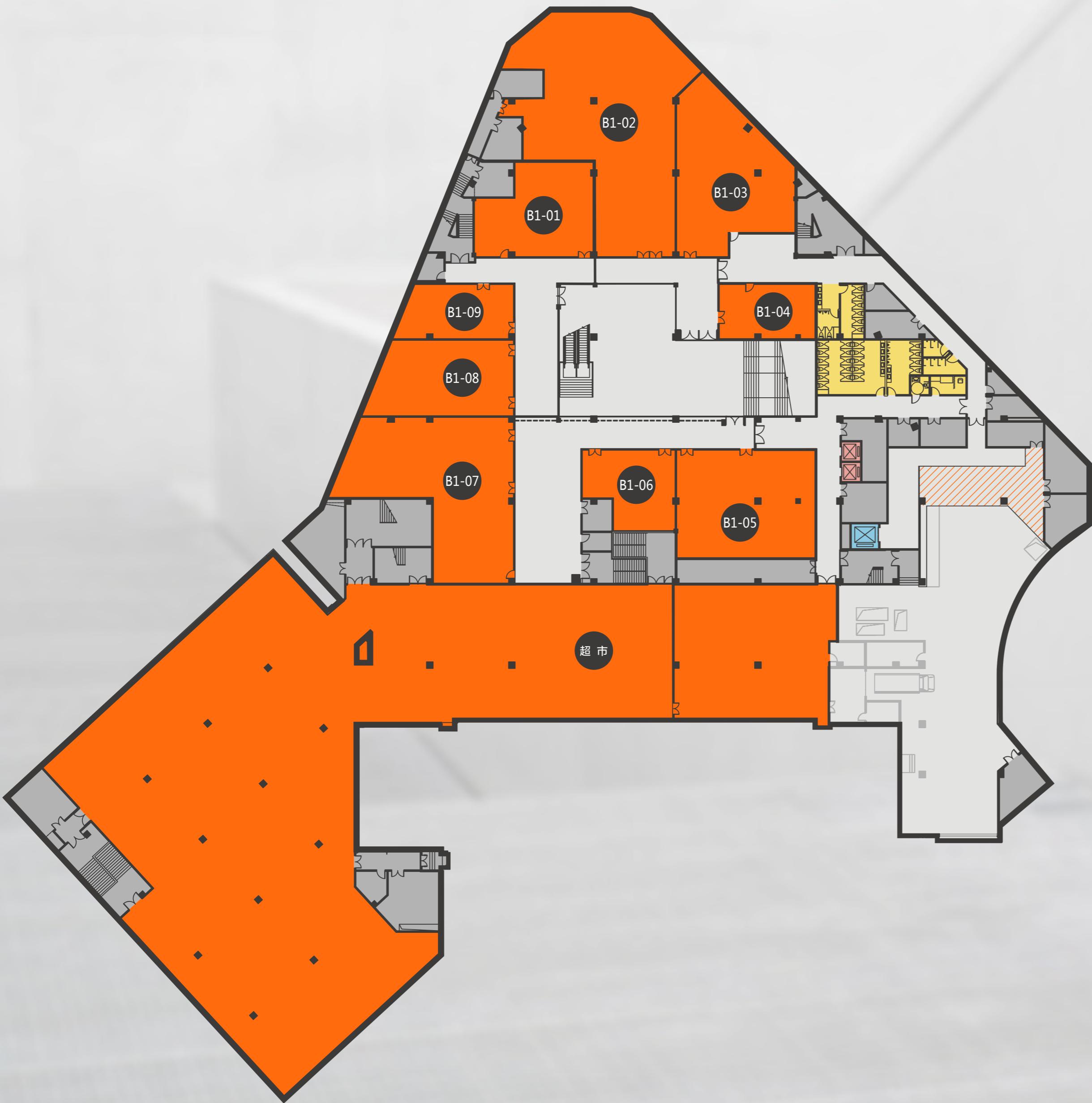


- 1分钟步行到地铁8及10号线
Centrally located 1 minute walk to Line 8 & 10
- 自然采光与市中心罕有的层高
Natural light and high ceilings height
- 错层花园及充足的私人露台
Split-level garden and ample private balcony
- 可使用的公共会议空间
Shared common meeting area
- 屋顶活动空间及户外观影及瑜伽区
Rooftop events space and outdoor movie and yoga
- 体贴的客户服务
Elite customer services
- 24小时安保
24 hours security

RETAIL

商业
及餐饮





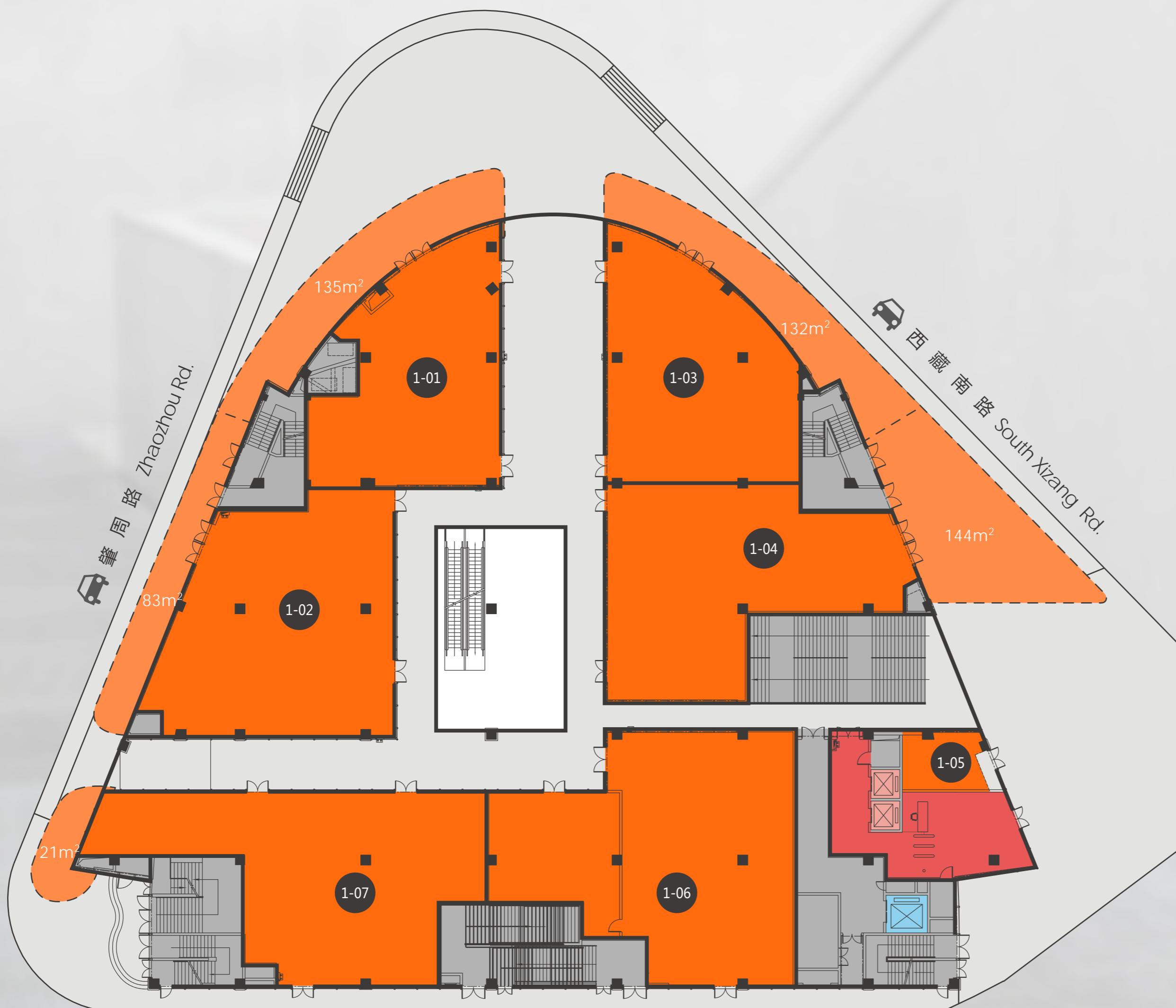
B1

- 商业 Retail**
- 消防逃生及后勤 Fire escape & BOH**
- 卫生间 / 母婴室 / 沐浴房 Washroom / Nursery Room / Shower Room**
- 卸货区域 Loading / Unloading**
- 货梯 Cargo Elevator**
- 电梯 Elevator**

| 商业 RETAIL | 面积 AREA(m ²) | 商业 RETAIL | 面积 AREA(m ²) |
|--------------|-----------------------------|--------------|-----------------------------|
| B1-01 | 234.31 | B1-06 | 165.95 |
| B1-02 | 754.63 | B1-07 | 527.44 |
| B1-03 | 403.43 | B1-08 | 268.33 |
| B1-04 | 136.44 | B1-09 | 156.36 |
| B1-05 | 384.96 | 超市 | 4,341.96 |

楼板高 (Slab to Slab Height) : 5-6.75M

1F



| 商业 RETAIL | 面积 AREA(m ²) | 商业 RETAIL | 面积 AREA(m ²) |
|--------------|-----------------------------|--------------|-----------------------------|
| 1-01 | 411.70 | 1-05 | 58.05 |
| 1-02 | 560.67 | 1-06 | 648.03 |
| 1-03 | 436.64 | 1-07 | 569.47 |
| 1-04 | 518.62 | | |

楼板高 (Slab to Slab Height) : 6.50M

- 商业 Retail
- 办公电梯厅 Office Elevator Lobby
- 外摆 Outdoor Seating
- 消防逃生及后勤 Fire escape & BOH
- 货梯 Cargo Elevator
- 电梯 Elevator

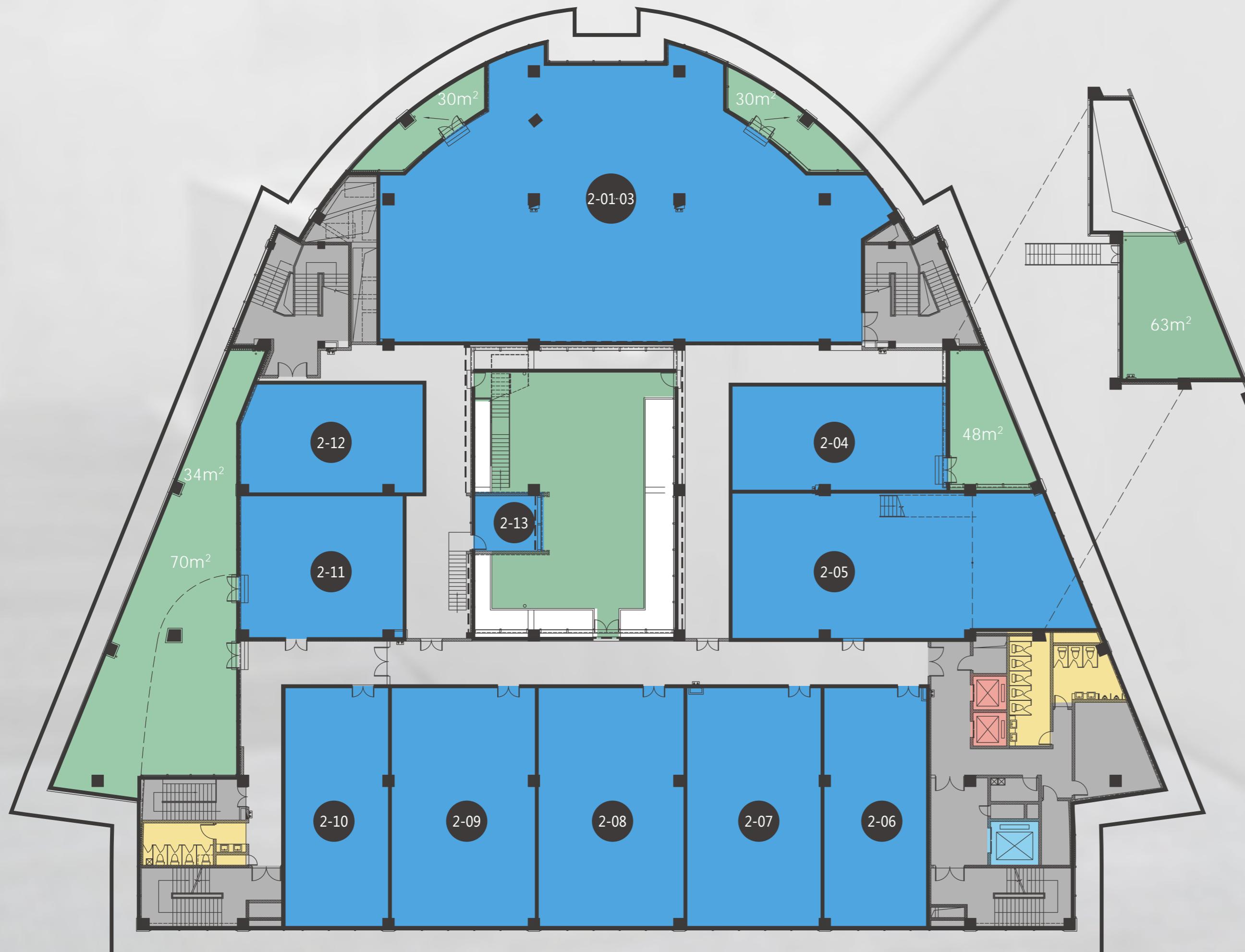
OFFICE
商业办公



南六
MIX 6

南六
MIX 6

2F

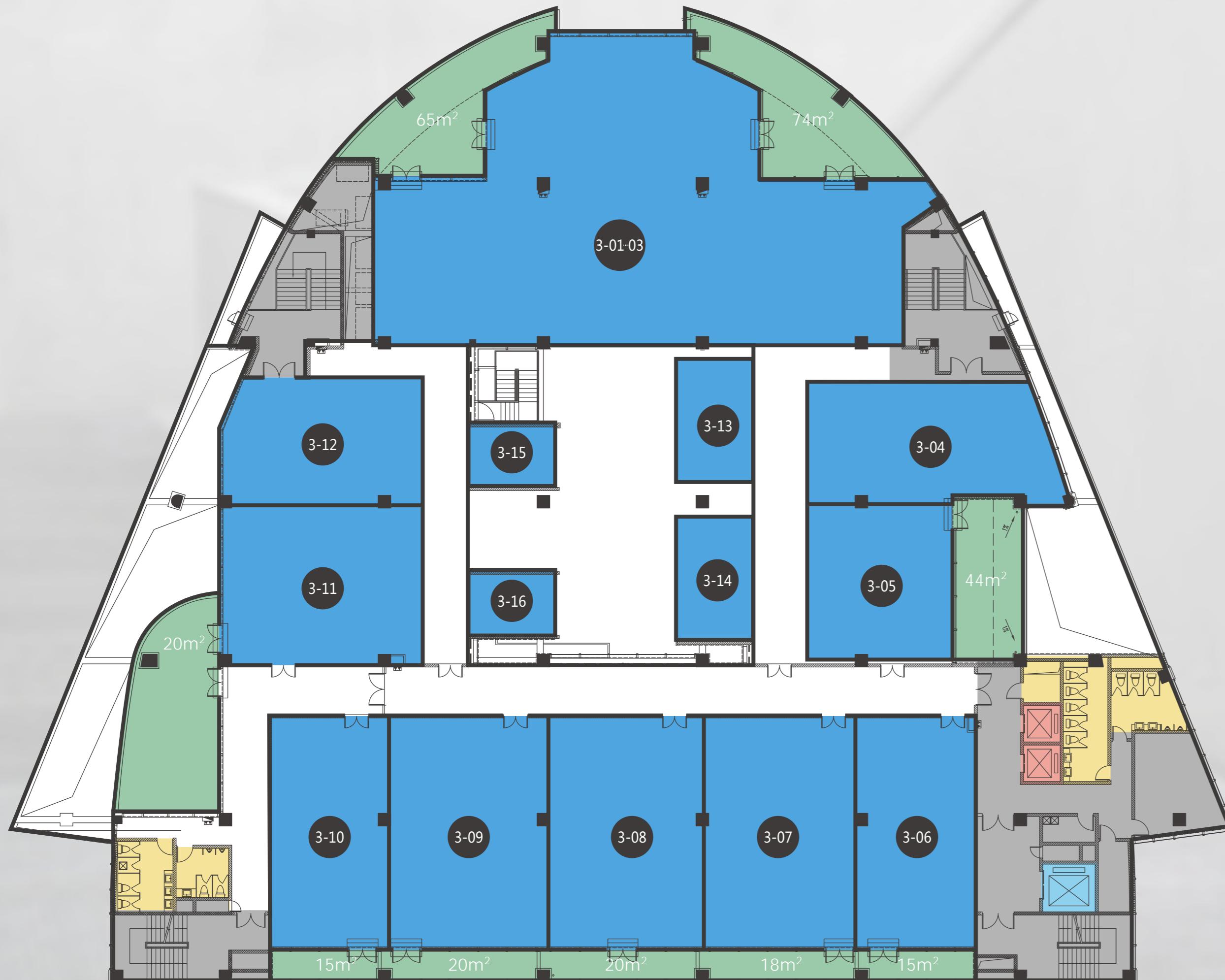


- █ 办公 Office
- █ 消防逃生及后勤 Fire escape & BOH
- █ 卫生间 Washroom
- █ 阳台绿化 Balcony & Green
- █ 货梯 Cargo Elevator
- █ 电梯 Elevator

| 办公 OFFICE | 面积 AREA(m ²) | 办公 OFFICE | 面积 AREA(m ²) |
|--------------|-----------------------------|--------------|-----------------------------|
| 2-01-03 | 960.67 | 2-09 | 280.81 |
| 2-04 | 175.30 | 2-10 | 210.60 |
| 2-05 | 413.91 | 2-11 | 191.42 |
| 2-06 | 210.60 | 2-12 | 161.43 |
| 2-07 | 263.96 | 2-13 | 34.74 |
| 2-08 | 280.81 | | |

楼板高 (Slab to Slab Height) : 6.00M

3F

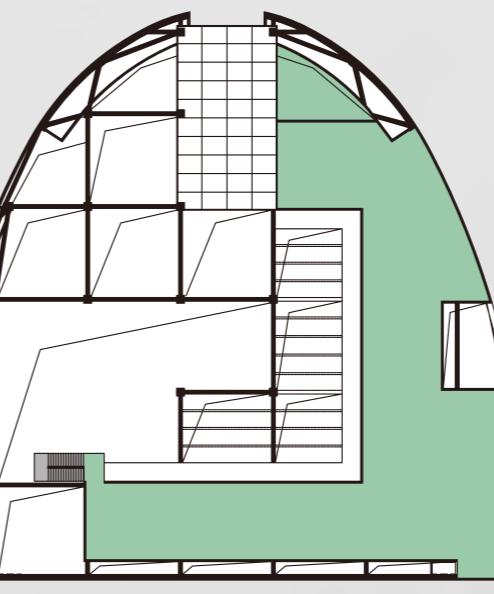
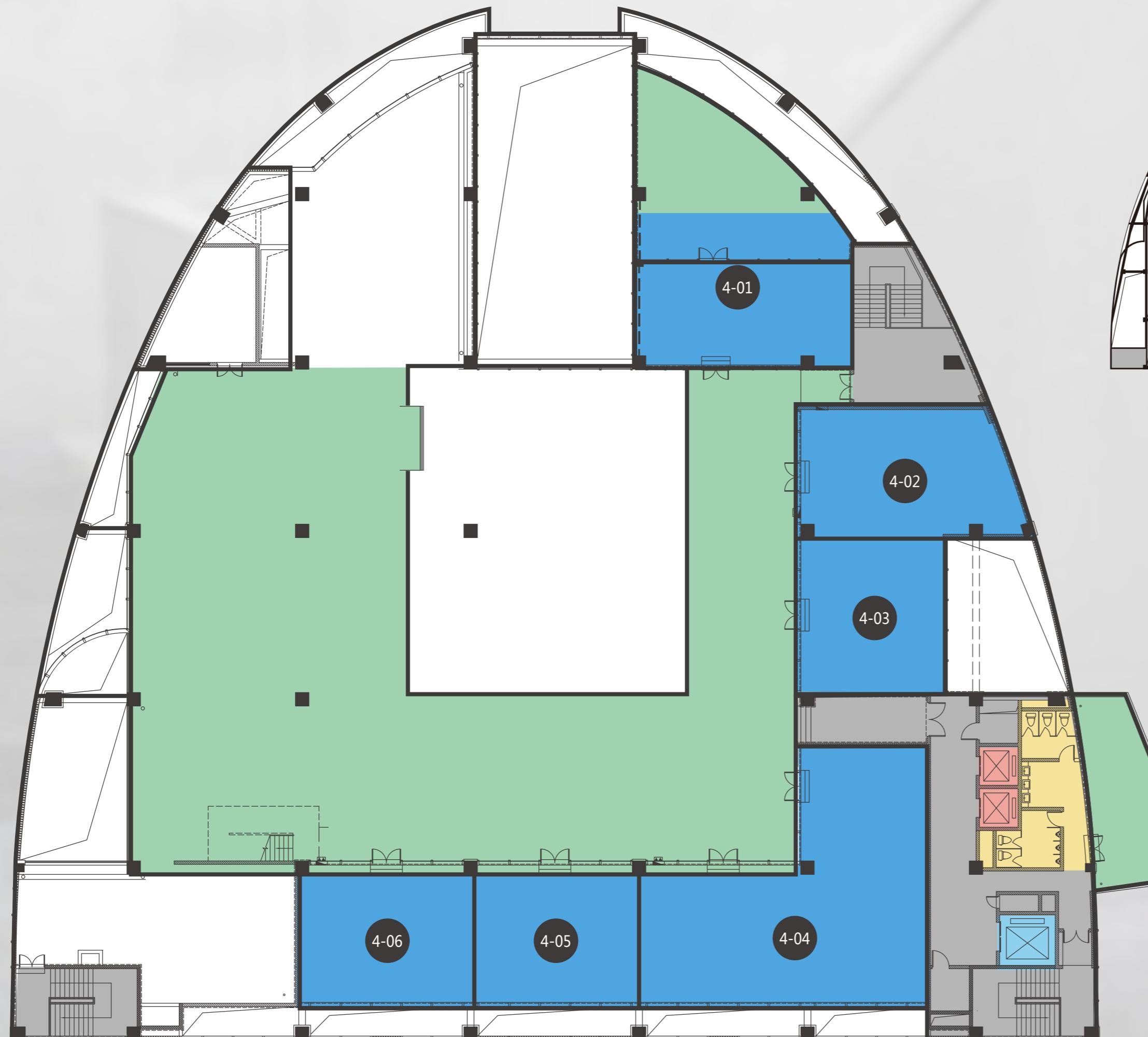


- █ 办公 Office
- █ 消防逃生及后勤 Fire escape & BOH
- █ 卫生间 Washroom
- █ 阳台绿化 Balcony & Green
- █ 货梯 Cargo Elevator
- █ 电梯 Elevator

| 办公 OFFICE | 面积 AREA(m ²) | 办公 OFFICE | 面积 AREA(m ²) |
|--------------|-----------------------------|--------------|-----------------------------|
| 3-01-03 | 837.32 | 3-10 | 185.31 |
| 3-04 | 189.46 | 3-11 | 209.97 |
| 3-05 | 171.62 | 3-12 | 156.93 |
| 3-06 | 185.31 | 3-13 | 53.29 |
| 3-07 | 232.27 | 3-14 | 53.29 |
| 3-08 | 247.09 | 3-15 | 34.07 |
| 3-09 | 247.09 | 3-16 | 34.07 |

楼板高 (Slab to Slab Height) : 5.00M

4F



屋顶花园
Roof Top Garden

- █ 办公 Office
- █ 消防逃生及后勤 Fire escape & BOH
- █ 卫生间 Washroom
- █ 阳台绿化及屋顶绿化 Balcony & Roof Top Garden
- █ 货梯 Cargo Elevator
- █ 电梯 Elevator

| 办公 OFFICE | 面积 AREA(m ²) | 办公 OFFICE | 面积 AREA(m ²) |
|--------------|-----------------------------|--------------|-----------------------------|
| 4-01 | 137.59 | 4-04 | 335.13 |
| 4-02 | 162.38 | 4-05 | 142.51 |
| 4-03 | 138.72 | 4-06 | 148.14 |

楼板高 (Slab to Slab Height) : 4.75M



SPECIFICATIONS



- 总建筑面积 GFA (m²) 17,663

- 总楼层 Number of Floors 5

商业 Retail B1 - 1F

办公 Office 2F - 4F

- 楼板高 Slab to Slab Height (M)

4.75 - 6.75

- 煤气 Gas Supply

可提供 Available

- 电力 Power Supply

B1 - 1F 250w/m²

2F - 4F 120w/m²

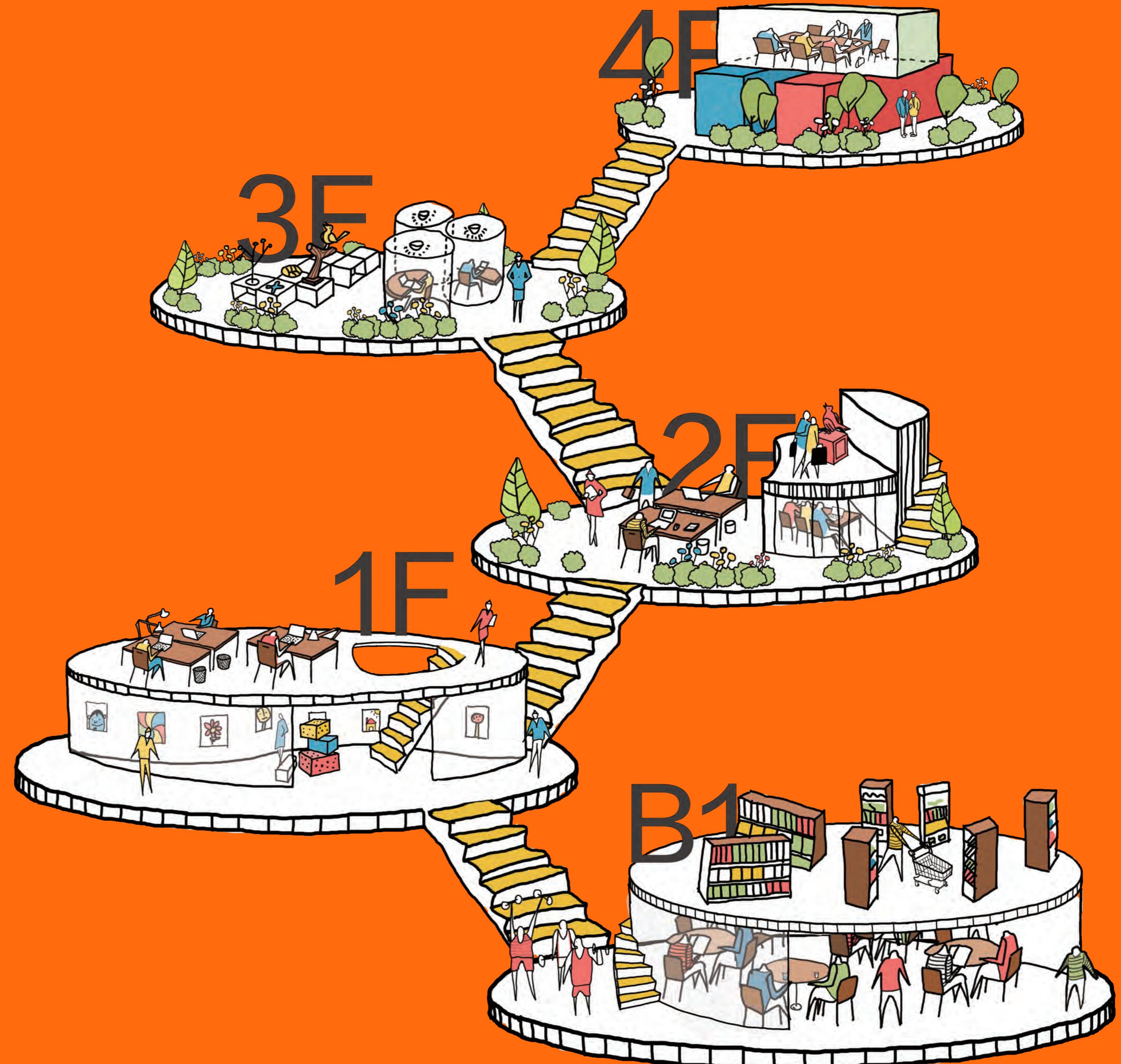
- 交付标准 Handover Condition

分体式空调 VRV

消防喷淋 Sprinkler

消防烟感 Smoke Detector

水泥地坪 Cement Floor





资产管理者 ·
Asset Manager ·



Kai Long

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- Since its establishment in 2004, KaiLong has invested a total of over US\$2.8 billion in 48 real estate projects. Of these, 28 have already been exited, with excellent risk-adjusted returns. We have offices in Hong Kong, Shanghai, Beijing and Chengdu.

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