



PINHEIROS  
ONE





Recognized as one of São Paulo's most modern high-end corporate properties, **Pinheiros One** was meticulously designed to provide its users a seamless experience. This Triple A building features 18 floors, with spaces ranging from 750 m<sup>2</sup> to 1600m<sup>2</sup>. With **LEED Gold** Construction certificate and **LEED Platinum** O&M certificate, Pinheiros One has generators capable of meeting 100% of its energy needs, central air conditioning and robust security and fire safety systems. Furthermore, the building includes a range of unique services and utilities, such as two communal terraces, restaurant, auditorium, concierge, among others.

Pinheiros One is **strategically located**, with direct access to Marginal Pinheiros Highway and Francisco Morato Avenue. It is close to Butantã subway station, Hebraica CPTM (train) station, and several cycle lanes. The area boasts two major shopping malls, Iguatemi and Eldorado, as well as numerous restaurants and services.

<b>Location:</b>	Rua Lemos Monteiro, 120   Butantã   São Paulo   SP
<b>Total Leasable Area:</b>	33,356 m <sup>2</sup>
<b>Configuration:</b>	18 stories. Spaces from 750 m <sup>2</sup> to 1,600 m <sup>2</sup>
<b>Construction:</b>	2013



360° tour of a  
typical floor



# Location



## Key

- |  |   |  |
|--|---|--|
| <b>M</b> Subway<br>(600 m Butantã Station)         | <span style="color: green;">●</span> Banks        | <span style="color: yellow;">●</span> Post Office  |
| CPTM (Train)                                       | <span style="color: blue;">●</span> Hotels        | <span style="color: red;">●</span> Hospitals       |
| <span style="color: magenta;">⋯</span> Cycle Lanes | <span style="color: orange;">●</span> Restaurants | <span style="color: darkblue;">●</span> Pharmacies |
|  | <span style="color: pink;">●</span> Gyms          | <span style="color: brown;">●</span> Taxi Ranks    |

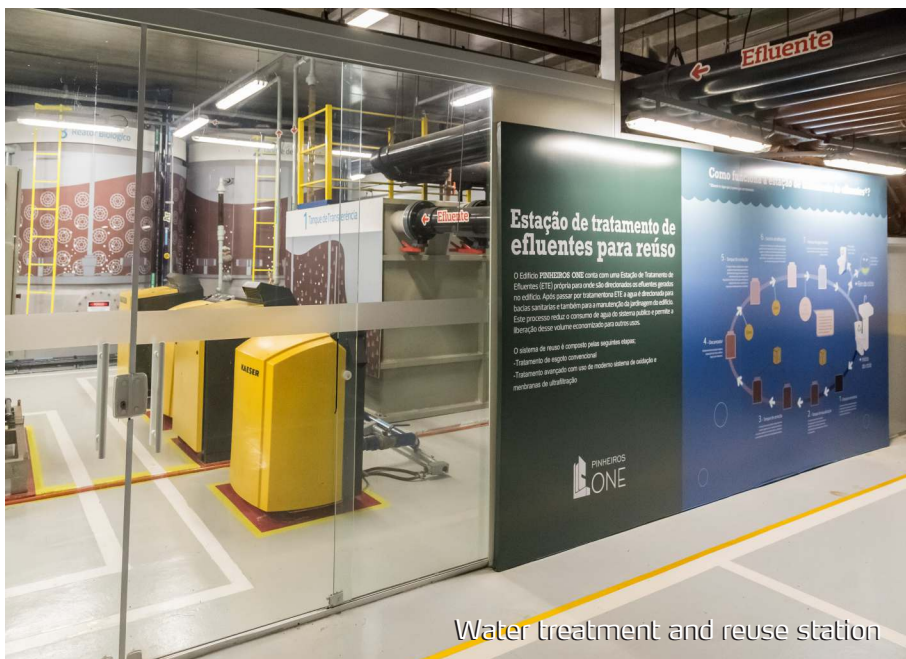
Rua Lemos Monteiro, 120 | Butantã | São Paulo | SP



# LEED Zero



Wall of Plants



Water treatment and reuse station

**Pinheiros One** is the first corporate building in Brazil to be certified **Carbon Zero**. Moreover, it has **Zero Energy** and **Zero Water** certifications, within the **LEED Zero** (Leadership in Energy and Environmental Design) certification.

In addition to advanced technology, **Pinheiros One** has a complete water treatment and reuse station, which also serves for watering the gardens and the wall of plants, considered one of the largest in Brazil.



Zero Carbon Emission



Net Zero Energy



Net Zero Potable Water

CARBON ZERO

ENERGY ZERO

WATER ZERO

PINHEIROS  
ONE





Side Facade



Main Facade



Communal Terrace





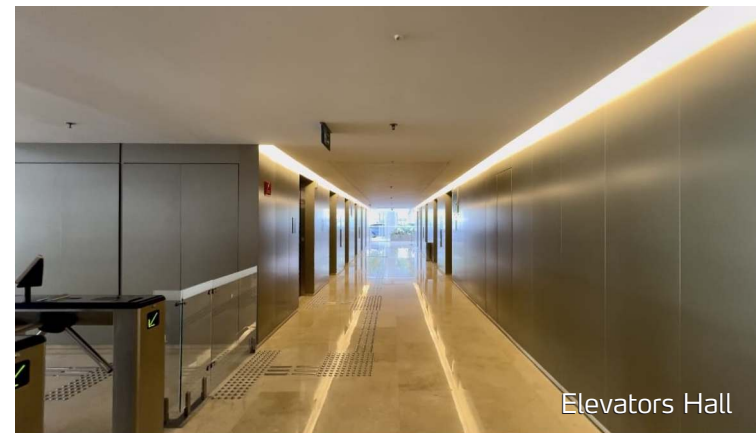
Lobby



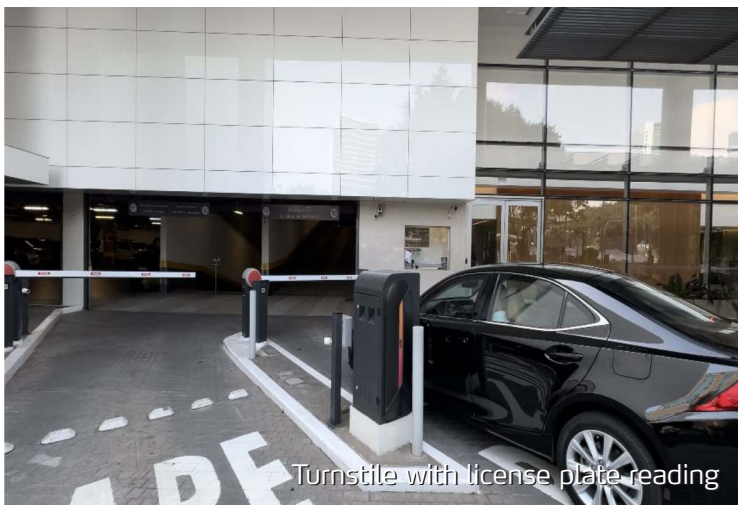
Reception



Lobby



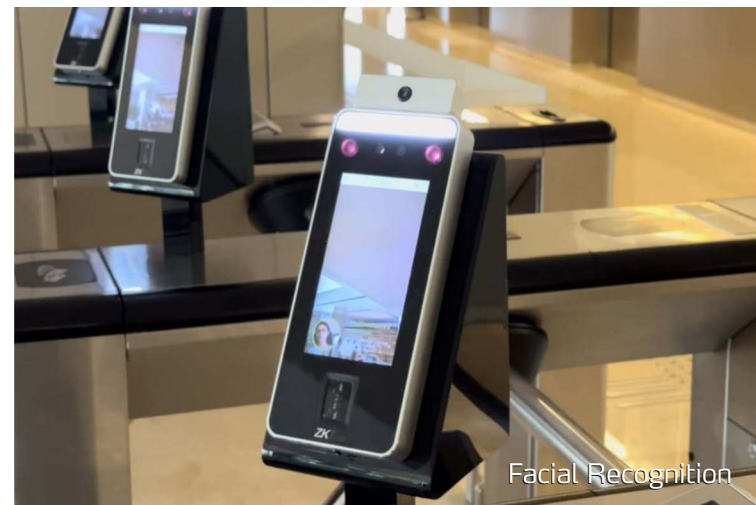
Elevators Hall



Turnstile with license plate reading

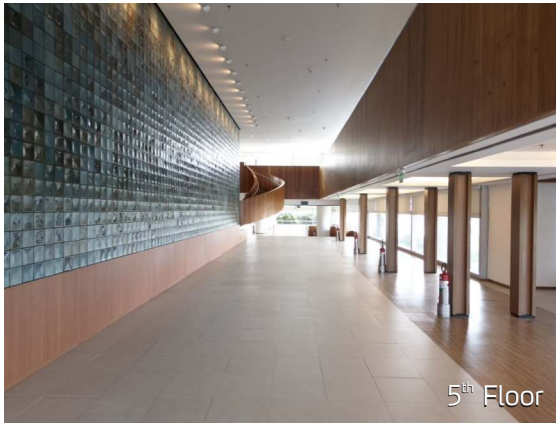


Valet



Facial Recognition

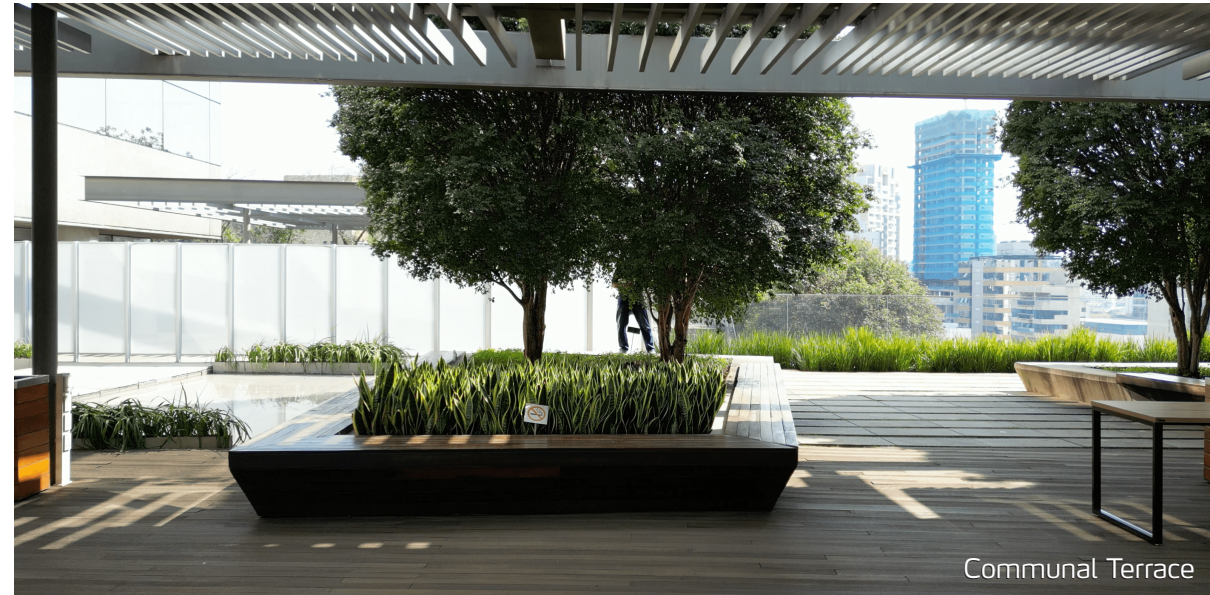




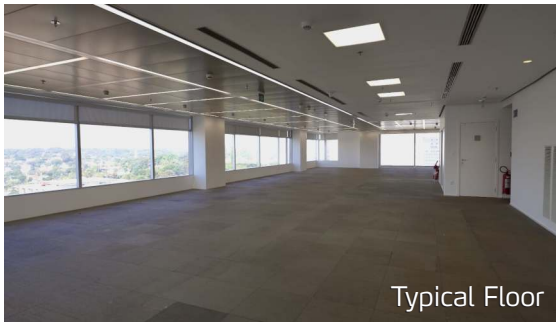
5<sup>th</sup> Floor



Auditorium



Communal Terrace



Typical Floor



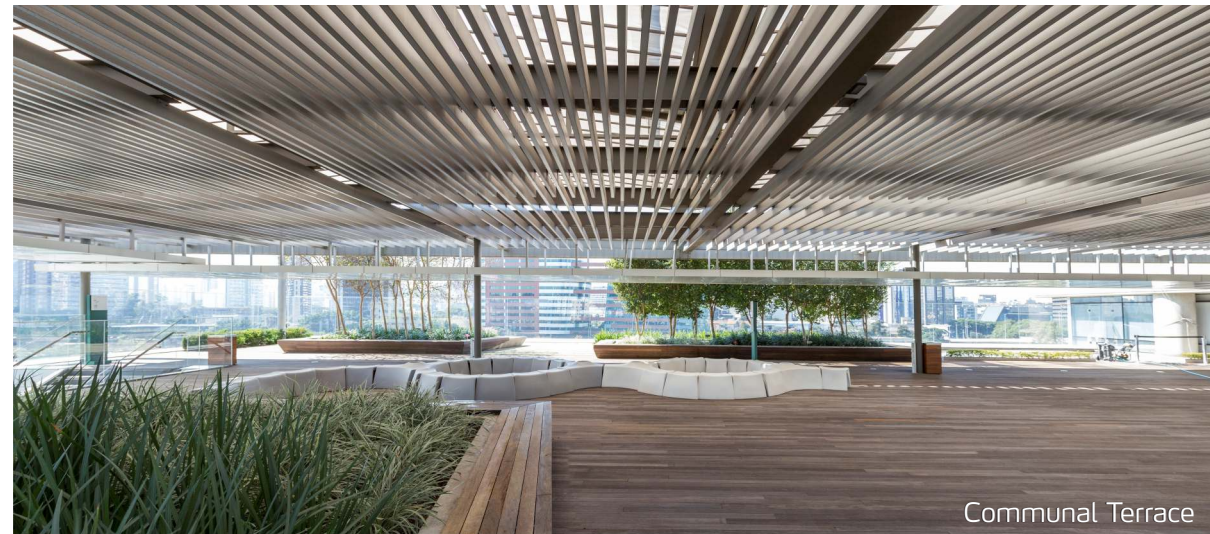
Dressing Room



View



Car Wash Station



Communal Terrace



Electric Vehicle Parking



Docks



Generators



Women's changing room



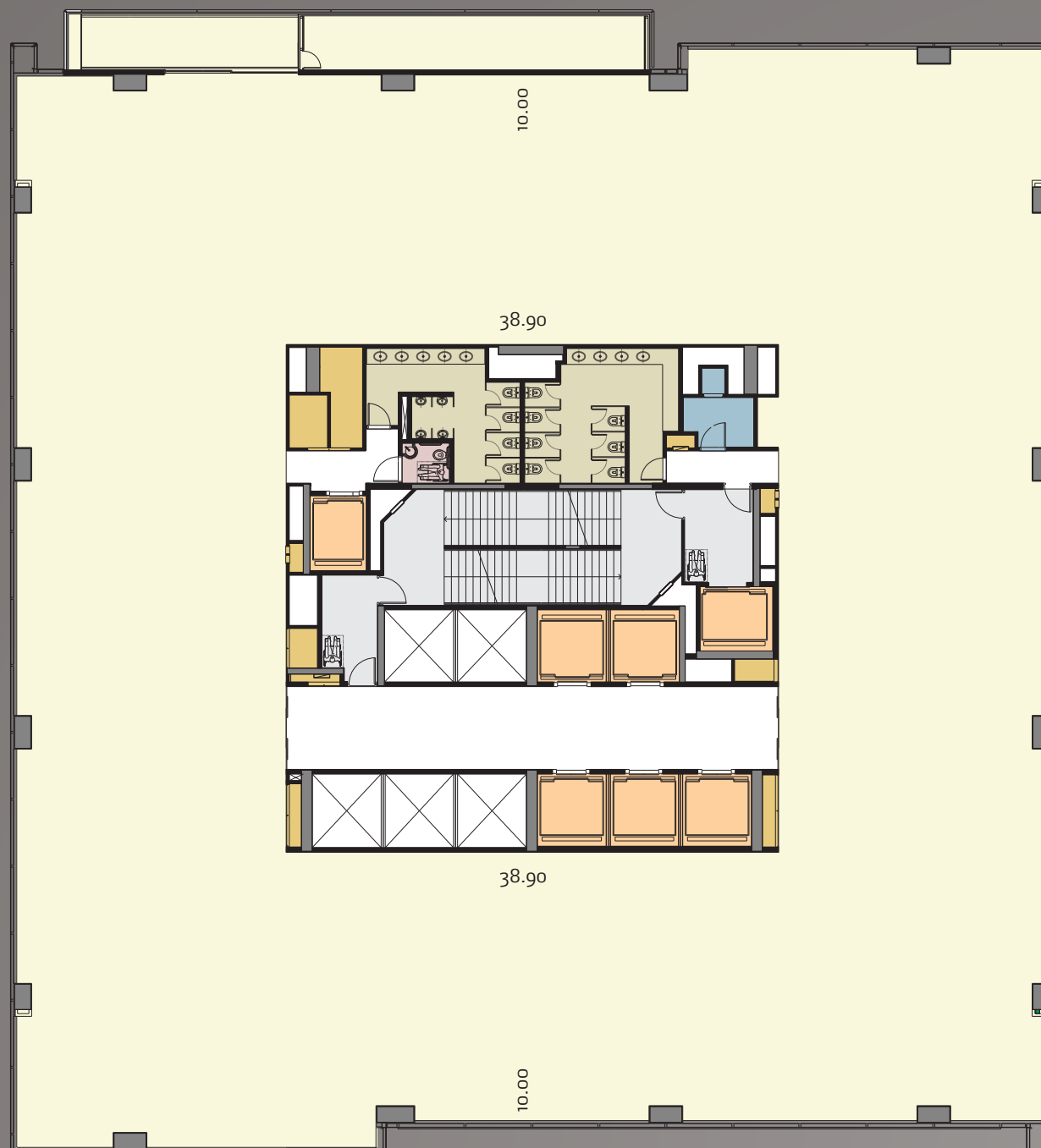


# Typical Floor

## Key

- Elevators
- Offices
- Toilets
- Emergency exit stairs
- Accessible toilets
- Technical rooms
- Pantry

Typical Floor Plan





# Typical Floor Layout





# Technical Information

## 1. Facade

Crystalline coatings, precast panels, semi-reflective glass and green wall.

## 2. Entry lobby

Double height ceiling with marble finishing and MDF boards. Covered valet area - Parking valets for visitors.

## 3. Typical floor height

Floor to ceiling 2.70 m.

## 4. Ceiling

Metallic modular with integration system for partitions and light fixtures.

## 5. Raised floor

Metallic - 15 cm.

## 6. Technical areas

Electrical, data and automation operations centers and shafts for equipment and cable routing.

## 7. Lighting

Recessed ceiling light fittings with 4 x 14w bulbs.

## 8. Floor load

500 kg/m<sup>2</sup> in office areas.

## 9. Basement garage and intermediate floor

1-level basement garage and 6-level intermediate floors with 919 spaces.

## 10. Bicycle storage

70 bicycle spaces and locker rooms.

## 11. Loading, unloading and shipping docks

Isolated area for receiving materials, pouches and mails.

## 12. Building management supervision

Control station for air conditioning, power and lighting systems, elevators, pumps, power substations, fire prevention, closed-circuit TV and access.

## 13. Air conditioning

VRF Central air conditioning system.

## 14. Elevators

A total of 19 elevators, of which 10 are passenger elevators serving the tower, 4 for the garages, 2 for the restaurant, 1 service elevator, 1 private elevator and 1 for the theater.

## 15. Generators

Generators for 100% of common and private areas.

## 16. Fire protection system

System with sprinklers, fire hydrants, extinguishers, audible alarms, smoke detectors, pressurized staircases, fire doors and fire control.

## 17. Personal and Asset Safety

Closed-circuit TV (CCTV), magnetic access cards, turnstiles, gates, barriers, door sensors and 24-hour surveillance.

## 18. Amenities

Auditorium, shipping area, restaurant, concierge, catering, salon, and convenience shop and services.

## 19. Waste treatment

For reuse in irrigation and sanitary basins.



# Chart of Areas

	Boma Area (m <sup>2</sup> )	Parking Spaces (per floor)
5 <sup>th</sup> and 6 <sup>th</sup>	4,203.67	68
7 <sup>th</sup> to 14 <sup>th</sup>	1,617.49	40
15 <sup>th</sup>	1,647.60	40
16 <sup>th</sup>	1,522.49	37
17 <sup>th</sup>	1,581.63	39
18 <sup>th</sup>	1,581.93	39
19 <sup>th</sup> to 24 <sup>th</sup>	1,646.83	40
<b>Total</b>	<b>37,561.89</b>	<b>851</b>

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