The Second Stage of Marunouchi Redevelopment

Further Expanding and Deepening the Scope of the Project

Through the first stage of the Marunouchi Redevelopment Project, from 1998 to 2007, Mitsubishi Estate completed such projects as the Marunouchi Building, the Shin-Marunouchi Building and the Tokyo Building. By successfully closing the first stage, the Company has rejuvenated the area peripheral to Tokyo Station as well as the Marunouchi Naka Dori area. Mitsubishi Estate has entered the second stage, which extends from 2008 to 2017, by starting the first project—namely, the Marunouchi Park Building & Mitsubishi Ichigokan. Further expanding and deepening the scope of Marunouchi Redevelopment, the Company will spread the positive effects of the project to the Otemachi, Marunouchi and Yurakucho areas.

Marunouchi

Marunouchi is an international business center that lies between Tokyo Station and the Imperial Palace. The area’s 120 hectares accommodate approximately 500 buildings, of which Mitsubishi Estate owns and manages roughly 30%. With approximately 4,000 companies located in an area employing some 240,000 office workers, Marunouchi is home to nearly 10% of the companies listed on the First Section of the Tokyo Stock Exchange.
1st Project

Marunouchi Park Building & Mitsubishi Ichigokan
—Intricately Fusing Tradition and Innovation

Focusing on the properties in front of Tokyo Station, the first stage of the Marunouchi Redevelopment Project has transformed the district from a solely business area into an urban area of exceptional diversity open to infinite possibilities. With the completion of the Marunouchi Building, the Tokyo Marunouchi Building and the Marunouchi OAZO, the first stage has transformed the district into a space with new urban functions. Now the curtain is rising on the second stage. The scope of redevelopment is expanding to include the Yaesu and Chiyoda areas. Mitsubishi Estate is contributing to the expansion of culture, art, history and other urban functions, thereby further improving the appeal of these areas.

The Marunouchi Park Building & Mitsubishi Ichigokan is the first project in the second stage. Boasting cutting-edge office space and superior specifications, the low-rise section features a building retail zone and the relaxing Ichigokan Plaza, with rich greenery. In addition, the venerable Mitsubishi Ichigokan—the first office building that blazed a trail for the creation of the Marunouchi business district—has been faithfully restored and will serve as an art museum where visitors and office workers in the area can encounter high-quality art and culture. Inspired by the design concept, “The beautiful fusion of a cutting-edge form and a timeless silhouette of tradition,” the innovative design of the Marunouchi Park Building & Mitsubishi Ichigokan blends in well with various scenes in Marunouchi, including business, shopping and sightseeing, as well as historical, cultural and artistic events. All in all, the Marunouchi Park Building & Mitsubishi Ichigokan is enhancing the exceptionally attractive qualities of Marunouchi.

What is more, this first project is acting to preserve the memory of the city and invigorating the Marunouchi area with advanced functions that will pave the way for a new generation of city buildings. Building on the success of this project, Mitsubishi Estate is tirelessly fusing tradition and innovation, while tackling new challenges toward elevating the area’s status as the world’s most interactive and vital city.

Project Profile

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

Completion:
April 2009

Main uses:
Offices, retail shops, art museum, parking, district heating and cooling facility, etc.

Structure:
Steel-frame, steel-reinforced-concrete/brick masonry (Mitsubishi Ichigokan)

Number of floors:
4 floors below ground, 34 floors above ground with 3-story-high roof structure/1 floor below ground, 3 floors above ground with 1-story-high roof structure (Mitsubishi Ichigokan)

Height:
Approx. 157m

Site area:
Approx. 11,900㎡ (approx. 3,600 tsubo)

Floor area:
Approx. 205,000㎡ (approx. 62,010 tsubo) (High-rise + low-rise: approx. 199,000㎡; Mitsubishi Ichigokan: approx. 6,000㎡)

Parking:
282 vehicles

1st floor entrance
Effectively separating the flow of office visitors and tenant employees, the double-deck entrance lobby welcomes people with a dramatically soaring atrium and an ambience that resonates with the building’s status as being at the cutting edge of business.

Office zone:
The outstanding office space is impressive, with its unprecedented scale, style and excellence. Standard office floors combine the office zone, which offers superior layout efficiency, and the panorama zone, which offers many solutions. Each standard floor provides a stage for all business projects, with its column-free space totaling over 3,350㎡.

Lounge:
The 5th floor houses a relaxing lounge dedicated to tenant employees.

The Marunouchi Park Building & Mitsubishi Ichigokan—a new Marunouchi landmark
Proactive Efforts toward Realizing Environmental Co-Existence

Aiming to create a city in harmony with the environment, Mitsubishi Estate has not only improved the energy efficiency of facilities and equipment used in the Marunouchi Park Building but has also introduced rooftop 60kW solar power generation systems as well as ultrahigh-efficiency lighting and air-flow window systems on standard office floors. These features collectively function to reduce the energy consumption and environmental impact of the building.

In addition, a total of 2,500m² of greenery in the Ichigokan Square and on the balconies of the low-rise portion and external walls, coupled with a water-retention pavement with a self-water-supply system and “dry mist” generators, contributes to the mitigation of the heat island phenomenon.

Ichigokan Square Providing Rich Greenery

Functioning as a courtyard for the Marunouchi Park Building & Mitsubishi Ichigokan, the Ichigokan Square entices the eye with various plants, which reflect the seasons, and a fountain and other waterscapes. Furthermore, 10 gas lights, the design of which is based on those actually used in the Meiji era, are installed along the Mitsubishi Ichigokan. This and other features offer visitors relaxing and refreshing moments.
Restored Mitsubishi Ichigokan to Serve as a Museum for Cultural Exchange

Originally completed in 1894 and demolished in 1968, the Mitsubishi Ichigokan—the first office building in Marunouchi—has been restored by faithfully referring to preserved architectural drawings and survey drawings as well as by using preserved original building materials. Using approximately 2.3 million red bricks, which have been manufactured in China through almost the same method as that used in the Meiji era, the restoration has been carried out through meticulous design, material selection and construction planning.

The Mitsubishi Ichigokan Museum will open in April 2010 within the restored Mitsubishi Ichigokan. Prior to the opening of the museum, an exhibition to commemorate the completion of restoration will be held from September 3, 2009. At this exhibition, the history of the Mitsubishi Ichigokan and the Marunouchi area will be introduced, while photos taken by famous photographers will be exhibited.

The "London Block" cityscape on Babasaki-dori Street in 1909
An Air of Romance and Vision Permeates the Faithful Restoration of a Timeless Icon

The total resurrection of the Mitsubishi Ichigokan extends to the interior, where some of the rooms, corridors, and stairways have been faithfully restored. Originally used as a bank operations office, the two-story atrium room serves as a museum café that retains the original Meiji-era ambiance. The attractive and comfortable space transports visitors back to those good-old days.

1. Using preserved artifacts, the circular capital recreates detailed ornamentation.
2. The attic space retains the original use of original materials and construction methods.
3. The room, with its brick walls, will be used as a museum shop.
4. The central stone stairway has been restored using preserved material.
5. A hallway has also been faithfully restored by referring to preserved drawings.
Special Feature: Marunouchi Redevelopment Project

2nd Project
Marunouchi 1-4 Project (tentative name)

Project Applying the Latest in Environmental Technologies and Boasting Marunouchi’s Largest Floor Area

Located at the hub that joins Marunouchi and Otemachi—areas with a high concentration of core financial entities—this project reorganizes sophisticated, high-quality international business functions. The project will create the largest office space in the Marunouchi area, with each floor boasting approximately 3,306m². Also, accommodating retail shops primarily on the basement (B1) and the first floor, the project will link with the retail functions of the Marunouchi Naka Dori area for renewed excitement.

New Pedestrian Walkway Network

The new building constructed through the Marunouchi 1-4 Project will connect to the Industry of Japan Club and Mitsubishi UFJ Trust and Banking Building below and above ground. This project will establish a new pedestrian walkway network that links Tokyo Station, the Shin-Marunouchi Building and Otemachi Station, thereby adding to the district’s building atmosphere and accessibility.

Building Demonstrating Superior Environmental Performance

Under the Marunouchi 1-4 Project, Mitsubishi Estate will construct a building that has environmental performance superior to the specifications defined under the Tokyo Green Building Plan initiative of the Tokyo metropolitan government. The Company will aggressively promote activities aimed at reducing CO₂ emissions relating to the building, thereby solidifying the building’s leading-edge, eco-friendly status. By introducing eco-friendly exteriors and energy-efficient facilities, we are working to acquire an S-rank certification under the Comprehensive Assessment System for Building Environmental Efficiency (CASBEE) of the Tokyo metropolitan government. Also, this green project will maintain the continuity of trees planted on the Marunouchi Naka Dori Street while increasing the use of greenery on the low-rise portion.

3rd Project
Otemachi 1-chome Second Area 1st Class Urban Redevelopment Project

Project to Rejuvenate Otemachi—an International Business Hub

Mitsubishi Estate has participated in the project to redevelop the designated second area in Otemachi 1-chome, which uses a linked urban redevelopment process, as the landowner of the Mitsubishi Soken Building. This project is the Company’s third project in the second stage of the Marunouchi Redevelopment Project.

Mitsubishi Estate serves as the joint executing entity to redevelop Building B through the project. Also, as a developer designated for the development of Building A, the Company plans to acquire a portion of unallocated floor area in Building A.