

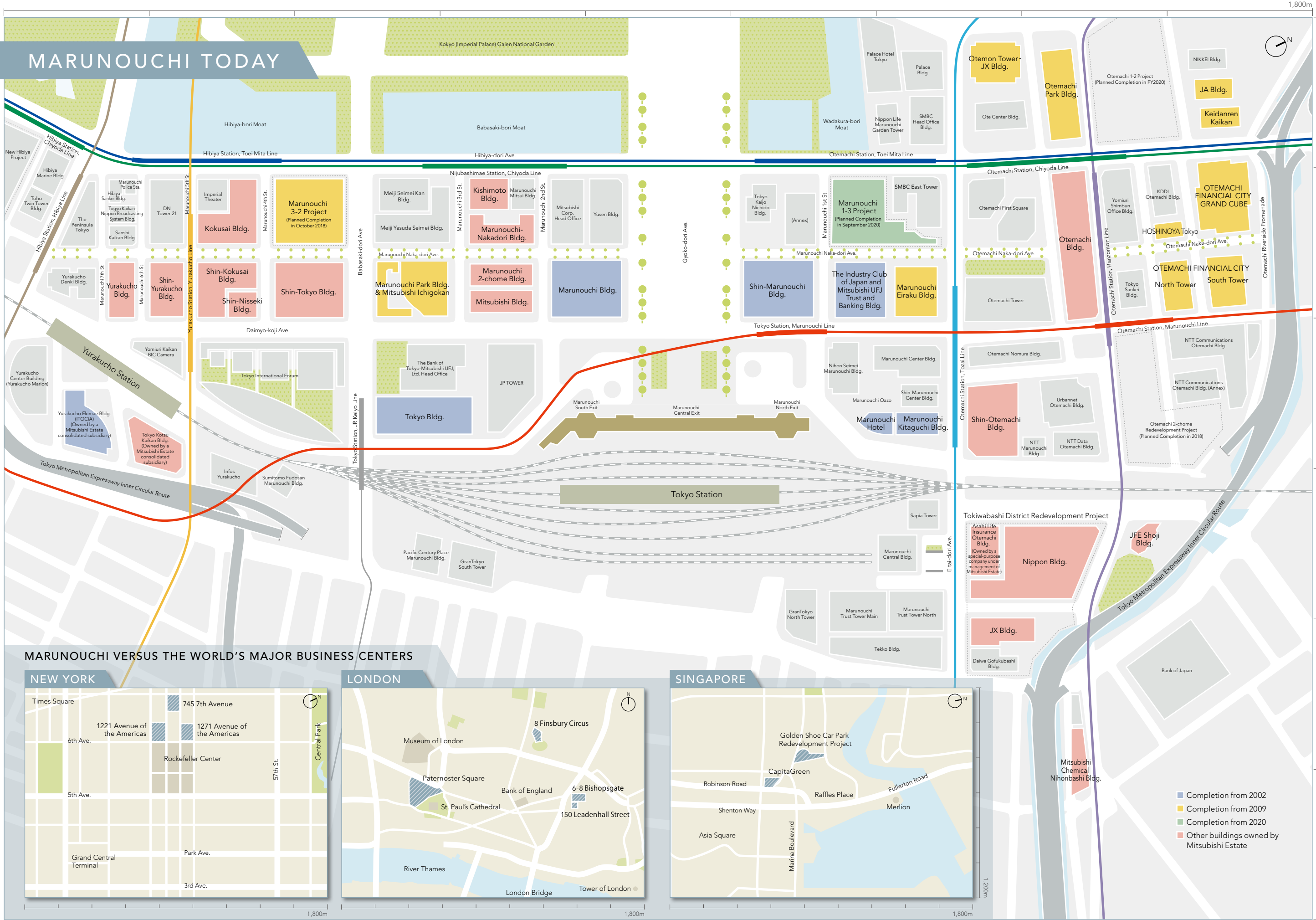
 **MITSUBISHI ESTATE CO., LTD.**

Otemachi Building, 6-1, Otemachi 1-chome, Chiyoda-ku,
Tokyo 100-8133, Japan
http://www.mec.co.jp/index_e.html



MITSUBISHI ESTATE CO., LTD.
ASSET BOOK

2017



Marunouchi Area Development Goes On

—As it has in the past, as it will 100 years from now

1890 Starting from Scratch

Purchase of Marunouchi Land and Vision of a Major Business Center



The history of Tokyo's Marunouchi area began in 1890 when Yanosuke Iwasaki purchased the area at the request of the Meiji government of Japan.

At the time, the area was an expanse of flat, grassy fields that became known as Mitsubishigahara, or Mitsubishi Fields. Iwasaki's reasoning behind this acquisition was his belief that for Japan to become a modern nation, the country needed a business center such as that of New York or London. The purchase price was ¥1.28 million, about three times Tokyo's annual budget at the time—a massive sum that speaks to the boldness and inspiration of Iwasaki's decision.

1890 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990

1890s–1950s First Phase of Development

Dawning of a Full-Scale Business Center Development

The construction of the area's first modern office building, Mitsubishi Ichigokan, was completed in 1894. Soon after, three-story redbrick office buildings began springing up, resulting in the area becoming known as the "London Block."

Following the opening of Tokyo Station in 1914, the area was further developed as a business center. American-style large reinforced concrete buildings lined the streets. Along with the more functional look, the area was renamed the "New York Block."



1960s–1980s Second Phase of Development

An Abundance of Large-Capacity Office Buildings Reflecting a Period of Rapid Economic Growth

As Japan entered an era of high economic growth, there was a sharp increase in demand for office space. Through the Marunouchi remodeling plan that began in 1959, the area was rebuilt with large-scale office buildings providing a considerable supply of highly integrated office space. Sixteen such buildings were constructed, increasing the total available floor space by more than five times. In addition, Naka-dori Avenue, stretching from north to south through the Marunouchi area, was widened from 13 meters to 21 meters.

The 1980s marked the appearance of high-rise buildings more than 100 meters tall in the area. However, even amid this changing skyline, the Marunouchi area remained a business center with beautiful scenic views of the waters and green woods of the Imperial Palace.



1998–2007 Third Phase of Development

(First Stage of the Marunouchi Redevelopment Project)

Turning Marunouchi into a Vibrant and Bustling Area

In 1998, Mitsubishi Estate began to redevelop the area around Tokyo Station in the first stage of its Marunouchi Redevelopment Project. Based on the concept of "Pursuing diverse and multifunctional urban development," the project aimed to create a landscape that would give a new image to the area, which had up until then been purely a business area.

Starting with the completion of the Marunouchi Building in 2002, Mitsubishi Estate rebuilt six buildings in line with the new concept. Moreover, we widened the sidewalks of Naka-dori Avenue from six meters to seven meters, began holding seasonal events, and took other measures to transform the area into a space with a vibrant and bustling atmosphere.



1998 1999 2000 2001 2002 2003 2004

Marunouchi Building

The building that set the stage for the transformation of Marunouchi



Address 4-1, Marunouchi 2-chome, Chiyoda-ku, Tokyo	Number of Floors 37 floors aboveground 4 floors belowground
Completion August 2002	Total Floor Area Approx. 159,800 m ²
	Leasable Area Approx. 74,100 m ²

The Industry Club of Japan and Mitsubishi UFJ Trust and Banking Building

Part of the historical building was retained and integrated into the new office building



Address 4-5,6, Marunouchi 1-chome, Chiyoda-ku, Tokyo	Number of Floors 30 floors aboveground 4 floors belowground
Completion February 2003	Total Floor Area Approx. 109,900 m ²
	Leasable Area Approx. 39,600 m ²

Marunouchi Kitaguchi Building (Marunouchi Oazo)

Multipurpose building developed on the site of the former head office of Japanese National Railways becomes a new landmark



Address 6-5, Marunouchi 1-chome, Chiyoda-ku, Tokyo	Number of Floors 29 floors aboveground 4 floors belowground
Completion August 2004	Total Floor Area Approx. 65,600 m ²
	Leasable Area Approx. 52,500 m ²



Address
7-3, Marunouchi
2-chome, Chiyoda-ku,
Tokyo

Completion
October 2005

Number of Floors
33 floors aboveground
4 floors belowground

Total Floor Area
Approx. 149,300 m²

Leasable Area
Approx. 82,100 m²

Tokyo Building

First building to utilize the unique floor-area ratio transfer system in Japan



Address
5-1, Marunouchi
1-chome, Chiyoda-ku,
Tokyo

Completion
April 2007

Number of Floors
38 floors aboveground
4 floors belowground

Total Floor Area
Approx. 195,400 m²

Leasable Area
Approx. 99,800 m²

Shin-Marunouchi Building

Along with the Marunouchi Building, this symbolic and stately building helps create a fitting urban landscape as a gateway to Tokyo



Address
8-1, Yurakucho 1-chome,
Chiyoda-ku, Tokyo

Completion
May 2007

Number of Floors
24 floors aboveground
4 floors belowground

Total Floor Area
Approx. 58,600 m²

The Peninsula Tokyo

Mitsubishi Estate attracted the Peninsula Hotels group, owners of Hong Kong's famous hotel, to the Marunouchi area



Address
4-1, Marunouchi 1-chome,
Chiyoda-ku, Tokyo

Completion
January 2012

Number of Floors
27 floors aboveground
4 floors belowground

Total Floor Area
Approx. 139,700 m²

Leasable Area
Approx. 48,900 m²

Marunouchi Eiraku Building

The latest environment-friendly multipurpose building at the intersection of Marunouchi and Otemachi



Address
9-5,7, Otemachi 1-chome,
Chiyoda-ku, Tokyo

Completion
October 2012

Number of Floors
North Tower:
31 floors aboveground
4 floors belowground
South Tower:
35 floors aboveground
4 floors belowground

Total Floor Area
North Tower:
Approx. 109,600 m²
South Tower:
Approx. 133,200 m²

Leasable Area
North Tower:
Approx. 27,200 m²
South Tower:
Approx. 58,900 m²

OTEMACHI FINANCIAL CITY (North Tower, South Tower)

A colorful, cosmopolitan urban space combined with an international financial business center

2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016

2008–Present Day

Third Phase of Development

(Second Stage of the Marunouchi Redevelopment Project)

Focus Shifted to Make the Marunouchi Redevelopment Project Broader and More Comprehensive

From 2008, the focus shifted to make the Marunouchi Redevelopment Project broader and more comprehensive in its second stage. Redevelopment began with the construction of the Marunouchi Park Building and Mitsubishi Ichigokan. By spreading the vibrant and bustling atmosphere of Marunouchi to Otemachi and Yurakucho, and establishing a financial business center and a greater amenity infrastructure the project strengthened the international competitiveness of the area. Through the addition of a museum and other art and cultural facilities as well as the pursuit of eco-friendly development, Mitsubishi Estate has aimed to give the area a fresh appeal based on a new sense of values.

Marunouchi Park Building and Mitsubishi Ichigokan

Faithful re-creation of the original Mitsubishi Ichigokan—now an art museum serving as a center of cultural exchange and an office space that sits in the midst of the premium office zone in the Marunouchi area

Address
6-1, Marunouchi 2-chome,
Chiyoda-ku, Tokyo

Completion
April 2009

Number of Floors
34 floors aboveground
4 floors belowground

Total Floor Area
Approx. 195,600 m²

Leasable Area
Approx. 115,600 m²



Otemon Tower · JX Building

Including a water purification facility for the Imperial Palace moat, the first of its kind to be operated by a private-sector venture

Address
1-2, Otemachi 1-chome,
Chiyoda-ku, Tokyo

Completion
November 2015

Number of Floors
22 floors aboveground
5 floors belowground

Total Floor Area
Approx. 107,600 m²

Leasable Area
Approx. 44,500 m²

Main Uses
Office, retail,
parking, other



OTEMACHI FINANCIAL CITY GRAND CUBE / Hotel

Fully equipped with a variety of business support facilities to strengthen Marunouchi's international competitiveness

Address
9-1, 2, Otemachi 1-chome,
Chiyoda-ku, Tokyo

Completion
April 2016

Number of Floors
GRAND CUBE:
31 floors aboveground
4 floors belowground
Hotel:
18 floors aboveground
3 floors belowground

Total Floor Area
GRAND CUBE:
Approx. 193,800 m²

Leasable Area
GRAND CUBE:
Approx. 129,600 m²

Main Uses
Office, retail, hotel, parking,
large-scale bicycle parking,
district heating and cooling
facilities, other



Address
1-1, Otemachi 1-chome,
Chiyoda-ku, Tokyo

Completion
January 2017

Number of Floors
29 floors aboveground
5 floors belowground

Total Floor Area
Approx. 151,700 m²

Leasable Area
Approx. 82,200 m²

Main Uses
Office, retail, service
apartments, parking,
district heating and
cooling facilities, other



Otemachi Park Building

Introducing housing facilities to strengthen the area's function as an international business center

Address
2, Marunouchi 3-chome,
Chiyoda-ku, Tokyo

Completion
Scheduled for completion
in October 2018

Site Area
Approx. 9,900 m²

Total Floor Area
Approx. 173,000 m²

Main Uses
Office, retail, conference
room, banquet, parking,
other



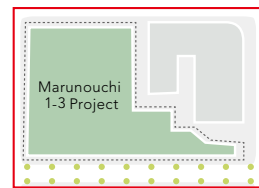
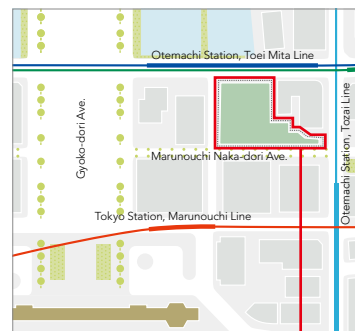
Marunouchi 3-2 Project

The broader and more comprehensive Marunouchi Redevelopment Project has also spread to the Yurakucho district

2017 2018 2019 2020

Marunouchi 1-3 Project

Enhancing the capabilities of the Otemachi/Marunouchi/Yurakucho district as an international financial center



December 2017: Construction work starting
September 2020: Completion

Tokiwabashi District Redevelopment Project

A large-scale redevelopment encompassing over three hectares adjacent to Tokyo Station

Address
Otemachi 2-chome,
Chiyoda-ku and, Yaesu
1-chome, Chuo-ku, Tokyo

Site Area
Approx. 31,400 m²

Total Floor Area
Approx. 680,000 m²

**Completion of
Construction (Scheduled)**
Building A: FY2022
Building B: FY2028
Building C: FY2028
Building D: FY2022

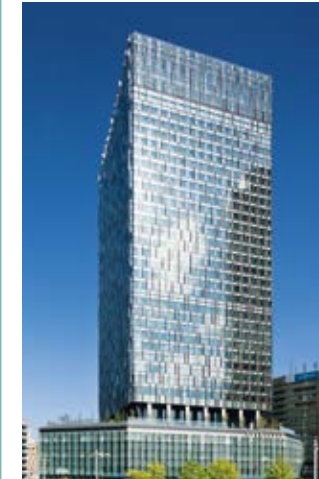


Development projects in major cities in Japan

Drawing on the knowledge and experience gained from developing the Marunouchi area, Mitsubishi Estate has built an asset portfolio of prime real estate assets in Osaka, Nagoya, and other major cities in Japan.

Dai Nagoya Building

Modernizing the half-century-old area in front of Nagoya Station



Address
28-12, Meieki 3-chome,
Nakamura-ku, Nagoya

Completion
October 2015

Number of Floors
34 floors aboveground
4 floors belowground

Total Floor Area
Approx. 148,100 m²

Leasable Area
Approx. 81,200 m²

Grand Front Osaka

The new gateway to western Japan is attracting people from Japan and around the world



Address
4-20, 3-1 Ofuka-cho, Kita-ku,
Osaka

Completion
March 2013

Number of Floors
South Annex:
Tower A:
38 floors aboveground
3 floors belowground
North Annex:
Tower B:
38 floors aboveground
3 floors belowground

Total Floor Area
Tower A : Approx. 187,800 m²
Tower B, C: Approx. 295,100 m²

Leasable Area
Tower A: Approx. 72,800 m²
Tower B: Approx. 72,800 m²
Tower C: Approx. 6,900 m²

Promoting the development of diverse asset types

In response to the needs of the times, we are developing retail, logistics, and other facilities.

GOTEMBA PREMIUM OUTLETS®

One of Japan's largest outlet malls, with streets that give the impression of an overseas resort



Address
1312 Fukazawa,
Gotemba City, Shizuoka

Opening
1st: July 2000
2nd: July 2003
3rd: March 2008

Scale
1 floor aboveground

Site Area
Approx. 409,600 m²

Total Floor Area
Approx. 49,800 m²

Store Area
Approx. 44,600 m²

AQUA CITY ODAIBA

Japanese largest class of entertainment shopping malls, overlooking Tokyo Bay



Address
7-1, Daiba 1-chome,
Minato-ku, Tokyo

Opening
April 2000

Scale
9 floors aboveground
1 floor belowground

Site Area
Approx. 25,000 m²

Total Floor Area
Approx. 94,000 m²

Store Area
Approx. 42,500 m²

Tokyo Ryutsu Center Distribution B Building

A next-generation city-center logistics facility meeting diversifying and increasingly sophisticated distribution needs



Address
6-1-1 Heiwajima,
Ota-ku, Tokyo

Completion
June 2017

Scale
6 floors above ground

Total Floor Area
Approx. 171,300 m²

Leasable Area
Approx. 130,500 m²

Expanding Business through Progressive Global Development

Mitsubishi Estate’s business is not limited to Japan. We have been engaging in office leasing and real estate development businesses mainly in New York City and London since establishing local companies in the United States in 1972 and the United Kingdom in 1986. In recent years, we have expanded into Asia, where the economy is growing rapidly. Going forward, we will expand business overseas by maximizing the use of the network we have built and the accomplishments we have achieved up to this point.

NEW YORK

1271 Avenue of the Americas

Adapting classic buildings to meet modern demand through renovation



Location New York, U.S.A.	Number of Floors 48 floors aboveground 3 floors belowground
Owner Rockefeller Center North, Inc.	Leasable Area Approx. 195,000 m ² (2,100,000 sq. ft)
Ownership Percentage Rockefeller Group 100%	Building Uses Office, retail
Site Area Approx. 9,000 m ² (96,300 sq. ft)	Completion 1959

1221 Avenue of the Americas

Located in the heart of Manhattan, where global companies and financial institutions are concentrated



Location New York, U.S.A.	Number of Floors 51 floors aboveground 5 floors belowground
Owner Rock-1221, Inc.	Leasable Area Approx. 240,700 m ² (2,600,000 sq. ft)
Ownership Percentage Rockefeller Group 55% Other 45%	Building Uses Office, retail
Site Area Approx. 10,100 m ² (108,000 sq. ft)	Completion 1972

LONDON

Paternoster Square

The perfect combination of history and functionality located in the City of London



Warwick Court		
Location London, U.K.	Site Area Approx. 3,300 m ² (35,500 sq. ft)	Leasable Area Approx. 18,500 m ² (199,000 sq. ft)
Owner Mitsubishi Estate London Limited	Number of Floors 8 floors aboveground 2 floors belowground	Building Uses Office, retail
Ownership Percentage Mitsubishi Estate London Limited 100%		Completion 2003

Central Saint Giles

An office/residential/retail development distinctive for its bright facade



Location London, U.K.	Number of Floors 11 floors aboveground 2 floors belowground
Owner Central Saint Giles Limited Partnership	Leasable Area Office Building (office floor area): Approx. 38,800 m ² (417,600 sq. ft)
Ownership Percentage Mitsubishi Estate London Limited 50% Legal & General 50%	Building Uses Office, residential, retail
Site Area Approx. 7,900 m ² (85,000 sq. ft)	Completion 2010

INDONESIA

Daswin Project

Development of large multipurpose building in Jakarta, Indonesia—a country that has been seeing rapid economic growth



Location Jakarta, Indonesia	Site Area Approx 16,000 m ² (172,200 sq. ft)
Number of Floors 1 floor belowground, 46 floors aboveground Parking-lot block with 11 floors aboveground	Leasable Area Approx 66,900 m ² (720,100 sq. ft)
Total Floor Area Approx 132,400 m ² (1,425,200 sq. ft)	Building Uses Office, retail, parking
Schedule Second-half 2017: Planned start of construction 2020: Completion of construction	

TAIPEI

Taiwan Nangang Complex Development Project

Taiwan’s first integrated development project to feature offices, retail facilities, and a hotel

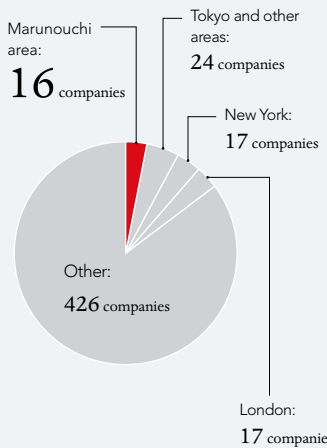


Location Zhongxiao East Road, Taipei, Taiwan	Schedule December 2012: Construction commenced December 2014: Operations commenced at retail zone CITYLINK at Nangang Station September 2015: Office commenced operations December 2015: Hotel commenced operations
Site Area Approx. 67,400 m ² (725,500 sq. ft)	
Number of Floors Office, hotel: 30 floors aboveground Retail facilities: 14 floors aboveground Parking: 12 floors aboveground	
Total Floor Area (Including Office, Hotel, Retail Facilities, and Parking) Approx. 196,800 m ² (2,118,400 sq. ft)	

MARUNOUCHI BY THE NUMBERS

Marunouchi is an international business center that lies between Tokyo Station and the Imperial Palace. Mitsubishi Estate owns and manages approximately 30 office buildings in the area that is the workplace of some 280,000 office workers.

Hub for Leading Global Companies^{1,2}



1. Fortune Global Top 500, 2016
2. Otemachi-Marunouchi-Yurakucho (OMY) District Redevelopment Project Council “The Council for Area Development and Management of Otemachi, Marunouchi, and Yurakucho 2017”
3. Number of listed companies on the “first and second sections of major exchanges as well as companies only listed on regional exchanges,” with head offices in the Otemachi, Marunouchi, Yurakucho area

Number of Companies Listed on the First Section of the Tokyo Stock Exchange³

97 companies²

Consolidated Net Sales of the 97 Companies in the Marunouchi Area

Approx. ¥121 trillion²
▶ Equivalent to around 9% of GDP in Japan

Number of Office Workers

Approx. 280,000²

Area

Approx. 120 hectares²
▶ 120 hectares is approximately 35% of the size of Manhattan’s Central Park (843 acres, or about 341 hectares)

Number of Buildings

(Including buildings under construction)

101² / Approx. 4,300 offices²

Building Floor Space

(Excluding that of buildings under construction)

Approx. 800 hectares²

Railway Lines Servicing the Area

28 lines² and 13 stations²

15 JR lines, 7 subway lines, 6 Japanese high-speed railway lines

* Stations with the same name on different lines are counted in number of lines

Building name	Total floor area (m²)	Leasable area* (m²)	Number of floors (aboveground / belowground)	Completion
Shin-Yurakucho Bldg.	83,700	49,100	14 floors / 4 floors	1967
JFE Shoji Bldg.	14,300	10,500	13 floors / 3 floors	1972
Mitsubishi Bldg.	60,400	37,700	15 floors / 4 floors	1973
Kishimoto Bldg.	34,000	9,500	11 floors / 2 floors	1980
Shin-Nisseki Bldg.	26,600	6,200	11 floors / 2 floors	1981
Hibiya Kokusai Bldg.	128,400	69,800	31 floors / 5 floors	1981
Tokyo Ginko Kyokai Bldg.	32,600	11,300	20 floors / 4 floors	1993
Marunouchi Bldg.	159,800	74,100	37 floors / 4 floors	2002
Mitsubishi UFJ Trust and Banking Bldg.	109,900	39,600	30 floors / 4 floors	2003
Marunouchi Kitaguchi Bldg.	65,600	52,500	29 floors / 4 floors	2004
Tokyo Bldg.	149,300	82,100	33 floors / 4 floors	2005
Shin-Marunouchi Bldg.	195,400	99,800	38 floors / 4 floors	2007
JA Bldg.	79,700	33,000	37 floors / 3 floors	2009
Keidanren Kaikan	54,700	15,400	23 floors / 4 floors	2009
Marunouchi Park Bldg.	195,600	115,600	34 floors / 4 floors	2009
Marunouchi Eiraku Bldg.	139,700	48,900	27 floors / 4 floors	2012
OTEMACHI FINANCIAL CITY				
North Tower	109,600	27,200	31 floors / 4 floors	2012
South Tower	133,200	58,900	35 floors / 4 floors	2012
Otemon Tower · JX Bldg.	107,600	44,500	22 floors / 5 floors	2015
OTEMACHI FINANCIAL CITY GRAND CUBE	193,800	129,600	31 floors / 4 floors	2016
Otemachi Park Building	151,700	82,200	29 floors / 5 floors	2017
TOKYO: NIHONBASHI				
Mitsubishi Chemical Nihonbashi Bldg.	18,800	11,400	9 floors / 3 floors	1965
TOKYO: AKASAKA				
Kokusai Shin-Akasaka Bldg.	81,200	46,000	24 floors / 3 floors	1980
Sanno Park Tower	219,200	122,800	44 floors/ 4 floors	2000
TOKYO: AOYAMA				
Shin-Aoyama Bldg.	101,600	59,400	23 floors / 4 floors	1978
TOKYO: MITA				
Mita Kokusai Bldg.	111,700	76,400	26 floors / 3 floors	1975
TOKYO: SHINJUKU				
Shinjuku Front Tower	94,000	49,300	35 floors / 2 floors	2011
Shinjuku Eastside Square	170,200	117,400	20 floors / 2 floors	2012
TOKYO: TOYOSU				
Toyosu Front	107,000	72,600	15 floors / 2 floors	2010

* Total area of floor space that can be rented to tenant companies and floor space we use ourselves

LEASING PROPERTIES

JAPAN

OFFICE BUILDING BUSINESS

Properties for which construction was completed as of July 2017

Principal Buildings Held

Building name	Total floor area (m²)	Leasable area* (m²)	Number of floors (aboveground / belowground)	Completion
TOKYO: MARUNOUCHI				
Otemachi Bldg.	111,300	74,200	9 floors / 3 floors	1958
Shin-Otemachi Bldg.	88,800	60,700	10 floors / 3 floors	1958
Marunouchi-Nakadori Bldg.	46,100	29,200	10 floors / 4 floors	1963
Shin-Tokyo Bldg.	106,000	72,500	9 floors / 4 floors	1963
Marunouchi 2-chome Bldg.	46,000	31,300	10 floors / 4 floors	1964
Shin-Kokusai Bldg.	77,500	40,700	9 floors / 4 floors	1965
Yurakucho Bldg.	42,200	22,800	11 floors / 5 floors	1966
Kokusai Bldg.	76,900	42,000	9 floors / 6 floors	1966

Building name	Total floor area (m ²)	Leasable area* ¹ (m ²)	Number of floors (aboveground / belowground)	Completion
YOKOHAMA				
Yokohama Landmark Tower	392,900	215,400	70 floors / 4 floors	1993
SAPPORO				
Hokkaido Bldg.	26,000	18,400	9 floors / 2 floors	1962
SENDAI				
Sendai Park Bldg.	19,700	11,900	12 floors / 2 floors	1996
NAGOYA				
Dai Nagoya Building	148,100	81,200	34 floors / 4 floors	2015
OSAKA				
Grand Front Osaka				
Tower A	187,800	72,800 ^{*2}	38 floors / 3 floors	2013
Tower B		72,800 ^{*2}	38 floors / 3 floors	
Tower C	295,100	6,900 ^{*2}	33 floors / 3 floors	
HIROSHIMA				
Hiroshima Park Bldg.	14,400	9,200	12 floors / 1 floor	1989

Principal Subleased Buildings

Building name	Total floor area (m ²)	Leasable area* ¹ (m ²)	Number of floors (aboveground / belowground)	Completion
TOKYO				
Asahi Life Insurance Otemachi Bldg.	49,300	28,400	29 floors / 4 floors	1971
Palace Bldg.	66,900	43,200	23 floors / 4 floors	2012
JP TOWER	212,000	93,100	38 floors / 4 floors	2012

Principal Buildings Owned by Consolidated Subsidiaries of Mitsubishi Estate

Building name	Location	Total floor area (m ²)	Leasable area (m ²)	Number of floors (aboveground / belowground)	Completion
Tokyo Kotsu Kaikan Bldg.	Chiyoda-ku, Tokyo	65,100	18,300 ^{*2}	15 floors / 4 floors	1965
Yurakucho Ekimae Bldg. (ITOCiA)	Chiyoda-ku, Tokyo	76,500	15,600	21 floors / 4 floors	2007
Sunshine 60	Toshima-ku, Tokyo	190,600	114,400 ^{*2}	60 floors / 5 floors	1978
Toyosu Foresia	Koto-ku, Tokyo	101,500	67,100	16 floors / 2 floors	2014

LIFESTYLE PROPERTY BUSINESS

Principal Properties Held

Building name	Total floor area (m ²)	Store area (m ²)	Number of floors (aboveground / belowground)	Completion
Yokohama Sky Bldg.	102,100	19,500 ^{*2}	30 floors / 3 floors	1996
GOTEMBA PREMIUM OUTLETS [®]	49,800	44,600	1 floor	2000
AQUA CITY ODAIBA	94,000	42,500	9 floors / 1 floor	2000

*1. Total area of floor space that can be rented to tenant companies and floor space we use ourselves

*2. Office floor area

The Mitsubishi Estate Group’s international business engages in real estate leasing and development in various cities in the United States and in Europe. The Group also participates in a number of office building and condominium development projects in locations throughout Asia.



OVERSEAS LEASING BUILDINGS

Properties for which construction was completed as of April 2017

Principal Buildings Held

Building name	Location	Leasable area (m ²)	Site area (m ²)	Number of floors (aboveground / belowground)	Completion
1271 Avenue of the Americas	Manhattan, New York State	195,000	9,000	48 floors / 3 floors	1959
1221 Avenue of the Americas	Manhattan, New York State	240,700	10,100	51 floors / 5 floors	1972
Warwick Court	London	18,500	3,300	8 floors / 2 floors	2003
Central Saint Giles	London	38,800*	7,900	11 floors / 2 floors	2010
1 Victoria Street	London	31,200	7,900	9 floors / 3 floors	1960s
8 Finsbury Circus	London	15,700	2,100	9 floors / 2 floors	2016
46 Rue La Boétie	Paris	2,400	600	9 floors	1964
Feringastrasse 10-12	Munich	22,000	12,000	5 floors / 2 floors	2003

* Office floor area