# KYOBASHI OM BLDG. 京橋 O M ビル



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efficiency equivalent to Tokyo government AAA rank thanks to innovative technologies that improve environmental performance

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### ACCESS

A choice location served by four subway stations and within walking distance of Tokyo Station, offering use of five stations and 14 train and subway lines; 28-minute direct access to Haneda Airport International Terminal Station.





\* Estimated times are when using Tokyo Station and do not include transfer or wait times.

Takaracho Sta.	A2 exit: approx. 4 minutes on foot	
Toei Asakusa Line		
Kyobashi Sta.	6 exit : approx. 6 minutes on foot	
Ginza Line		
Hatchobori Sta.	A5 exit : approx. 6 minutes on foot	
Hibiya Line / JR Keiyo Line		
Nihombashi Sta.	D1 exit : approx. 7 minutes on foot	
Ginza Line/Tozai Line/Toei Asakusa Line		
Tokyo Sta.	Yaesu Central Entrance : approx. 9 minutes on foot	

JR Chuo Line/JR Keihin Tohoku Line/JR Yamanote Line/JR Tokaido Line/JR Sobu Line(Narita Express) / JR Yokosuka Line / JR Keiyo Line / JR Tokaido, Sanyo Shinkansen / Tohoku, Yamagata, Akita, Joetsu, Nagano Shinkansen/Marunouchi Line

## OVERALL PLAN

Approximately 6,300m<sup>2</sup> of office floor space is available for renting, meeting the needs also of tenants wishing to lease an entire wing. Security levels can be set according to corporate needs.



### The entrance lobby projects an image of quality, refinement, and prestige.



### SECURITY FACILITIES

Features a multilayer security system using contactless smart cards.

Standard provision

Smart card readers standard in all rental office doors

Three-stage security is instituted at night and on holidays, at the entrance, elevators, and office doors.

### Optional

Tenants leasing an entire wing may install an optional security gate in front of the elevator hall. (prevents building intrusion by outsiders) Tenants leasing an entire floor may install optional floor security. (prevents floor intrusion by outsiders)



\* Artist's impression using computer graphics and photos

### FLOOR PLAN

905m<sup>2</sup> per floor, with regularly shaped column-free floor plates for layout efficiency. Ecological all-LED lighting in offices cuts power usage.



## BUSINESS CONTINUITY PLANNING (BCP)

### Well-considered building and facility specifications supporting BCP

Seismic resistance equal to the top level (Class I) in standards for government office buildings

Adopting the time history response analysis **X1** method generally used in design of superhigh-rise buildings, seismic resistance was verified to be equivalent to that mandated by the Ministry of Land, Infrastructure, Transport and Tourism for Class I government office buildings **%2**.

Seismic resistance	Building	Performance of main structures in an earthquake registering a strong 6 on the Japanese seismic intensity scale
High	Seismic resistance of Kyobashi OM Building	Continues to maintain functions (preserving human safety and main building functions)
	Standard seismic resistance of general office buildings	Repairs needed for recovery of functions (preserving human safety and building)
Low	Minimum seismic resistance required by new standards	Large-scale repairs needed for recovery of functions (preserving human safety)

- \*1 A structural calculation method used mainly for high-rise buildings. Based on a modeling of the building mass, elastic acceleration, and attenuation, the method inputs various ground acceleration values at the earth surface varying with time and calculates the response acceleration, velocity, and displacement on each floor of the building. Since the Hanshin-Awaji earthquake of 1995, this method has come into wide use for its accurate simulation of swaying motion in quakes.
- X2 Many government office buildings need to function as disaster response centers in a major earthquake, directing disaster measures, conveying information, and carrying out emergency recovery efforts. In the seismic resistance standards drawn up for government office facilities, Class I is the highest level. Taking into account the nature of the agencies occupying the buildings, the standards specify targets for earthquake safety to be met in the facility structures, non-structural members, and building equipment.

### "Standards for General Aseismic Plans"

Targets for earthquake safety demanded in government office buildings

Class I		The target is to be able to use the building after a large earthquake without structural repairs, and to ensure human safety as well as adequate building functions.	
Structure	Class II	The target is to be able to use the building after a large earthquake without major structural repairs, and to ensure human safety as well as adequate building functions.	
	Class III	Even if the building suffers partial structural damage in a large earthquake, the target is to avoid a significant reduction in overall building durability and to ensure human safety.	

### Class I facility uses and applicable facilities

Facilities for directing disaster response measures and conveying information	Facilities housing designated government agencies, facilities housing designated regional government block agencies, facilities housing designated regional government agencies in greater Tokyo, greater Nagoya, greater Osaka, and areas where strengthened earthquake disaster prevention efforts have been instituted
Facilities for rescuing victims and providing emergency medical treatment, etc.	Of hospital-related organizations, those facilities required to serve as bases in a disaster
Facilities storing or using hazardous materials	Facilities handling radioactive materials or pathogens and related research and testing facilities

### Equipped with emergency generator for up to 48 hours of electrical power

In case of a power outage, the building's own emergency power generation equipment can provide tenants with a total of approximately 100kVA (15VA/m2) for up to 48 hours. Around 60kVA of this is for backup of server rooms and other essential services; in addition, three emergency outlets are provided on each floor (for use by persons unable to return home in a disaster, etc.).

Building-provided emergency power generator	
For backup of essential services	Approx. 60kVA
For use by persons unable to return home	Outlets 💥 at

ЖЗ "One LCD TV, four desktop PCs, one small refrigerator, 20 cellphone rechargers"

Separate from the building-provided emergency generator, space is available on the rooftop for installation of generators and oil tanks by tenants.

Space for	tenant-installed ge
Space for tenant-installed generators	
space for tenant instance generators	
Oil tank installation space	Two units of 1,9

During power and water outages, standard floor men's and women's toilets and multipurpose toilets can be used.

Even when power and water are cut off, power is supplied by the building-provided emergency power generator and water for washing is provided from an emergency well, enabling toilets to be flushed.



(total approx. 100kVA for up to 48 hours)

intended for use by one tenant (optional)

three places per floor for power supply in power outages

Each emergency outlet location is intended for the level of usage indicated below. (The amount of power consumption may significantly vary with the product type and size, etc.)

enerators and oil tanks

its or one 310kVA unit

50l each (for two tenants)

### ECOLOGICAL EFFICIENCY

Adopting innovative environmental technologies throughout, the building achieves a PAL reduction rating X1 of 30% or above and ERR X2 of 40% or above, equivalent to AAA rank in the Tokyo Green Building Program assessment of energy performance.

### Lighting plan

### "LED lighting"

All-LED lighting is used both in rental spaces and in shared areas. LED lights use less energy and produce less heat than fluorescent lights, do not emit ultraviolet rays, and have a long lifetime reducing the need for replacement. These and other advantages make them ecologically beneficial.

### "Use of natural light"

Luminance sensors in ceilings detect the amount of natural light coming through windows and automatically control the brightness of artificial lighting accordingly. This along with the use of gradation blinds enables effective use of natural light, cutting electrical use.

#### "People sensors"

People sensors in ceilings are used to control lighting automatically based on whether areas are occupied or not. Electrical use for lighting is reduced by lowering brightness in unoccupied areas.

Air conditioning equipment plan

### "Air conditioning energy efficiency control system"

To save energy, this system monitors energy use for air conditioning and automatically controls operation to maximize efficiency. It does so mainly by switching from inefficient operating modes to high-efficiency modes, such as switching equipment in low-load operation to ventilation mode

#### "Cooling with outside air"

A system is introduced for cooling to the extent possible with low-temperature outside air in moderate seasons, helping to save energy by reducing air conditioner running time.

Energy-efficient operating plan

#### "Energy visualization"

How much electricity is being used and where can be checked on a PC screen. Showing the amount of energy being used wastefully in an office helps raise the environmental awareness of workers while pointing the way to effective energy-saving measures.

### Exterior plan

#### "Low-E glass"

Having a lower solar heat absorption ratio than regular glass, it moderates temperature increases around windows in the hot summer sun, while helping to keep warm air from escaping through the windows in winter.

### "Air barrier"

An air curtain is formed along window surfaces and blinds inside a room by blowing air from below windows to air intakes above the windows. This makes areas around windows more comfortable by removing heat and reducing cold drafts.

#### "Gradation blinds"

These blinds let in natural light from outside and reflect it off the ceiling for indirect lighting without excessive glare, illuminating rooms while reducing the use of artificial lighting and saving electricity during daytime. To prevent outside light from shining directly in people's eyes, each blade of the blinds has a slightly different angle.

#### "Solar panels"

Solar panels with maximum rated output of around 35kW are installed on the side of the building facing east toward the Tokyo Metropolitan Expressway, providing the building with electricity converted directly from solar energy.

#### "Green walls"

Wall plantings on the east side of the building facing the Tokyo Metropolitan Expressway are pleasing to the eye and ecologically beneficial, while letting ample natural light into the shared corridors to reduce the need for artificial lighting

### **X1** Reduction in PAL (Perimeter Annual Load)

PAL is an index of heat loss through the exterior walls and windows of a building, indicating the insulating and thermal barrier performance as thermal load per unit area. A high PAL reduction rate means high building insulation performance. In the Tokyo Metropolitan Government's Energy Performance Certificate Program, a PAL reduction rate of 25% or more earns AAA rank.

#### **\*2** ERR (Energy Reduction Ratio)

ERR is an index indicating the reduction rate in energy consumption by building facilities and equipment in relation to a reference value. A high ERR value means high energy efficiency. In the Tokyo Metropolitan Government's Energy Performance Certificate Program, an ERR of 35% or more earns AAA rank.

### **SPECIFICATIONS**

### Specifications of Kyobashi OM Building

#### Architectural outline -

Location		1-19-8 Kyobashi (
Site area		1,347.20m <sup>2</sup> (407.
Start construction		August, 2011
Expected completion		End of September
Design		Yasui and Shimizu (
Constructor		SHIMIZU CORPC
Floor composition		Office, Retail, Par
Structure		Reinforced concre
Number of floors		8 floors above gro
Total floor space		9,647.49m <sup>2</sup> (2,91
Total office floor space	available for lease	6,337.24m <sup>2</sup> (1,91)
Elevators		Three (one with 1
Car park		28 spaces (includ
Leasing outline		
Leasing outline		
Rentable space	Rentable space	
Ceiling height		2,800mm
Basic module		3,200mm×3,200r
Floor load		500kg/m <sup>2</sup> (Heavy
Raised floor for OA eq	uipment	100mm
Security		Autolock system v
Equipment outline —		
Air conditioning	Innner	Individual packag
	Perimeter	Air barrier
Electrics	Power receiving system	6.6kV 3-phase 3-v
	Emergency generators	One 310kVA dies
	OA capacity of outlet	50VA/m <sup>2</sup>
	Lighting	640mm Grid mod
Equipment upgrade —		
Air conditioning	Space for outdoor unit	Rooftop (number
Electrics	Power back up systems	Approx. 60kVA av
	Power back up systems	Generator installa
	available for tenant	Installation space

\* The contents of this brochure are as of September 2011 and are subject to change in the future. All graphics showing the completed state are based on drawings as of September 2011 and may differ from the actual appearance





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Chuo-ku .5 Tsubo)

, 2012

provisional name) Kyobashi 1-Chome OM Planning, Design and Supervision JV DRATION

rking

rete construction (partially steel frame construction)

ound, 1 floor below ground

8.4 Tsubo

7.0 Tsubo)

,450kg, two with 900kg loading capacity)

ing those for administrative use vehicles)

Tsubo)

nm

duty zone: 800kg/m<sup>2</sup>)

with non-contact smart card key

ed air conditioners, 11 zones on each floor.

wire power receiving system sel generator (joint use for building disaster prevention and by tenants)

dular ceiling (LED lighting, Automatic lighting adjustment, People sensors)

of units to be determined)

vailable (use by one tenant)

ation space for two units of 145kVA or one unit of 310kVA Installation space for two 1,950ℓ oil tanks (for use by two tenants)