



POSCO
TOWER
SONGDO



THE BEST BUSINESS CENTER POSCO TOWER SONGDO

POSCO TOWER

SONGDO

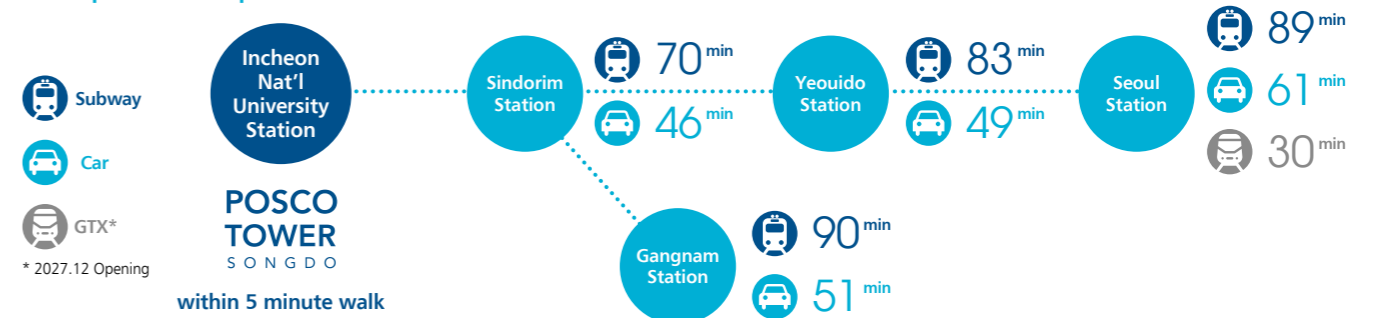
-  Location | 165 Convensia Daero, Yeonsu-gu, Incheon
-  Building owner | POSCO International, POSCO E&C
-  Built by POSCO E&C
-  Designed by KPF(Kohn Pedersen Fox Associates)
-  Completion date | 30 June 2014
-  Land area | 53,793m²(16,272py)
-  Total floor space | 195,324m²(59,086py)
-  Building size | 68 stories ,Three basement floors
-  Efficiency Rate | 47.12%
-  Structure | Column + Outrigger + Belt Truss Core Wall System
(Designed to withstand an earthquake measuring up to 7 on the Richter scale)
-  Parking Capacity | 2,001cars



Songdo will realize one-day business with 2.5 billion people, 30% of the world's population. Songdo is within 3 hours of flight time from 61 cities with a population of one million or more, and close to the advanced base of Northeast Asia that takes responsibility for 61% of China cargo volume.



Metropolitan Transportation



THE BEST BUSINESS CENTER POSCO TOWER SONGDO

GLOBAL TRANSPORTATION NETWORK

THE BEST BUSINESS CENTER POSCO TOWER SONGDO

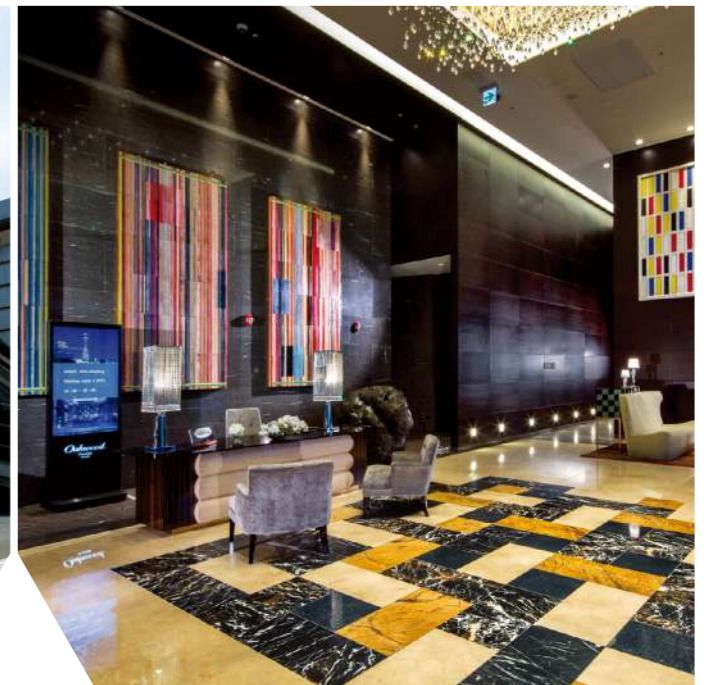
THE BEST BUSINESS TOWN



POSCO Tower Songdo aims to be a first-rate business town. POSCO Tower Songdo provides a one-stop business service ranging from the world-class convention center to the hotel and diverse shopping areas.



Exhibition Convensia
The best convenience and comfort will be provided to your business through a hightech information & communication infrastructure and ubiquitous system.



Lodging Oakwood Hotel
Designed for global business and has first-class service and high qualitative facilities.

Relaxation Central Park
An artificial seawater canal way and green area within the park provide eco-friendly residential environment.

Commercial business Lotte Mart · Hyundai Premium Outlet · Triple Street
Along with POSCO Tower Songdo and convensia, it will create a core commercial district in Songdo.

Business
POSCO TOWER SONGDO



THE BEST BUSINESS CENTER POSCO TOWER SONGDO

THE BEST SERVICE IN TOWER



Posco Tower Songdo, the existing tallest building in Korea, is a new landmark of Songdo combining a hotel, banks, clinics, and restaurants as well as the finest quality business facilities.

Bar&Dining
65F

Hotel
36F~64F

Office
7F~32F

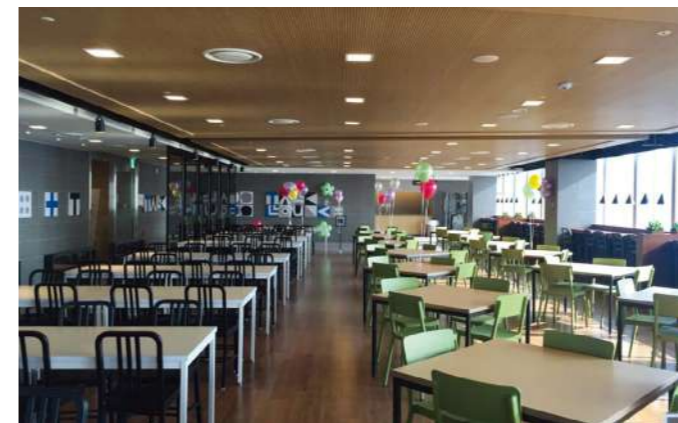
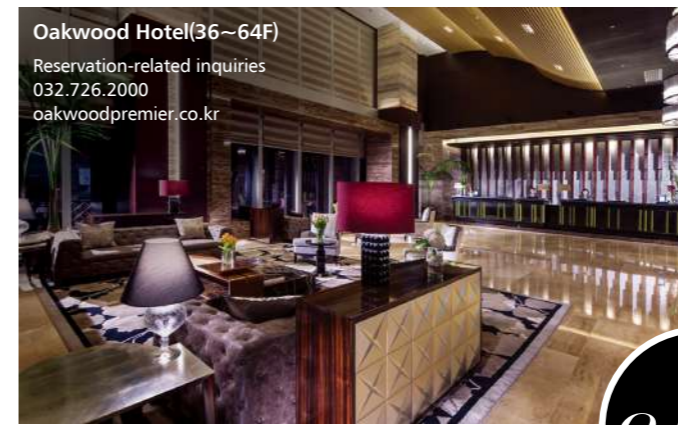
Convenience
Facilities
1F~6F

• 33F Restaurant

• 12F Cafeteria

Oakwood Hotel(36~64F)

Reservation-related inquiries
032.726.2000
oakwoodpremier.co.kr



Cafeteria for internal employees(12F)



Banks and other financial institutions(1~3F)



Clinics(3~5F)



Café and convenience facilities(1~3F)

OFFICE



Eco-Friendly Office

Posco Tower Songdo takes the initiative in energy conservation with eco-friendly architectural design by adopting energy saving materials such as heat insulation bar of curtain wall of exterior wall, Low-E glass, triple insulation coating, etc. Posco Tower Songdo obtained the LEED(The Leadership in Energy and Environmental Design) Silver certification from the US Green Building Council(USGBC).



Efficient Office Lay Out

With the average net leasable area amounting to 1,800-1,900m² per floor, businesses can configure their spatial layout efficiently to meet their diverse needs. The high ceiling(2.75m) and OA floor finish(with electric wiring embedded in the concrete floor) create an ideal business space.



Safety Security System

The building provides a watertight security system, with surveillance cameras installed in elevators, lobbies, entrances, and parking lots. The highly-trained personnel in the integrated control office are ready to respond to an emergency situation on a real-time basis.



Convenient Lobby & Elevator

There are four large automatically-operated doors at the main entrance. 29 elevators provide convenient access to people entering the building from diverse directions.



Super-Highway Information Network

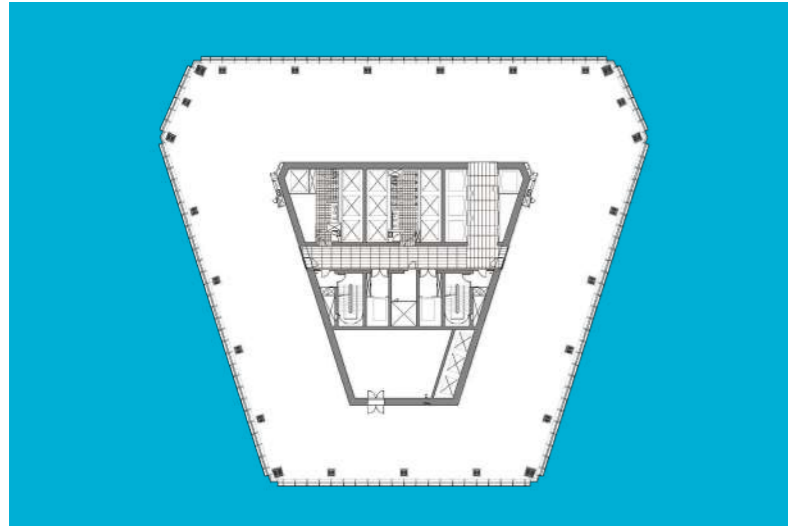
The building is equipped with a high-speed information/communication network. Each business can operate stable and secured information network on its own.



Convenient Parking System

The building provides a sufficient number(2,001) of wide(2.5m x 5.1m) parking spaces, along with 8 unmanned parking fee payment devices.

OFFICE

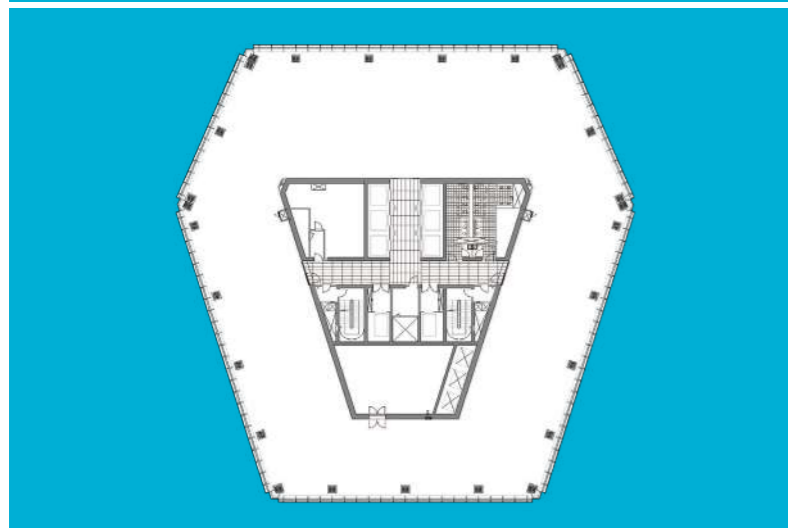


10F

Net Leasable Area | 1,879m²

Floor height | 2.75m

The floor provides spaces with up-close views of Central Park. These office spaces offer a nature friendly and stable business environment.

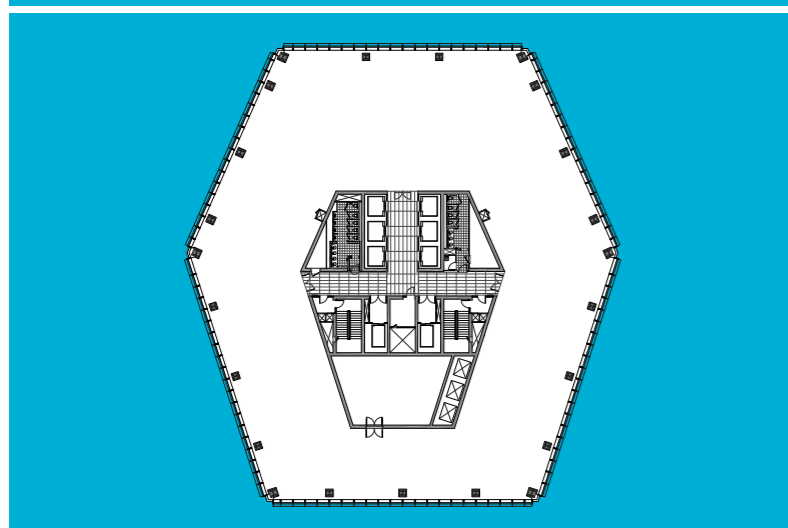


23F

Net Leasable Area | 1,893m²

Floor height | 2.75m

The office space can be arranged without formality because the columns were designed outward with core as the center. The floor height(2.75m), central heating / air conditioning system, and watertight security system provide a safe and pleasant business environment.



32F

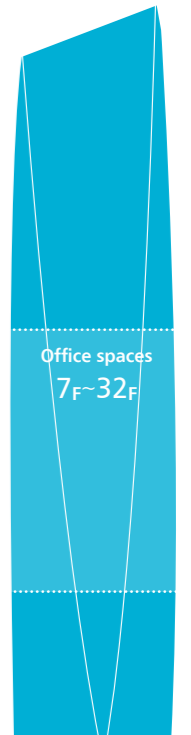
Net Leasable Area | 1,845m²

Floor height | 2.75m

These are the highest office spaces in the building, where you can enjoy an outstanding view of Songdo in every direction. These premium office spaces offer a safe and pleasant business environment.

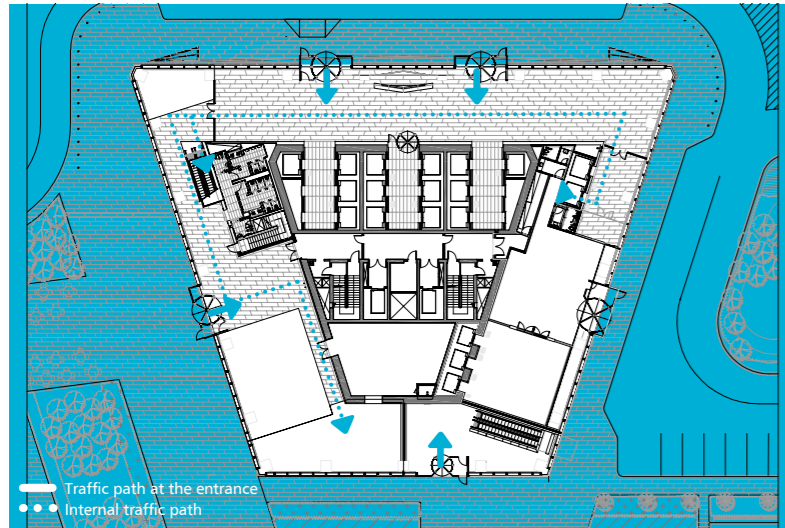
Office Space Table

Floors	Net Leasable Area(m ²)	Gross Leasable Area(m ²)	Efficiency Rate	Usage
32F	558	1,136	49.10%	Office
31F	564	1,147	49.17%	Office
30F	327	722	45.26%	Office
29F	575	1,166	49.28%	Office
28F	573	1,175	49.32%	Office
27F	584	1,183	49.37%	Office
26F	588	1,190	49.41%	Office
25F	587	1,189	49.38%	Office
24F	590	1,194	49.41%	POSCO A&C
23F	573	1,163	49.23%	Office
22F	575	1,178	48.85%	POSCO International
21F	590	1,188	49.62%	POSCO International
20F	591	1,191	49.64%	POSCO International
19F	593	1,194	49.65%	POSCO International
18F	593	1,195	49.66%	POSCO International
17F	594	1,196	49.66%	POSCO International
16F	594	1,196	49.66%	POSCO International
15F	593	1,195	49.66%	POSCO International
14F				Mechanical Room
13F	232	550	42.18%	POSCO International
11F	571	1,157	49.36%	POSCO International
10F	568	1,152	49.33%	POSCO International
9F	565	1,146	49.30%	POSCO International
8F	561	1,139	49.26%	Office
7F	557	1,132	49.21%	Office



Office spaces
7F~32F

RETAIL



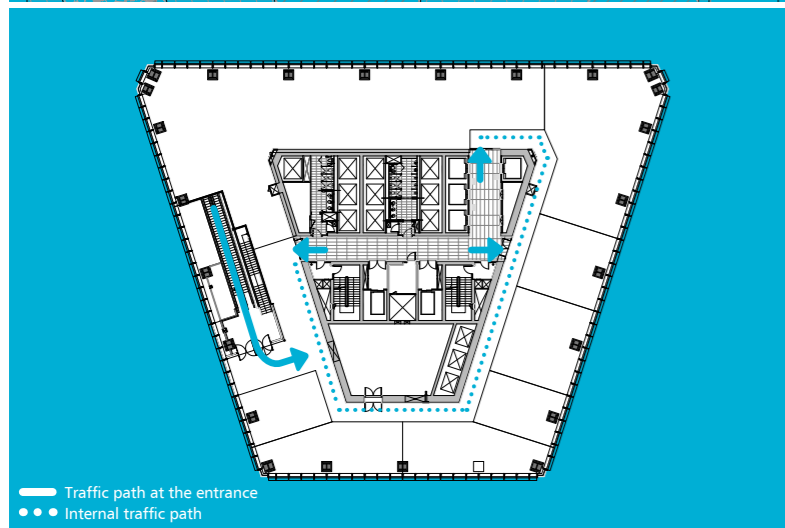
1F

Net Leasable Area | 307m²
 Floor height | 6.50m

The lobby is designed to minimize traffic congestion by designating paths for internal businesses and visitors separated per usage(i.e. business facilities, lodging facilities and observation tower). The lobby is adorned with luxurious interiors and houses commercial facilities commensurate with a prime-class building.

Commercial establishments attracted

- Banks, Coffee houses, High-end brand stores



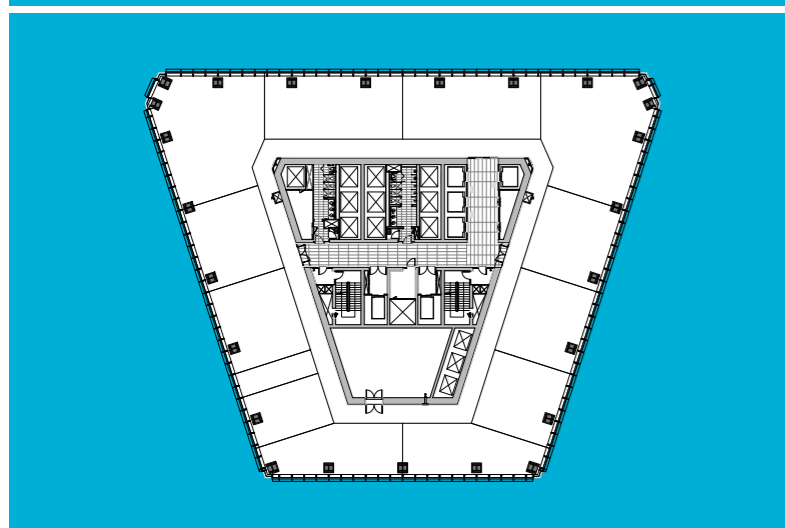
2F

Net Leasable Area | 1,613m²
 Floor height | 2.75m

People can access this floor by either escalator or elevator. Diverse types of commercial facilities provide convenience to both residents and visitors.

Commercial establishments attracted

- Stationery stores, food/beverage stores, groceries, and facilities designed to provide support for internal businesses



3F

Net Leasable Area | 1,767m²
 Floor height | 2.75m

This floor has a space for visitors. It is divided into clinic areas and everyday convenience areas.

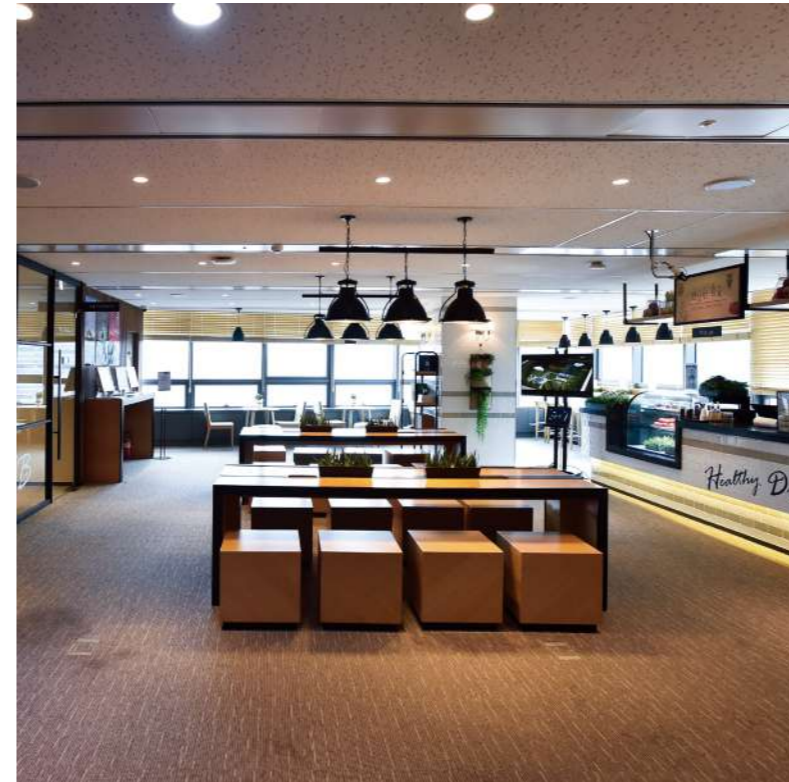


Table of Retail Spaces

Floors	Net Leasable Area(m ²)	Gross Leasable Area(m ²)	Efficiency Rate	Usage
65F	282	830	33.98%	Bar&Dining
33F	546	1,118	48.84%	Restaurant
12F	489	1,094	44.68%	Cafeteria
6F	552	1,123	49.16%	Medical
5F	547	1,113	49.11%	Medical
4F	541	1,103	49.04%	Medical
3F	535	1,091	48.97%	Medical
2F	488	1,034	47.20%	Retail
1F	93	251	37.27%	Lobby



Building owner

posco
INTERNATIONAL

posco
E&C

Inquiries about leases

posco
INTERNATIONAL

posco
WIDE

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