

# CITYGATE OFFICE

## AN INTEGRATED COMMUNITY

- Citygate is surrounded by 1.39Ha of landscaped open space including a public square with a stunning water fountain.
- Citygate Outlets with over 90 world-class brands offering up to 70% discounts all year round.
- An abundant choice of Asian and International cuisines.
- Novotel Citygate Hong Kong, a 440-room business hotel with meeting and banquet facilities.
- Comprehensive amenities including Ngong Ping 360 as well as scenic hiking and jogging trails.
- AsiaWorld-Expo equipped with exhibition, conferencing and entertainment facilities.
- Well-equipped community library and world-class swimming pool facilities.

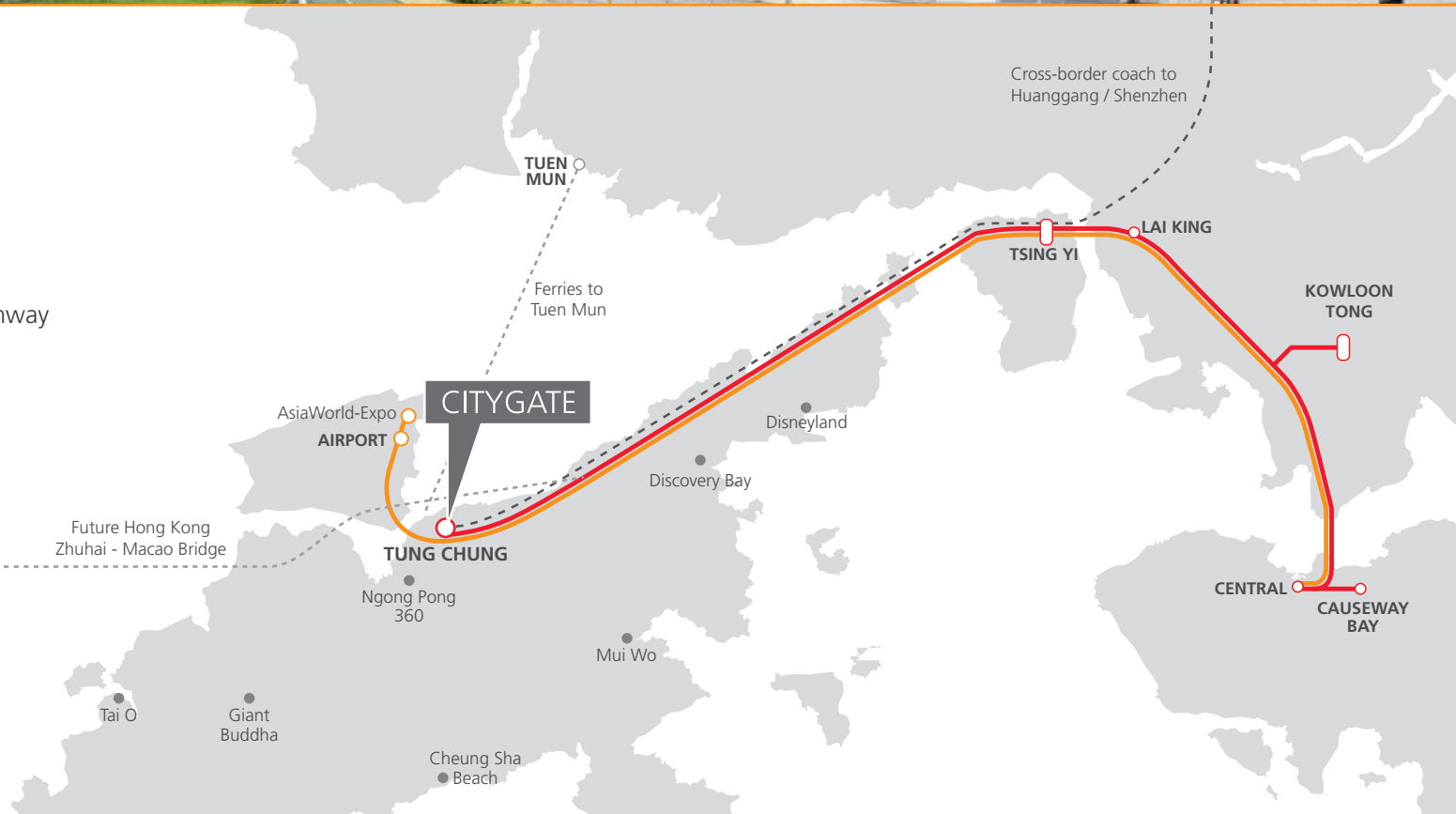




## TRANSPORTATION

- Transportation hub of Lantau
- Direct connections with MTR and bus terminus
- Over 1,100 carparking spaces at Citygate
- Superb road connections with North Lantau Highway
- Close to Hong Kong International Airport
- Within walking distance to ferry pier

From	Time
Airport	8 mins (by taxi)
Discovery Bay	15 mins (by bus)
Tsing Yi	13 mins (by MTR)
Lai King	16 mins (by MTR)
Central	28 mins (by MTR)
Kowloon Tong	31 mins (by MTR)
Causeway Bay	34 mins (by MTR)
Shenzhen	45 mins (by cross-border coach)





## KEY SPECIFICATIONS

### No. of Floors

9

### Total Gross Floor Area

Approx. 161,000 sq ft (15,000 sqm)

### Typical Gross Floor Area

Approx. 16,590 – 19,740 sq ft (1,540 – 1,830 sqm)

### Typical Finished Floor to False Ceiling Height

Approx. 2.7m (8 ft 10 in)

### Floor Loading

Approx. 5 kPa (100 lbs / sq ft)

### Trunking

Three-compartment floor trunking

### 24-hour Access

Card key system incorporated with the passenger lifts for controlling access to each office floor after office hours

### Air-conditioning

Fan coil system (FCU) with perimeter heating

### Lifts

Four passenger lifts and one service lift

### Tenants' Standby Electrical Provision

Provision of emergency electrical power to tenant's essential applications and equipment

### Computer Room Cooling

Dedicated 24-hour chilled water supply with backup generator

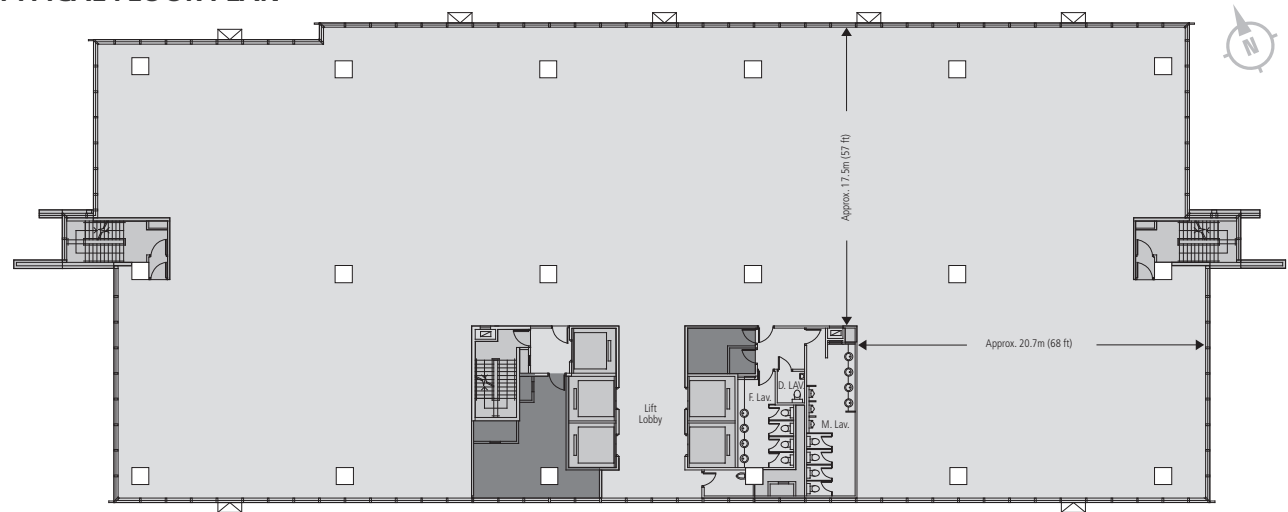
### Telecommunications Provisions

- Dual risers
- Full Cat.5 and fibre optic cabling
- SBI telecommunications network
- Provisions for tenants' inter-floor cabling

### Environmental Achievements

- Indoor Air Quality Certificate (Excellent Class)

### TYPICAL FLOOR PLAN



**ADDRESS : 20 Tat Tung Road, Tung Chung, Lantau**

**LEASING ENQUIRIES : (852) 2109 6600 or email: [leasing@citygateoffice.com](mailto:leasing@citygateoffice.com)**