

ONE  GROVE

Expanding Office Lifestyle



ONE GROVE

An aerial photograph of a dense forest. The trees are mostly dark green, but a large section in the center-right is illuminated with a warm, golden-yellow light, creating a strong contrast. A narrow, light-colored path or stream bed runs vertically through the center of the image, separating the dark forest from the golden-lit area.

ONE GROVE

The name "One Grove" combines "ONE", signifying uniqueness, with "GROVE", symbolizing a forest, to represent the superiority of the landmark asset that captures the essence of nature within the city.

It reflects the limitless possibilities that arise from an elevated work environment, exceptional standards, and a wide array of experiences.

Opening a New Horizon for Prime Office Spaces.

The majestic presence of One Grove creates a new landscape, serving as a gateway to Magok District. Experience a new office lifestyle where the large office space, premium amenities, lush garden, and a shopping mall come together in perfect harmony.



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OVERVIEW

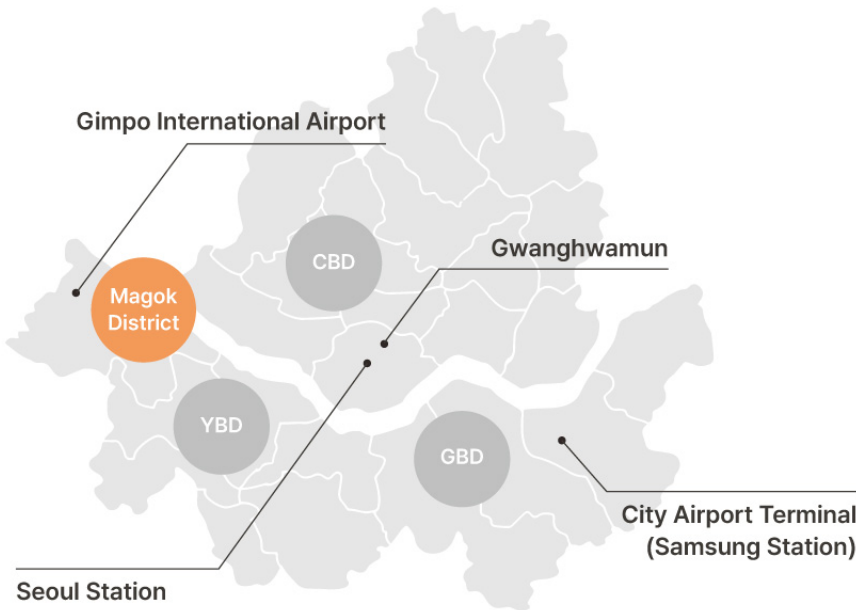
One Grove is a prime office building located in the heart of Seoul's Magok District, spanning approximately 460,000m² in total gross floor area.

With its expansive sunken central garden, One Grove will inject vibrant energy into the city and establish itself as a landmark that opens a new horizon for business and lifestyle.

Location	Magok-dong 769, 769-1, Gangseo-gu, Seoul, South Korea	
Usage	Office Facilities, Retail Facilities	
Site Area	39,051.3m²	
Gross Floor Area (Planned)	Total : 462,918.4m² Retail (RE) : 87,366.1 m²	Office : 315,562.5m² Retail (TR) : 60,064.3m²
Parking Capacity	3,875 slots	
Number of Floors	11F / B7: Office (2F~11F), Retail (B2~2F)	
Completion	September 2024	

CONNECTIVITY

Magok District, where One Grove is located, is a gateway with excellent accessibility to key areas of Seoul, including Gwanghwamun, City Airport Terminal (Samsung Station), and Seoul Station, all supported by its robust transportation network and prime location. As a large-scale mixed-use facility featuring prime office spaces and One Grove Mall, it boasts excellent visibility from the main road and is expected to contribute significantly to the revitalization of the local commercial area. The public pathway allows for easy access from Magok Station on Line 5 to B1 of One Grove, and it is also connected to Magongnaru Station, further enhancing convenience for users.



Robust transportation network and excellent location

Subway

Directly connected to Magok Station on Line 5, with two additional lines nearby.

Line 5 : 5 minutes to Gimpo International Airport, and 35 minutes to Gwanghwamun Station

Line 9 : 20 minutes to Yeouido Station, and 35 minutes to City Airport Terminal (Samsung Station)

Airport Railroad : 35 minutes to Incheon International Airport, and 26 minutes to Seoul Station

Bus

Easily accessible by mainline buses and green bus.

Over 20 buses stops located within 500m radius

Car

Easily accessible to regional transportation networks.

25 minutes to Gwanghwamun Station via Gonghang-daero, and 60 minutes to Yangjae Station via Nambu Beltway

10 minutes to Gimpo Airport International Airport, and 40 minutes to Incheon International Airport

LOCATION

An extensive high-tech cluster with R&D and tech companies



A growth hub for R&D and emerging technology industries

Stabilized business infrastructure with numerous corporate HQs and R&D facilities.

Increased synergy from concentrated high-tech industries like IT, BT (Bio-tech) and NT (Nano-tech).

Ideal hub for attracting top-tier talent in the Southwestern Seoul.

A comprehensive business infrastructure



A hub for international exchange

A MICE complex integrating exhibition, convention, and commercial functions.

Boosting international exchange through global events like conferences, expos, and e-sports.

Revitalizing the regional economy by fostering a knowledge-based industry connecting various sectors.

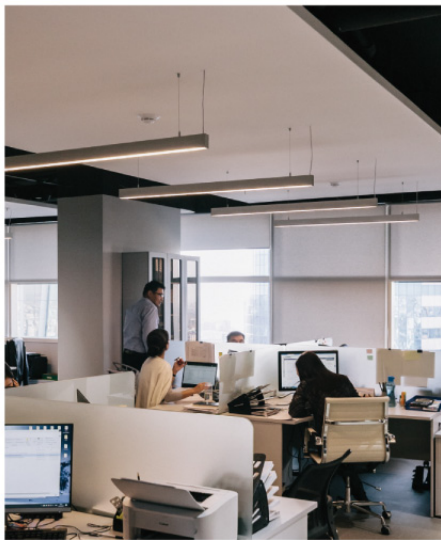


Abundant natural environment within the city

Creation of a pleasant environment with approx. 500,000m² Seoul Botanic Park.

Ample green spaces in the center of the complex offering relaxation and exercise areas for office workers.

Integration of amenities and cultural spaces to create a business district with social and environmental benefits.



One-stop integrated infrastructure

District office and council centralized for one-stop administrative services.

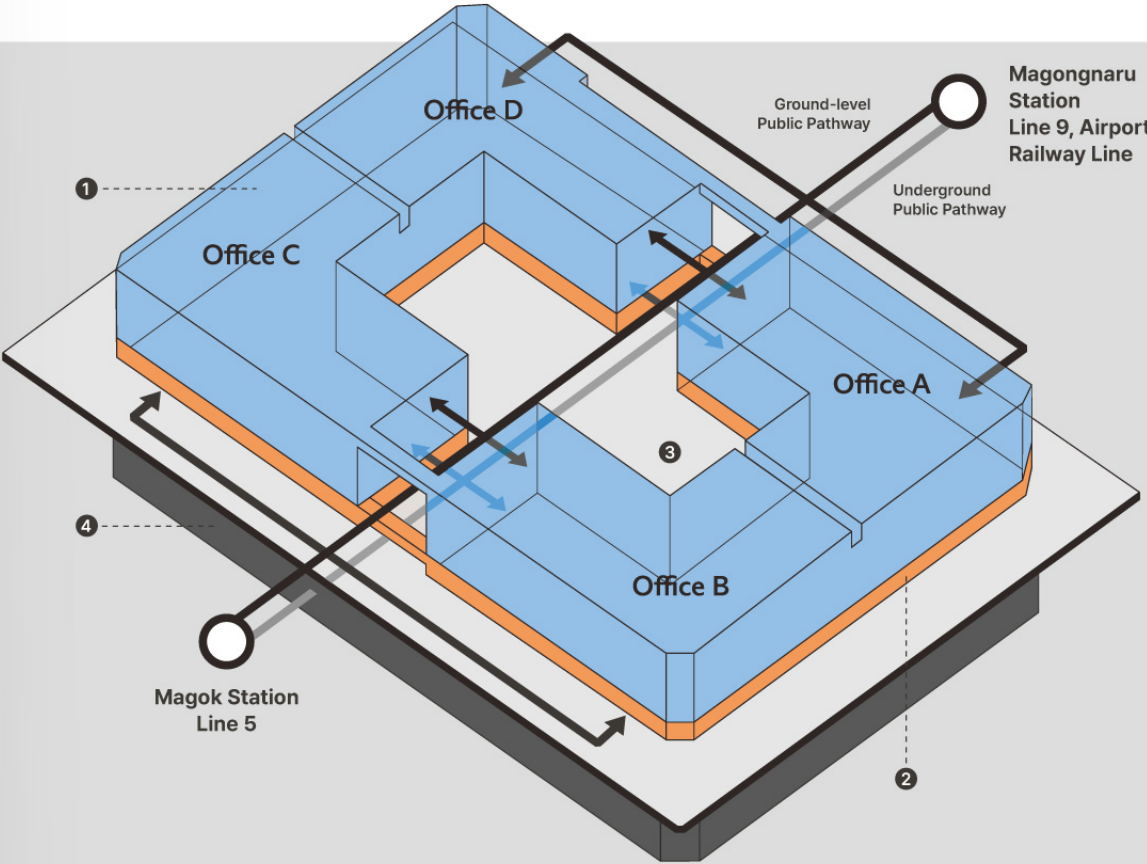
University hospital and health center improving convenience.

Enhanced efficiency and convenience for office workers.

THE BUILDING

MASTERPLAN

One Grove consists of approximately 310,000m² of office space and 150,000m² of retail space. It also features a connected pathway system, including underground and ground-level public pathways, and a central garden spanning about 7,000m², offering a seamless experience of business, relaxation, and leisure within One Grove.



1 Office (3F - 11F)	Magok District's first prime office with a 314,050m ² gross floor area. Largest typical floor area per building at 5,289m ² (NLA: 3,967m ²). Integrated lobby on the 2nd floor.
2 Retail & Mart (B2 - 2F)	Approx. 147,500m ² of retail space across four floors [B1 - 2F] Shopping Mall (One Grove Mall) [B2] E-MART Traders
3 Center Garden (B1 - 1F)	Central garden in the center of four office buildings Nature-friendly botanic garden spanning 7,600m ²
4 Car Park (B7 - B3)	3,875 parking slots (planned)

ENTRANCE

The One Grove office lobby is located on the 2nd floor.

The 1st-floor public pathway connects to the lobby through double-height entrances (with a ceiling height of 7.7m) planned for each building.

The underground public pathway on the B1 level, which is connected to Magok Station (Line 5) and Magongnaru Station (Line 9 and Airport Railroad), also provides direct access to the lobby via escalators.

The office pathways are separated from the retail areas, enhancing the prestige of the office space and offering convenience to office users.

1 Impressive entry space

A distinctive entry space where the modern exterior harmoniously blends with a nature-friendly central garden.

2 Excellent accessibility

Maximized accessibility and convenience through escalators directly connected to the subway and an integrated lobby on the 2nd floor.

ELEVATOR

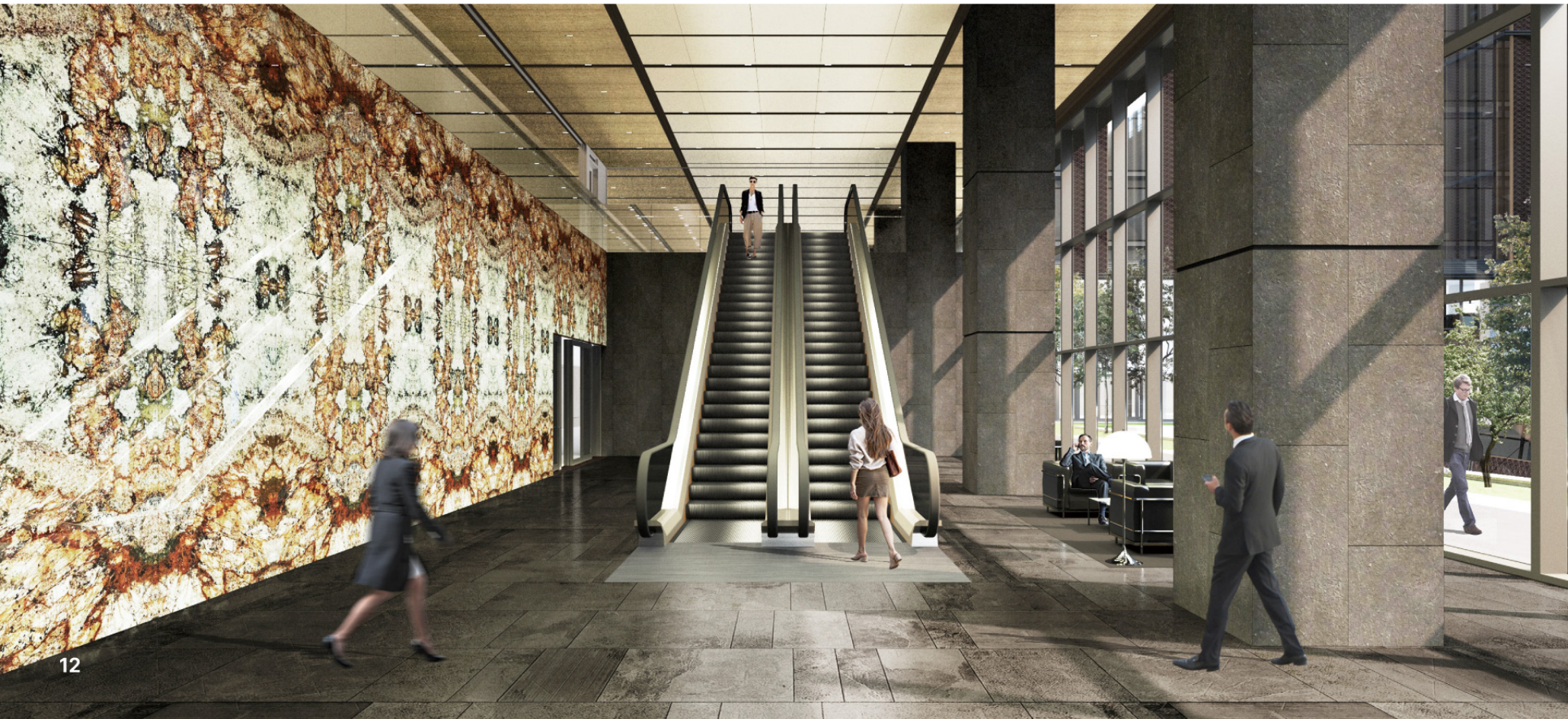
One Grove features a total of 48 passenger elevators (12 per building) connecting the lobby with office spaces, 12 shuttle elevators (3 per building) connecting the underground parking to the lobby, and 16 freight (emergency) elevators (4 per building). The ample number of elevators and the destination control system minimize wait times for office users, while the purpose-specific elevator system ensures the most efficient traffic flow.

1 Efficient operation system

Each building is equipped with 12 passenger elevators, 4 freight elevators, and 3 shuttle elevators, all purpose-specific, to optimize movement efficiency for office users.

2 Distributed layout maximizing transport capacity

By distributing passenger elevator halls, elevator traffic is minimized, ensuring a smooth and comfortable flow into and out of the workspace.



OFFICE

One Grove offers the largest typical floor area in Korea, providing flexible office space layout and optimal work efficiency. The specialized lobby and top-class concierge-style reception elevate the prestige of tenants, while the speed gates and destination control system ensure high security and convenience.

1 High space efficiency

Featuring the country's largest typical floor area at 3,967m² and a ceiling height of 2.7m (extendable to over 3.0m when open), the office space accommodates a wide range of versatile layout.

2 Exceptional work environment

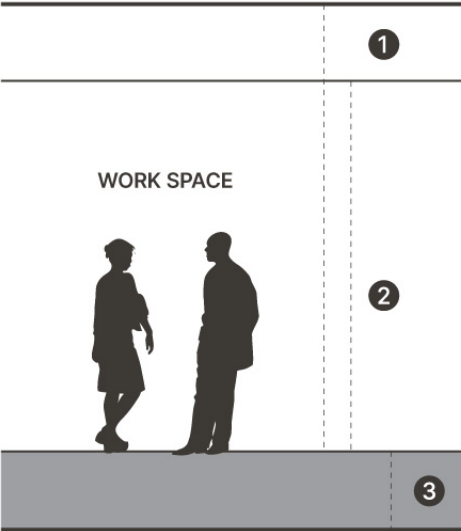
Each building is equipped with three restrooms and two elevator halls to optimize movement of office users, along with a total of 3,875 parking slots, ensuring ample parking availability.



OFFICE

The floor plan features a Center Core design, with elevators, restrooms, and other common facilities strategically distributed to maximize space efficiency. The column-free span of up to 16.5 meters enhances the usability of office spaces, providing flexible layout options. All workspaces are designed to have direct exposure to the outdoors, ensuring natural light, ventilation, and scenic views.

Section Plan



- 1 Ceiling Height (Extended) 3.00~3.25m
- 2 Ceiling Height 2.70m
- 3 OA Floor 0.30m

※ All typical floors in One Grove are equipped with ceiling finishes.

※ The underfloor air conditioning system efficiently maintains the building's temperature across a large surface. It ensures a comfortable working environment by precisely controlling temperature and humidity, while also providing improved indoor air quality.

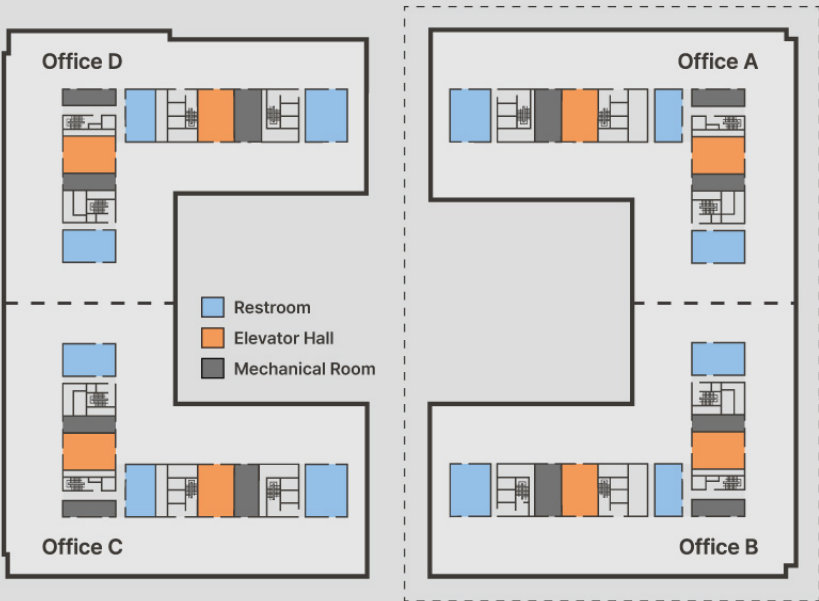
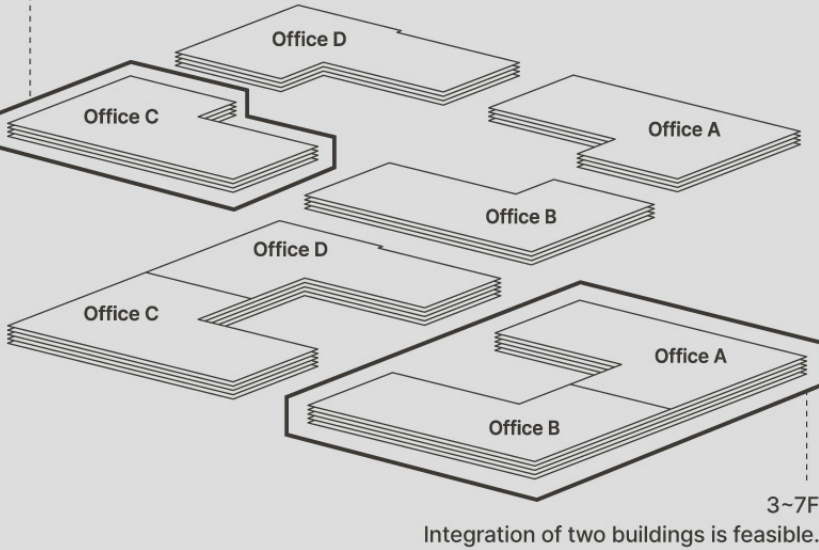
Floor Area

Floor	Office A		Office B		Office C		Office D	
	Lease Area	Usable Area	Lease Area	Usable Area	Lease Area	Usable Area	Lease Area	Usable Area
8~11F	8,684m ²	4,085m ²	8,687m ²	4,085m ²	8,757m ²	4,158m ²	8,320m ²	3,910m ²
6~7F	8,945m ²	4,214m ²	8,952m ²	4,214m ²	9,038m ²	4,294m ²	8,605m ²	4,046m ²
4~5F	8,988m ²	4,234m ²	8,995m ²	4,234m ²	9,081m ²	4,317m ²	8,647m ²	4,066m ²
3F	8,869m ²	4,178m ²	8,935m ²	4,204m ²	8,955m ²	4,254m ²	8,558m ²	4,023m ²

※ Subject to change during the development process.

Typical Floor Plan

8~11F
4,000m² of net leasable area per building.



※ 3rd Floor

CAR PARK

From B4 to B7, there are 3,080 parking spaces available (excluding parking slots for E-mart Traders). The parking facility features separate entry and exit points (two entrances and two exits) for quick vehicle access. The underground parking is designed with clear vehicle and pedestrian pathways, ensuring a comfortable and safe parking environment. Additionally, a VIP drop-off zone on B4 offers exclusive accessibility for tenants and visitors.

Floor	Parking Slots
B4	602
B5	694
B6	885
B7	899
Total	3,080

※ Includes 297 slots for electric vehicles on the B7.

The VIP drop-off zone on B4 includes a waiting area for vehicles, a private restroom, and an exclusive elevator, ensuring privacy and quick access.

Safe and efficient vehicle access is provided through four separate entry and exit points (two entrances and two exits).



LIFESTYLE

AMENITY

One Grove offers dedicated amenity spaces for tenants, including lounges, meeting rooms, and break room. These facilities provide an optimal environment for both work and relaxation, with premium services managed by Haevichi Hotel & Resort.

GROVE LOUNGE

by HAEVICH

Lounge



An elegant and classic cultural space

A space offering a variety of cultural experiences, from books and magazines to music, with an elegant atmosphere and services ideal for **hosting** guests.



A lively space for relaxation

A space offering diverse culinary experiences, featuring various seating arrangements in a shared office style, including communal areas & private zones.

Meeting Room



A business-focused meeting space

Designed with large meeting rooms to accommodate large group meetings, interviews, and internal company event.

Break Room



A relaxing space for comfort

Equipped with recliners in the break room to support the physical and mental recovery of tenant company employees.

OUTDOOR SPACE

Approx. 7,600m² central garden provides a relaxing space for visitors while fostering a pleasant work environment. Complementing this, the 2,300m² sunken garden, inspired by the concept of a small forest, infuses the city with a touch of nature.

Refreshment Amid the City



Sunken garden

Approx. 2,300m² garden inspired by the natural beauty of a small forest, with direct access to an underground public pathway.



Central garden

Approx. 7,600m² central garden featuring various rest areas, connected to a ground-level public pathway and a sunken garden.



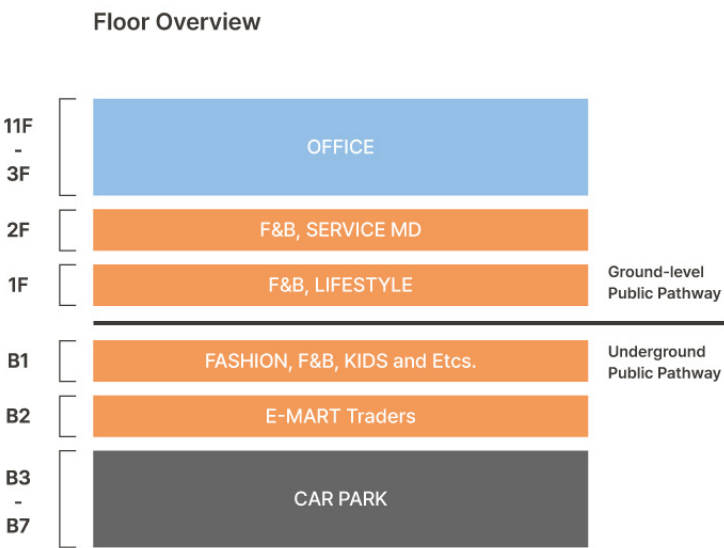
Rooftop garden

A spacious relaxation area exclusive to tenant company employees, along with a 710-meter jogging track.



ONE GROVE MALL

One Grove Mall, spanning from the basement level to the second floor above ground, is designed as a dining and leisure venue for office workers, while also offering contemporary lifestyle amenities for local residents. The mall boasts a distinctive tenant mix, including family-friendly facilities and restaurants. Additionally, the presence of E-Mart Traders on B2 is expected to keep the mall vibrant even on weekends.



A Comprehensive Space for Shopping and Relaxation



B1 : FASHION, F&B, KIDS

A shopping space offering fashion, kids' items, and daily F&B options, designed to provide convenience and comfort during commuting hours and lunch breaks.



1F : F&B, LIFESTYLE

A comfortable and visually engaging space incorporating F&B outlets, cafés, and lifestyle retail that blend with the central garden.



2F : F&B, SERVICE MD

An optimal service environment for both tenants and visitors, featuring fine dining and service-focused tenants (banks, hospitals, fitness centers, and salons).

FACILITIES

FACILITIES

Architecture			
Floor-to-floor height and ceiling height	Story	Floor-to-floor height	Ceiling height
	Office facilities(11F)	4.05M	2.7M (Open ceiling height: 3.00~3.25m)
	Office facilities(3~10F)	3.80M	
	Office facilities Lobby(2F)	4.80M	2.70M
	Retail facilities(2F)	4.80M	2.70M
	Retail facilities(1F)	5.00M	2.70M
	Retail facilities(B1)	9.00M	3.00M
Concrete slab load	Story	Dead load	Live load
	Office facilities	6.89kN/m²	3.5kN/m²
	Retail facilities	7.68kN/m²	5.0kN/m²
OA floor installation	Office facilities OA floor & carpet tiles		
Net floor area of typical office floor	Office A		
	Lower floors(3F)	4,177m²	
	Lower floors(4,5F)	4,234m²	
	Middle floors(6,7F)	4,214m²	
	Upper floors(8~11F)	4,087m²	
	Office B		
	Lower floors(3F)	4,206m²	
	Lower floors(4,5F)	4,234m²	
	Middle floors(6,7F)	4,214m²	
	Upper floors(8~11F)	4,087m²	
	Office C		
	Lower floors(3F)	4,255m²	
	Lower floors(4,5F)	4,316m²	
	Middle floors(6,7F)	4,295m²	
	Upper floors(8~11F)	4,159m²	
	Office D		
	Lower floors(3F)	4,024m²	
	Lower floors(4,5F)	4,066m²	
	Middle floors(6,7F)	4,045m²	
	Upper floors(8~11F)	3,909m²	
Basic module (column spacing)	8,500mm x 13,500mm		

Office lighting type and illuminance		LED Type / 400lx				
Parking Slots	Story	Standard V.	Electric V.	Operational V.	Total	
	B2	0	0	8	8	
	B3	733	54	0	787	
	B4	412	176	14	602	
	B5	694	0	0	694	
	B6	885	0	0	885	
	B7	602	297	0	899	
	Total	3,326	527	22	3,875	
Elevator specifications		Passenger(Office)	Emergency	Passenger(Retail)		
	Quantity	48 units	16 units	12 units		
	Passenger limit	21	21	21		
	Weight limit	1,600kg	1,600kg	1,600kg		
	Operating floors	2F~11F	B7~11F(All floor)	B7~2F		
	Speed	105m/min	90m/min	105m/min		
		Type Observation	Freight	Total		
	Quantity	4 units	1 units	81 units		
	Passenger limit	21	130			
	Weight limit	1,600kg	2,500kg			
	Operating floors	B1~1F, B1~2F	B1~1F, B1~2F			
	Speed	105m/min	105m/min			
	Security					
	Integrated system operation		Integrated control for common areas & individual control by tenants within leased areas			
Key security systems		Implementation of CCTV, card key access control system, and speed gates				
Key area CCTV		1F Lobby	Fixed Dome Camera + Speed Gate			
-Installation of surveillance CCTV cameras in security-critical areas		2F	Fixed Dome Camera			
		Typical floor	Fixed Dome Camera (Common area)			
		Underground car park	Bullet Type IP Camera			
		Outdoor space	Speed Dome Type IP Camera			
		Bicycle rack	Bullet Type IP Camera			
		Elevator	Fixed Dome Camera			
		Rooftop floor	Speed Dome Type IP Camera			

Electricity		
Net floor area electrical equipment capacity	Approximately 228 kW on average (per building, per floor)	
Emergency generator capacity	Office A	1,750kW (2,188kVA) 1 units
	Office B	800kW (1,000kVA) 1 units
	Office C	1,250kW (1,563kVA) 1 units, 750kW (937kVA) 1 units
	Office D	800kW (1,000kVA) 1 units
	Retail	1,000kW (1,250kVA) 2 units
	E-Mart	1,500kW (1,875kVA) 1 units
UPS installation status	Office A	30kVA
	Office B	30kVA
	Office C	80kVA
	Office D	30kVA
	Retail	30kVA
Grounding type	Common grounding method	
Lightning protection	Lightning protection system and SPD (Surge Protection Device)	
Building power voltage	22.9kV	
Lighting system	100% LED lighting	
Car park electrical sys.	Car park lighting dimming control, Parking management system, Parking guidance system, Emergency bell system	
Control & monitoring sys.	Power control, Lighting control, Remote metering system	
Tenant power supply sys.	Supplied from floor distribution panels (branching from 1,600A to 2,500A bus duct plug-in boxes)	
Fire protection (FP)		
Key fire suppression sys.	Fire extinguisher, fire hydrant, sprinkler, evacuation equipment (escape device), fire suppression system, automatic fire detection system, alarm system, evacuation equipment, firefighting system (smoke control system)	
Sprinkler sys. type	Wet system * Outdoor areas(bicycle storage, car park): pre-action dry system	
Emergency exits & Emergency actions	Special evacuation stairs : On each building and floor, there are four horizontal evacuation spaces where fire shutters will operate in case of an emergency.	
Emergency lighting type	LED type emergency exit sign	

Heating and Cooling			
Heating and cooling sys.	Office facilities	Constant pressure floor air conditioning sys.	
	Retail Facilities	FCU(cooling and heating)	
Air control sys.	Office facilities	Floor air conditioning sys.	
	Retail Facilities	B1 : FCU + AHU / 1,2F : FCU + Ventilation Unit	
HVAC zones	Office facilities	Floor-wise, zone-wise control	
	Retail Facilities	AHU : Floor-wise, unit-wise control FCU : Room-wise control	
Heating and cooling sys. capacity		Cooling load	Heating Load
	Retail Facilities	7,941 USRT (Includes geothermal)	18,646 Mcal/h (Includes geothermal)
	Retail Facilities	3,000 USRT	6,212 mcal/h
24H heating and cooling sys.	Summer : 24-hour cooling available, Winter : 24-hour heating available		
AHU ventilation sys.	Office facilities	Full-air sys.	
	Retail Facilities	AHU + Heat recovery ventilation unit	
HVAC sys. capacity	Office facilities	Total air volume : 891,850 m³/hr, Fresh air intake : 29 m³/h per person	
	Retail Facilities	Total air volume : 545,000m³/hr, Fresh air intake : 29 m³/h per person	
Temperature and humidity standards		Temperature	Humidity
	Winter season	26°C	50%
	Summer season	20°C	40%
Temperature and humidity control methods	Office facilities	Outdoor air unit+Zone air handler+Floor air conditioning	
	Retail Facilities	B1 : AHU+FCU / 1,2F : Heat recovery ventilation unit+FCU	



One Grove is pursuing LEED Silver certification with a strong commitment to fostering an eco-friendly and sustainable environment.

Ultimate Business Destination



ONE GROVE