

## Mori Building Begins Redeveloping Tokyo's Shinbashi District

Will upgrade Shintora-Dori Avenue linking envisioned Olympic Village and Olympic Stadium

**Tokyo, July 12, 2016** – Mori Building Co., Ltd. and Obayashi-Shinseiwa Real Estate Co., Ltd. held today a groundbreaking ceremony to launch their redevelopment of Tokyo's Shinbashi 4-chome area, centering on the Shinbashi No.29 Mori Building, by August 2018. The redevelopment borders Shintora-Dori Avenue, which will connect the Olympic Village and Olympic Stadium planned for the Tokyo 2020 Olympic and Paralympic Games. The undertaking will serve as a model project for the Tokyo Metropolitan Government's plan to develop the area where Loop Road No.2' passes through the Shinbashi/Toranomon district.

The multiuse new building will be located on the corner of Shintora-Dori Avenue and Hibiya Avenue crossing. It will have 15 stories and a floor space of 17,500 square meters. The 3rd to 14th floors will be leased offices (10,000 sq.m. total) built to the latest specifications. The 3rd floor, however, will be reserved for incubation offices to attract energizing innovation into the redeveloped area. Retail facilities on the 1st and 2nd floors will provide shopping conveniences and increase interaction among people in area.

Going forward, Mori expects its modern multiuse building to contribute to the growing magnetism of the Shinbashi and Toranomon districts, and help transform Shintora-Dori Avenue into one of Tokyo's most iconic streets.



Above: Rendering of view from Shintora-Dori Avenue  
Left: Rendering of new building up close

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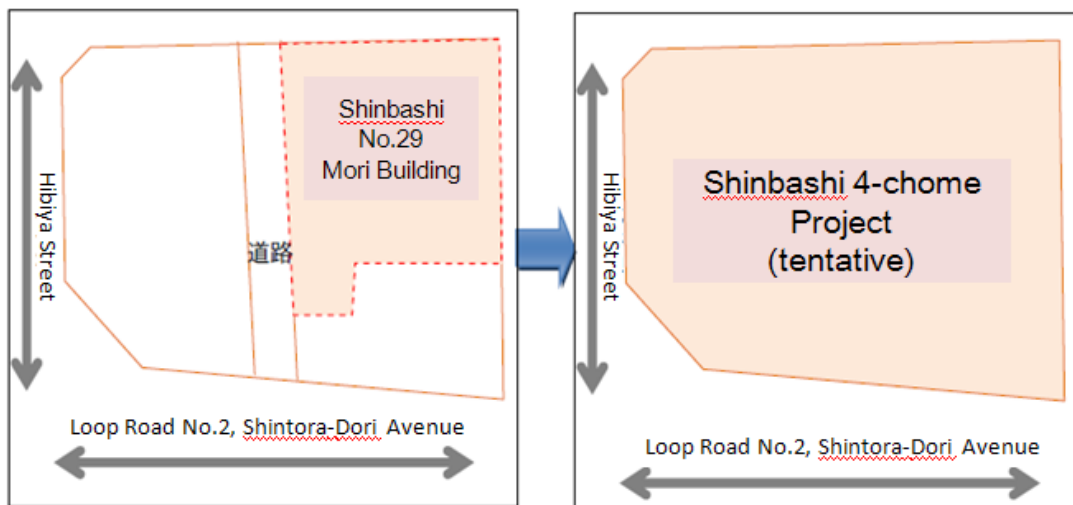
## Project to Redevelop Shinbashi 4-chome

### Combine small city blocks and develop cityscape suited to iconic street

The project to redevelop the Shinbashi 4-chome area will focus on the site where the Shinbashi No.29 Mori Building was completed in 1975. The entire project will cover two city blocks that face each other from opposite sides of the road. By combining small properties on these city blocks, the project will create visual unity and stimulate dynamic cultural interaction along Shintora-Dori Avenue. As Tokyo's first project to unify and reconstruct city blocks, it will serve as a model for the establishment of Shintora-Dori Avenue as an iconic new street in Japan's capitol.

Before Development

After Development



### Renovation aimed at enhancing Tokyo's cityscape

The area above Loop Road No.2's underground route through the Shinbashi district is the target of this model project. The project will implement a newly revised bylaw to enhance Tokyo's cityscape, including by creating an iconic new street, Shintora-Dori Avenue, which runs above the loop road.

The revised bylaw establishes more flexibility in urban development in the case where city blocks are divided into tiny lots. Specifically, it will help address the following problems:

- Structures crowded onto small lots
- Disaster risks, as 60% of the buildings are based on old earthquake-resistance standards
- Old buildings not facing big streets

The goal is to transform Shintora-Dori Avenue into an iconic street for future generations by renewing old buildings on the street and combining tiny lots. The new cityscape will achieve greater visual unity and cultural interaction by enhancing the redeveloped area's attractiveness and power to catalyze international competitiveness, culture, human interaction and urban housing.

### Event space facing the avenue

The first floor of the building will be an event space where people will meet for diverse activities, including community management in the area paralleling Shintora-Dori Avenue.

An open-air café with terrace seating facing Shintora-Dori Avenue will further enhance the theme of create unity with the surrounding community.

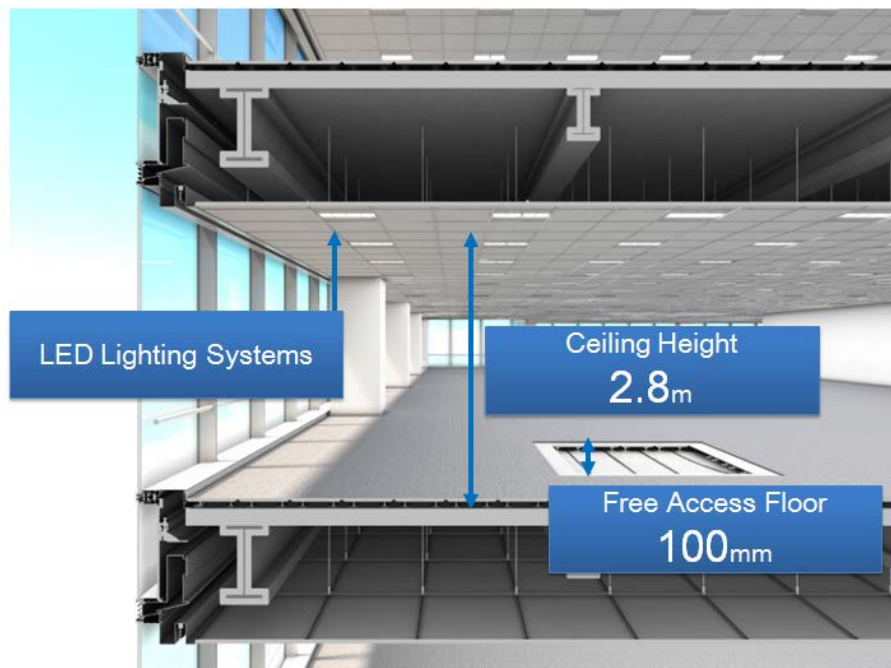
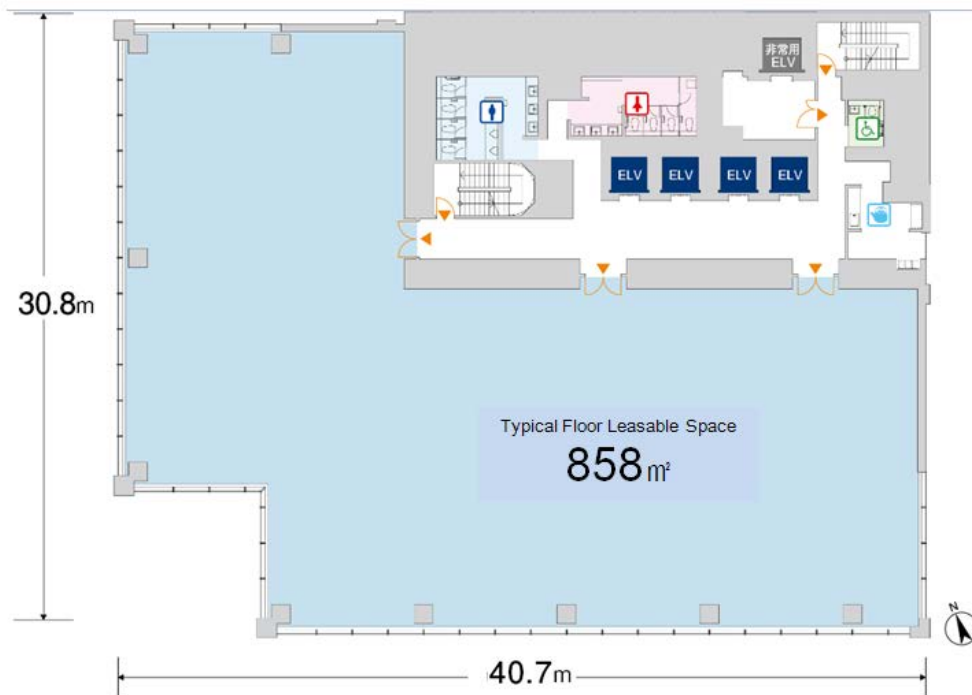


### Advanced building specifications

Each floor's total space of 858 square meters will allow flexible layouts. Ceilings will be 2.8 meters high and the free-access underfloor will have a 100 mm clearance. Full-height window frames extending from floor to ceiling will create a feeling of bright, open spaciousness. Auto-dim LED lights will be practical and eco-friendly.

Other features will include well-lit refreshment areas in common-use spaces, ladies' rooms with powder spaces and charm boxes and many other comfort-enhancements for resident office workers. A rooftop garden will be openly accessible to tenants. The space will be usable both relaxation and as an alternative workspace for office workers.

Incubation offices on the 3<sup>rd</sup> floor will provide small spaces of between 60 and 180 square meters for business innovation.

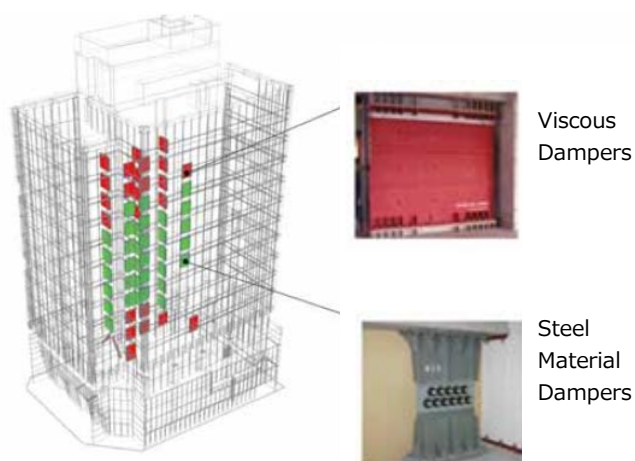


## Top-standard safety measures for BCP

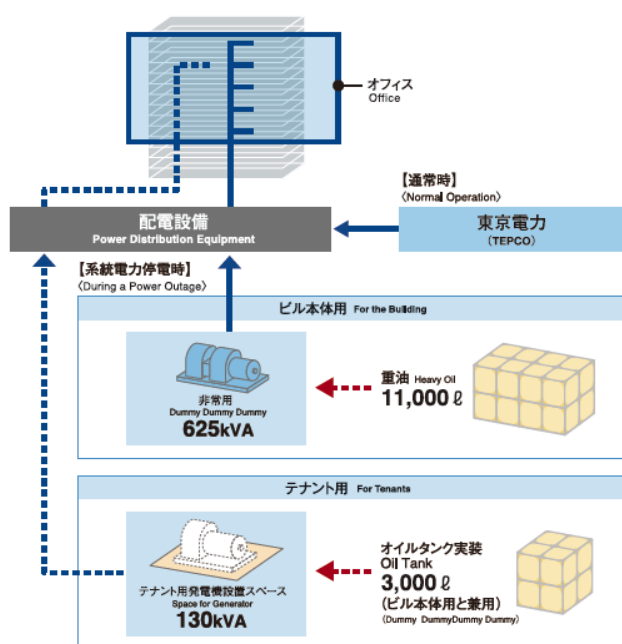
The building will be designed with dual vibration control systems for viscous and brake damping. The frame will be designed to withstand earthquakes as strong as the Great Hanshin and Great East Japan earthquakes, meaning that tenants can have confidence in their business continuity planning.

In the event of a disruption in the electricity supply from Tokyo Electric Power for any reason, the building will be equipped with its own independent diesel power-generation system capable of supplying electric power for up to 72 hours. Efforts will be made to accommodate the specific BCP measures of individual companies, including the provision of space for tenants to install their own power generators.

### Seismically advanced structure



### Independent electricity supply with 72-hour capacity





## Project Outline

**Location:** Shinbashi 4-1-1, Minato-ku, Tokyo  
**Site area:** 1,500 square meters  
**Building area:** 17,000 square meters  
**Total leasable space:** 10,022 square meters  
**Usable area on typical floor:** 858 square meters  
**Intended uses:** offices, retail stores and parking  
**Structure:** Steel frame, with steel-frame reinforced concrete in some parts  
**Height:** 75 meters; 15 stories (including penthouse) and one basement  
**Construction:** Mori Building Co., Ltd. and Obayashi-Shinseiwa Real Estate Co., Ltd.  
**Architect:** Obayashi Corporation  
**Builder:** Obayashi Corporation  
**Construction start:** mid-July 2016  
**Completion:** late-September 2018

フロアー構成図  
Floor Plan

