













Financial Street Shanghai Railway Station Mixed-Use

Shanghai, China

Financial Street Shanghai Railway Station Mixed-Use is a 264,000-square-meter multi-building mixed-use complex in Shanghai. The project, developed by Financial Street Holding Co. Ltd., a leading commercial real estate developer based in Beijing, is located on two parcels just north of the Shanghai Railway Station.

The project's primary western parcel features five main buildings, including 131,000 square meters of office space catering to a variety of tenants, 54,000 square meters of retail, 22,000 square meters of loft apartment space, and a 5,000-square-meter cultural center. The eastern parcel includes a 15,000-square-meter headquarters office building and a complex with 45,000 square meters of loft apartment space above a 15,000-square-meter retail podium.

The project creates a thriving district center—an urban destination that serves as a highly visible landmark with architecture, landscape and cultural elements fully integrated in order to enhance connectivity and define a true sense of place for the emerging district. Located adjacent to a major railway interchange, the development serves as an “attractor,” drawing people into the district from the city and other transportation hubs. Pedestrian routes above and below grade and multiple bridge links provide strategic connections to the public transportation system, as well as to adjacent parcels, neighboring developments and existing city networks.

One of the defining characteristics of the project is an environmentally friendly atmosphere that seamlessly connects the development with nature. The office buildings provide a park-like setting, with indoor-outdoor workspaces that appeal to technology, start-up and entrepreneurial organizations. An abundance of shared public space and lush, green retail streets combining leisure and entertainment activities promote a one-stop urban destination that offers visitors a unique experience. Fountains, pavilions and green walkways further establish the design as a natural extension of a positive lifestyle and vital contributor to enhancing health and well-being for the local residents of Shanghai.

GP and Lead 8 collaborated on the overall master plan for the two parcels. GP led the planning and design of all the office and residential buildings on the western parcel and developed the exterior design for the office and residential buildings on the

eastern parcel. Lead 8 directed the planning and design of all the

Project Data

SIZE

2,841,700 sf total

West Parcel

1,410,100 sf office

581,300 sf retail

236,800 sf loft apartments

53,800 sf cultural center

East Parcel

161,500 sf headquarters office

484,400 sf loft apartments

161,500 sf retail

FEATURES

Retail: Lead8

CLIENT

Financial Street Holdings Co., Ltd.

retail podiums on both parcels.