

## KK100



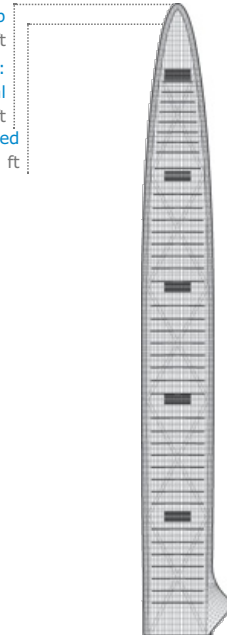
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Height: To Tip  
441.8 m / 1,449 ft

Height:  
Architectural  
441.8 m / 1,449 ft

Height: Occupied  
427.1 m / 1,401 ft



Height: Observatory  
427.1 m / 1,401 ft

Floors Above Ground  
100

Floors Below Ground  
4

# of Elevators  
66

Top Elevator Speed  
9 m/s

Tower GFA  
220,000 m<sup>2</sup> / 2,368,060 ft<sup>2</sup>

Development GFA  
417,000 m<sup>2</sup> / 4,488,551 ft<sup>2</sup>

# of Hotel Rooms  
249

# of Parking Spaces  
2,000

### Facts

Official Name	KK100
Other Names	KK100 Development, Kingkey 100, Kingkey Finance Center Plaza, Kingkey Finance Tower
Structure Type	Building
Status	COM
Country	China
City	Shenzhen
Street Address & Map	5016 Shennan East Road
Building Function	hotel / office
Structural Material	composite <ul style="list-style-type: none"> <li>Core: Reinforced Concrete</li> <li>Columns: Concrete Encased Steel</li> <li>Floor Spanning: Steel</li> </ul>
Energy Label	LEED Gold
Proposed	2004
Construction Start	2007
Completion	2011

### Companies Involved

Owner/Developer	Shenzhen Kingkey Real Estate Development Co. Ltd
Architect	<ul style="list-style-type: none"> <li>Design: TFP Farrells</li> <li>Architect of Record: Huasen Architectural &amp; Engineering Designing Consultants Ltd.</li> </ul>
Structural Engineer	<ul style="list-style-type: none"> <li>Design: Arup; RBS Architectural Engineering Design Associates</li> </ul>
MEP Engineer	<ul style="list-style-type: none"> <li>Design: Arup</li> </ul>
Main Contractor	China Construction Fourth Engineering Division Corp. Ltd.
Other Consultant	<ul style="list-style-type: none"> <li>Interiors: Laguarda.Low Architects</li> <li>Marketing: Wordsearch</li> <li>Way Finding: Sandu Environmental Signage</li> </ul>
Material Supplier	<ul style="list-style-type: none"> <li>Cladding: Shenyang Yuanda Aluminium Industry Engineering Co.,Ltd.</li> <li>Sealants: Dow Corning Corporation</li> <li>Steel: China Construction Steel Structure Corporation</li> </ul>

### About KK100

The KK100 development lies between the border of Shenzhen's business and residential districts in a densely developed area. To facilitate more sustainable development for the fast-growing city, the mixed-use tower was designed to be a hub for transit, provide amenities to the area, and provide an occupant density that would help to reduce urban sprawl and reliance on transportation.

As part of a greater master plan, the site was arranged to include a podium with retail and connections to public transportation, with the tower placed at the southwest end of the site to draw on the views of the city and neighboring Lizhi Park. The site formerly held a residential quarter with poor living conditions. To mitigate the effects of the development on the former residents, a joint initiative was formed which made them stakeholders in the new buildings and maintained the existing community.

The large podium was designed with a response to the site's foot traffic and context, providing entrances appropriate to the scale and density of the area. A future residential complex will connect to this podium, as well as the tower, to create an integrated development to serve all the needs of its occupants. The main entrance to the tower takes the building skin and pulls it into an inviting curvilinear canopy, funneling in

residents and workers.

The tower's curving form was intended to allude to a fountain of water, symbolizing the wealth and prosperity of the city of Shenzhen. The base of the tower connects to the lower-level programs as well as to the urban fabric at the pedestrian scale. The curved north and south façades are oriented to Hong Kong and the Maipo marshes, while the slender east and west façades taper to the curved apex of the tower, providing less area for morning and evening solar gain.

Levels 4–72 of the building comprise office space, with slightly different floor plates between adjacent levels due to the curve of the tower. The floor-to-floor height is a generous four meters, allowing a maximum of daylight penetration into the work spaces. The layout of the office spaces was generated to provide a great deal of flexibility to meet the needs of various tenants.

Levels 75–95 house the St. Regis Hotel and its own conference and meeting facilities. Hotel visitors arrive at the sky garden lobby on the 94th floor, which opens into a large, open atrium and garden at the top of the building. This level accommodates several fine-dining options as well as panoramic views of the city surrounding the tower. The atrium stretches 16 stories below the sky garden, housing lifts to reach guest rooms and bringing natural light into the core of the hotel section of the tower.

The building aims to be a sustainable example for the city, employing various approaches to create a "green" development. In addition to the building form's response to the local climate, a free-cooling system was used, as well as a highly developed envelope to improve the performance of the building. Vertical and horizontal fins were employed on the façade to reduce glare and solar gain, increasing the comfort of the inhabitants. Overall, the complex hopes to reduce demands on infrastructure by providing a place where people can work and live, eliminating needs for transit between these uses.

## **KK100**

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### **CTBUH Initiatives**

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#### **Top Company Rankings: The World's 100 Tallest Buildings**

13 Oct 2016 – CTBUH Research

#### **Shenzhen Regional Tour Report**

21 Sep 2014 – Tour Report

#### **KK100 Chosen as Featured Building**

May 2013 – Featured Tall Building

[More Initiatives →](#)

### **Videos**

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#### **From San Diego to Guangzhou: The Story of Marketing Tall Buildings**

19 Oct 2016 – William Murray, Wordsearch

#### **Urban Development and Tall Buildings in Shenzhen**

18 Oct 2016 – Chongguang Xu

#### **Panel Discussion: Future Cities: What are the Biggest Threats and Opportunities?**

17 Oct 2016 – Steve Watts, Alinea Consulting; Jianping Gu, Shanghai Tower C&D; Rui Gu, CAPOL; Ray Shick, Gensler; Chris Yoshii, AECOM

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### **Research Papers**

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#### **The Global Tall Building Picture: Impact of 2019**

Jan 2020 – CTBUH Journal 2020 Issue I

#### **The Global Tall Building Picture: Impact of 2018**

Jan 2019 – CTBUH Journal 2019 Issue I

#### **The Global Tall Building Picture: Impact of 2017**

Feb 2018 – CTBUH Journal, 2018 Issue I

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### **CTBUH Awards**

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#### **Best Tall Building Asia & Australasia 2012 Award of Excellence**

CTBUH Awards 2012

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