

228

Electric Road
North Point





3-minute walk to the Fortress Hill MTR Station¹
步行前往港鐵炮台山站只需3分鐘¹



5 MTR stations to the Central district, taking just 11 minutes²
搭乘港鐵五站直達中環只需11分鐘²



Direct access to the Central district via the Central-Wan Chai Bypass in 9 minutes³
駕車經中環灣仔繞道直達中環只需9分鐘³



Convenient access to two nearby cross-harbour tunnels via the Island Eastern Corridor to reach the Kowloon business district, Tsim Sha Tsui, and Kwun Tong in 21 minutes³
經東區走廊連接兩條海底隧道，速達九龍商業區、尖沙咀及觀塘均只需21分鐘³



33-minute drive to the airport via Route 8³
駕車經8號幹線前往機場只需33分鐘³



7-minute walk to East Coast Park¹
步行前往東岸公園只需7分鐘¹

TO HONG KONG EAST
往港島東

VICTORIA HARBOUR
維多利亞港

TO CENTRAL
往中環

VICTORIA PARK
維多利亞公園

228
ELECTRIC ROAD

FORTRESS HILL
炮台山

Disclaimer:

1 The above estimated walk time is calculated from the starting point of the development and is for reference only. Actual time may vary depending on road and traffic conditions. Source: Google Map (www.google.com.hk/map) (Reference date: August 18, 2022)

2 Source: MTR journey information <http://www.mtr.com.hk> (Reference date: August 18, 2022)

3 The above travel time is calculated at the starting point of the development during non-peak hours and is for reference only. Actual travel times may vary depending on road and traffic conditions. Source: Google Map (www.google.com.hk/map) (Reference date: August 18, 2022)

備註:

1 上述時間是以發展項目為起點計算的步行時間，僅供參考。實際步行時間可能因應實際路面及交通狀況而有所不同。資料來源：Google Map (www.google.com.hk/map) (參考日期：2022年8月18日)

2 資料來源：港鐵車程資料 <http://www.mtr.com.hk> (參考日期：2022年8月18日)

3 上述時間是於非繁忙時段以發展項目為起點計算的行程時間，僅供參考。實際行程時間可能因應實際路面及交通狀況而有所不同。資料來源：Google Map (www.google.com.hk/map) (參考日期：2022年8月18日)

CONNECTING with the CITY & OPPORTUNITIES

貫通城市 接通商機

228 Electric Road is situated at the vibrant heart of North Point business district near the waterfront of Hong Kong Island East. In proximity to major transport links including the Central-Wan Chai Bypass, the Island Eastern Corridor, the Hung Hom Cross Harbour Tunnel and the Eastern Harbour Crossing. It enables effortless commute.

位處港島東北角商業區臨海地段，位置優越。
毗鄰主要交通樞紐，連接中環及灣仔繞道、東區走廊、紅磡海底隧道及東區海底隧道，貫通四方。

228
Electric Road
North Point

Disclaimer: This stock photo does not show any part or actual view of the 228 Electric Road development. It is for reference only. 備註：本相片是庫存相片，並非展示發展項目「228 Electric Road」的任何部分或實際景觀，僅作參考。



1



2

DESIGN & ARCHITECTURE

設計與建築

The 228 Electric Road development features retail floors from G/F to 2/F, and office floors from 3/F to 22/F with special terraces on designated floors. Each unit is equipped with individual restroom facilities, providing tenants with a self-contained working environment. Office unit area ranges from approximately 1,200 sq. ft. to whole floor unit of 5,500 sq. ft. with generous ceiling height from 4.5M to 4.7M. The spaciousness, flexibility and practicality make it an ideal choice for enterprises.

The living tree and exposed trunk design was inspired by the nature. The platforms that weave in and out of the building resembles a tree in a forest rising sturdily from the base. Its independent support core slowly expands to form the building and the podium. The holistically integrated greenery within the building invites penetration of natural light and enhances air circulation. This helps improve the overall air quality on the ground floor passageway, creating a pleasant oasis in the Island East business district. The development showcases unique architectural symmetry and vertical aesthetic beauty as an iconic landmark in the district.

項目地下至2樓為零售樓層，3樓至22樓為寫字樓樓層，部分樓層更尊享特色平台。每個單位均設有獨立洗手間設備，為租戶打造自成一角的完善配套。寫字樓建築面積約由1,200至全層5,500平方呎不等，罕有特高樓底達4.5米至4.7米，空間寬敞開揚，明亮舒適，間隔靈活多變，實用度高，是企業開拓業務與商機的不二之選。

設計概念啟蒙於大自然中茁壯成長的大樹及伸展外露的樹幹，一出一入的平台設計，如同森林中高聳入雲的大樹，從基座拔地而起，以核心筒作為獨立支撐，慢慢展開形成大樓本身及平台。在基座和狹窄的街道之間釋出綠化空間，增加自然光的穿透和空氣流通，提升地面街道的空氣質素，成為港島東商業區的綠色平台。大樓化身成一座展現建築對稱和垂直美學的藝術品，屹立區內，成為獨一無二的建築地標。

AWARDS & RECOGNITION

獎項及認證

228 Electric Road embraces sustainability and well-being. The curtain wall features a low OTTV envelope structure with shading fin and low-emissivity glazing. The window blinds equipped in the office floors for solar and glare control work in tandem with the energy-efficient lighting and daylight sensors to continuously regulate the indoor temperature, thus saving air-conditioning energy use. In addition, smart design features like openable windows, exceptionally high ceiling, terraces on designated floors and vertical green walls provide tenants with ample fresh air at all times. Contactless lift control helps protect tenants' personal well-being and maintain greater overall hygiene.

The development has obtained the accreditation of BEAM PLUS Provisional Platinum, LEED Platinum pre-certification and WELL pre-certification with the further aim of achieving the highest level of CGBL 3-star certification. These prestigious architectural certifications are a testament to the development's outstanding design contribution in terms of construction quality, resource management and personal well-being, closely adhering to the United Nation's sustainable development goals.

在可持續發展方面，大樓幕牆的低總熱傳送值 (OTTV) 圍護結構，採用帶有遮陽片和低輻射玻璃、配合控制陽光和眩光的窗簾，以及帶有日光感測器的節能燈具，持續為室內調節溫度，節約空調用電量。此外，辦公室內可開啟的窗戶、特高樓底、指定樓層的平台及垂直綠牆等，讓租戶可隨時呼吸新鮮空氣。大樓電梯專設非接觸式控制，為租戶的健康和衛生護航。

本項目已獲得 BEAM PLUS 暫定鉑金級、LEED 鉑金級預認證與 WELL 預認證等殊榮，並以同時取得中國綠色建築認證 CGBL 三星最高認證為目標，有望將本項目打造成 BEAM PLUS、WELL、LEED 及 CGBL 四項重量級綠色認證的辦公大樓。這些認可反映了本項目在質量、資源管理及福祉的卓越表現，積極響應聯合國可持續發展目標。



3

4



1-4 Design Concept of 228 Electric Road*
「228 Electric Road」設計概念圖*



Disclaimer:
* These design concept drawings are preliminary ideas of the designer and the background (if any) is not the actual view of "228 Electric Road" and is for reference only. For any changes, the latest information from the developer shall prevail.
備註:
* 此等設計概念圖乃設計師的初步構思，其背景(如有)並非「228 Electric Road」的真實景觀，只供參考。如有更改，以發展商最新資料為準。

228 | FLOOR PLAN

Electric Road North Point | 平面圖

MAIN ROOF

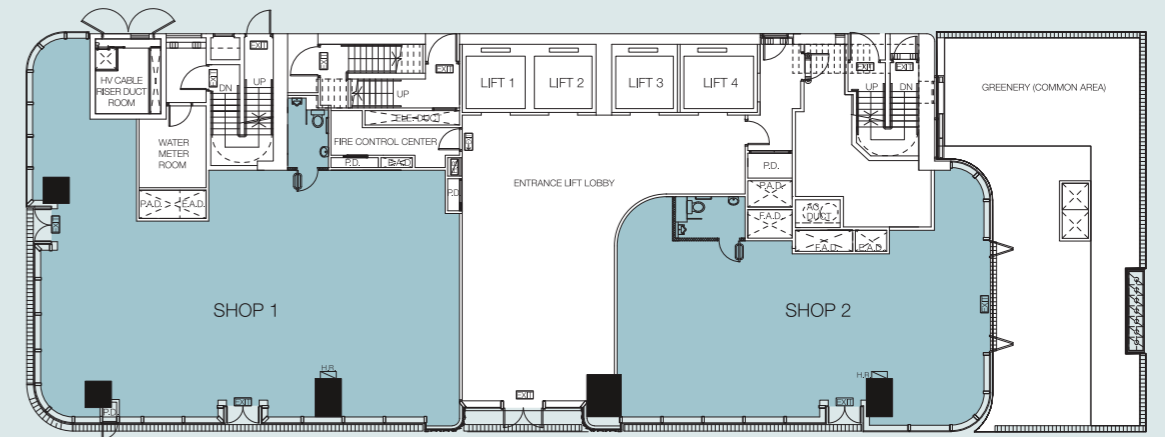
BUILDING SPECIFICATIONS 大廈資訊

Address 地址	228 Electric Road, North Point, Hong Kong 香港北角電氣道228號
Architect 建築師	DLN Architects Limited 劉榮廣伍振民建築師有限公司
Building Height 大廈高度	105.8m 105.8米
Building Total Floor Area 大廈總面積	Approx. 105,000 sq. ft. (Gross area) 約105,000平方呎(建築面積)
No. of Storys 大廈樓層	(1) 20 Typical Floors 20層標準樓層 (2) 3 Retail Floors 3層零售樓層
Lift Service 升降機服務	(1) 3 passenger lifts (1,350 kg) 3部載客升降機 (1,350 kg) (2) 1 passenger/service lift (1,350 kg) 1部客貨兩用升降機 (1,350 kg)
Security & Building Access Control 保安/大廈入口管制系統	24-hour CCTV & Watchman patrol 24小時閉路電視及管理處巡邏 Card access in lift car 升降機設有門禁系統
Floor Loading 樓面荷載	5kPa 5千帕
Air-Conditioning System 空調系統	Central A/C, equipped with Direct-Current Fan Coil Unit 中央冷氣(配備直流電風機盤管)

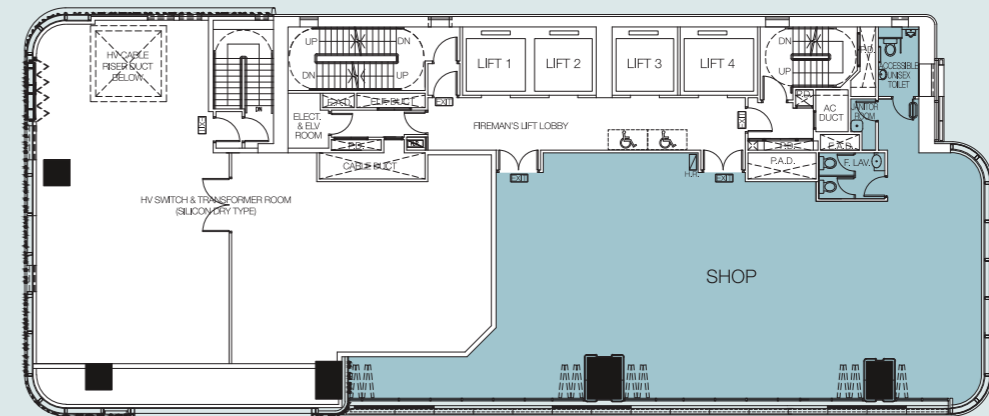
TYPICAL FLOOR (3/F-22/F) 標準樓層

Floor Plate 樓層樓面面積	Approx. 4,197 – 5,454 sq. ft. (Gross area) 約4,197 – 5,454平方呎(建築面積)	
Slab to Slab Height 樓面高度	3/F – 7/F : 4.7m 3樓至7樓 : 4.7米	8/F – 22/F : 4.5m 8樓至22樓 : 4.5米
Clear Headroom 樓面高度 (from raised floor to finished ceiling) (從高架地板到天花板高度)	3/F – 7/F : 3.3m 3樓至7樓 : 3.3米	8/F – 22/F : 3.1m 8樓至22樓 : 3.1米
Normal Power Supply 正常情況供電	63A TPN / 160A TPN 63A 三相電 / 160A 三相電	
Cooling Load Density 製冷率	210W/sq.m 每平方米210瓦	
Raised Floor System (Applicable for 10/F to 22/F only) 高架地板 (只適用於10樓至22樓)	120 mm height 120毫米高	
Lighting Level 燈光亮度	300 lux	
Telecommunication Provision 通訊設備	(1) Telecommunication Riser 電訊系統 (2) Mobile Signal Antenna System 流動電話訊號系統 (3) 5G Enhancement Network 5G增強網絡	
Usage 用途	G/F - 2/F : Shop 地下至2樓 : 商舖	3/F - 22/F : Office 3樓至22樓 : 辦公室

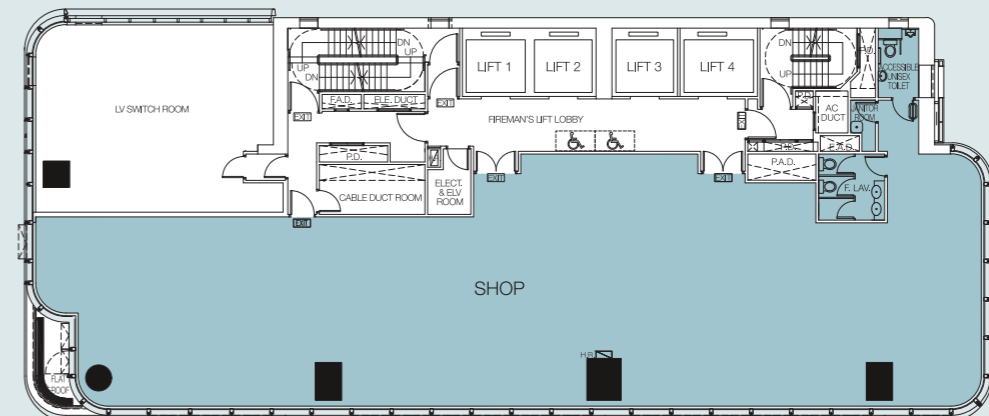
G/F



1/F

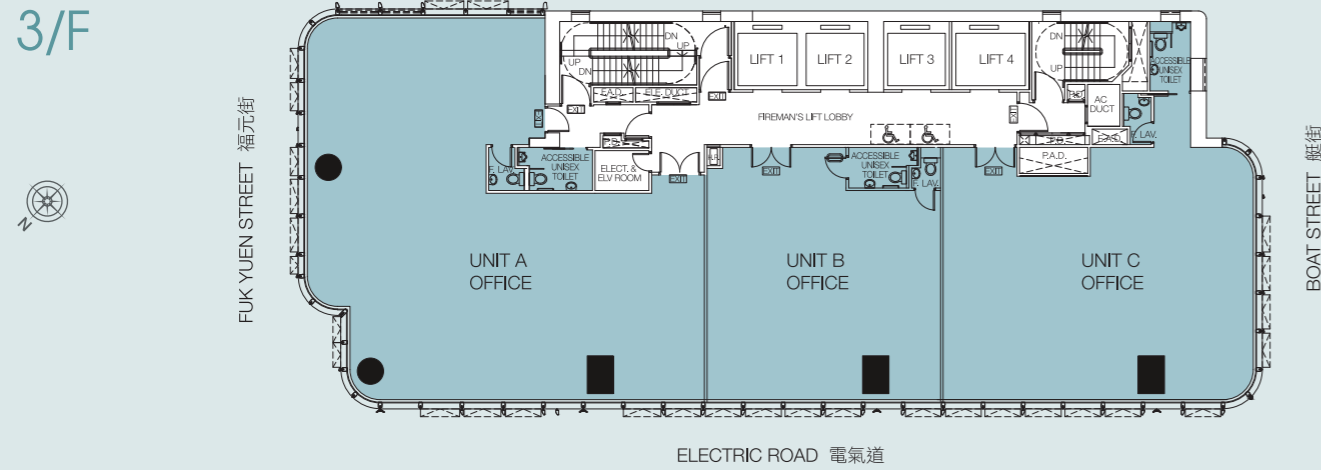


2/F

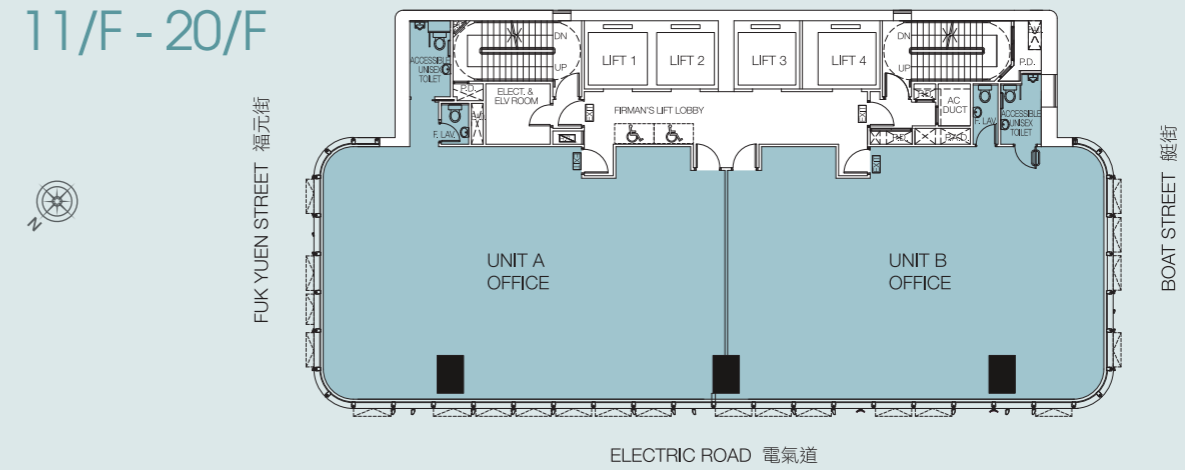


OFFICE	22/F
OFFICE	21/F
OFFICE	20/F
OFFICE	19/F
OFFICE	18/F
OFFICE	17/F
OFFICE	16/F
OFFICE	15/F
OFFICE	14/F
OFFICE	13/F
OFFICE	12/F
OFFICE	11/F
OFFICE	10/F
OFFICE	9/F
OFFICE	8/F
OFFICE	7/F
OFFICE	6/F
OFFICE	5/F
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OFFICE	3/F
SHOP	2/F
SHOP	1/F
SHOP	G/F
ELECTRICAL / MECHANICAL	B/F

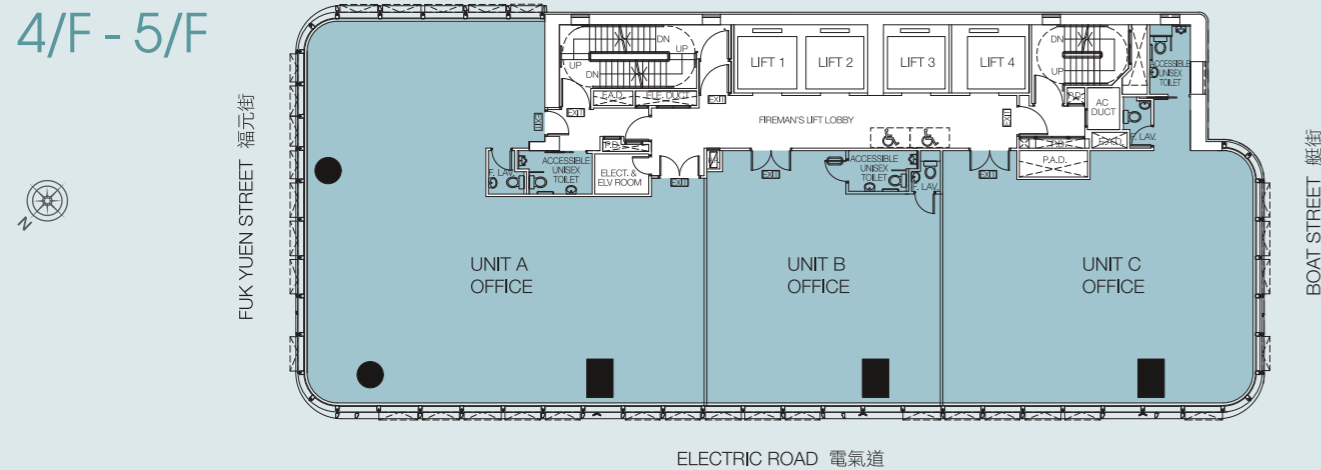
3/F



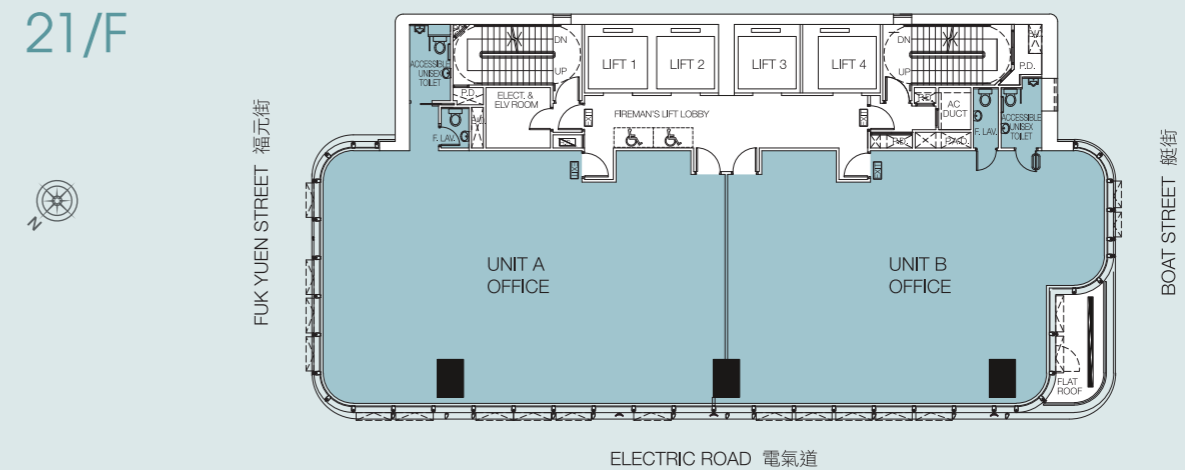
11/F - 20/F



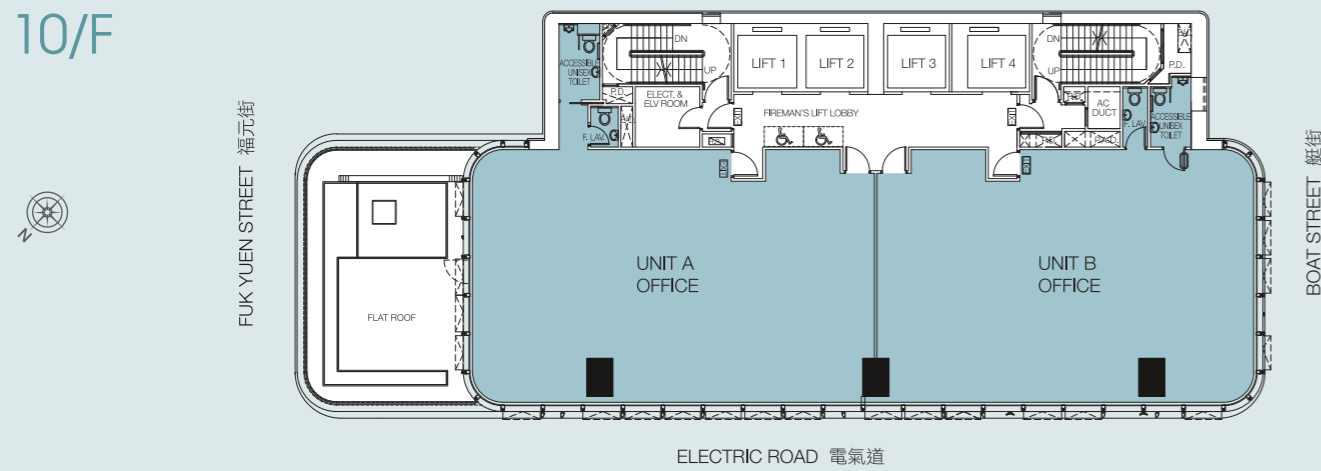
4/F - 5/F



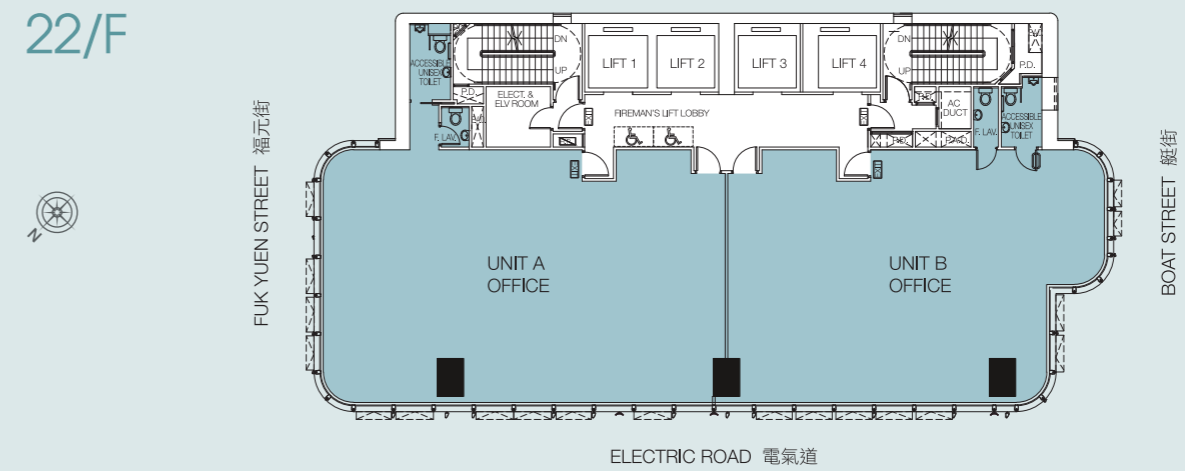
21/F



10/F



22/F



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