

Press Release

2009-09-25

Mori Building Co., Ltd.

## **Completion of the Shiba Mita Mori Building Offers Easy Access to Tokyo, Shinagawa, and Roppongi in a Very Convenient Neighborhood**

On September 25, 2009, Mori Building Co., Ltd. completed construction of the Shiba Mita Mori Building at its project site in Shiba, Minato-ku, Tokyo and held a completion ceremony on the same day.

This building is located in a highly-convenient area which is accessible to JR Tamachi station, Mita and Akabanebashi subway stations and also provides smooth access to Haneda Airport. The site is located across from the east gate of Keio University. The area has a lively community with a well-balanced mix of facilities including offices, residences, stores, clinics, and parks around well-maintained Mita Dori (Ave.), also called Sakura Dori. This office building has 8 floors above ground with a total floor area of about 3,000 m<sup>2</sup>. The standard floor space for lease is about 320 m<sup>2</sup> for this light and open office building with the latest facilities and design.



The 3<sup>rd</sup> to 8<sup>th</sup> floors are for offices. Mori Building Co., Ltd. created this ideal office space by using its technique and know-how to work with the site location, surrounding environment, and design. The high-grade space is small-scale but earning big praise. The office occupancy rate at the time construction was completed was over 80%, taken up by global firms, IT companies, and related companies (5 out of 6 floors are occupied).

The 1<sup>st</sup> and 2<sup>nd</sup> floors will be used by the Minato-ward office and local communities, and are expected to further revitalize and expand the local community.

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■ **Worker-friendly office environment equipped with the latest facilities**

2.7 meter high ceilings and 7 cm free-access floors are equipped as standard features.

Other features include a 24-hour, individually controlled air-conditioning system and a three-step security system which uses IC cards.

■ **Inner space with an open-air atmosphere**

The vertical-tone design creates not only a sharp appearance but also bright, spacious office spaces by adopting large windows. The harmonious view of the school buildings of Keio University is also enjoyable.

■ **Approach and entrance featuring a sharp appearance and tone**

The exterior design of vertical lines using two colors with glass provides a fresh look on the street. The elevator hall on the 1<sup>st</sup> floor creates a gentle light and cozy feeling with a high ceiling and walls of glass blocks.

■ **Consideration for environmental-friendly design**

Vertical louvers are used in order to reduce the effect of the afternoon sun, to produce a pleasant atmosphere and to reduce the impact on the environment. Other efforts include planting greenery on the roof.



Office space (view facing towards the east gate of Keio University)



1st floor elevator lobby



Entrance approach



Rooftop greenery

## Building Details

Name: Shiba Mita Building  
Site: 13-15 5 Cho-me, Shiba, Minato-ku, Tokyo  
Site area: 495.29 m<sup>2</sup>  
Building area: 416.55 m<sup>2</sup>  
Floor space: 2,992.85 m<sup>2</sup>  
Number of floors: 8 floors above ground  
Principal use: Office space  
Height: 32.98m  
Structure: Steel framework  
Owner: Mori Building Co., Ltd  
Design & Construction: TODA CORPORATION  
Commencement date: October 2008  
Completion date: September 2009

Very convenient neighborhood providing access to restaurants, medical and academic facilities, and greenery

