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For Immediate Release

Tokyo Tatemono Co., Ltd.
Sankei Building Co., Ltd.
Kajima Corporation

Tokyo Tatemono, Sankei Building, and Kajima receive right of first refusal for project to utilize the former site of the Toshima-ku ward offices

Tokyo Tatemono Co., Ltd., Sankei Building Co., Ltd., and Kajima Corporation hereby announce that a group consisting of these three companies and headed up by Tokyo Tatemono was granted the right of first refusal in the bidding for a project sponsored by Toshima-ku to utilize former site of the Toshima-ku ward offices.

The Toshima-ku ward offices were relocated in May 2015. Accordingly, the municipal government plans to allow private sector entities to utilize the site of the former ward offices (redevelopment of the main office land and public hall) to breathe new life into the area. The private sector entity is to receive a fixed-term land leasehold from Toshima-ku and will be expected to construct a complex that combines a new hall and private sector facilities. Toshima-ku will acquire, operate, and manage the new hall after construction of the building is completed. As for the private sector facilities, the private sector entity will be in charge of maintenance, management, and operations for a period of 70 years. In this case, Tokyo Tatemono and Sankei Building will be the leaseholders responsible for the management of real estate development and the management of the private sector and other facilities, while Kajima will be in charge of design and construction.

The goal of the group is to carry out mixed-use development to create a new hub for business, culture, and activity based on the theme of establishing a “metropolitan stage where everyone shines.” Plans are to develop a large-scale office complex that includes a cinema complex and commercial facilities that will attract people to east Ikebukuro area. Another objective is to contribute to the further development of Ikebukuro as a Tokyo subcenter through area management carried out in cooperation and alliance with local businesses and residents.

Image of the exterior



Project overview

Address	1-18 Higashi Ikebukuro, Toshima-ku, Tokyo
Total area	Main office land: 3,637.15 m ² Public hall: 3,049.62 m ²
Building floor space after redevelopment	Main office land: about 64,000 m ² (tentative) Public hall: around 10,000 m ² (tentative)
Proposal	<p>Create seven so-called theaters that will serve as centers of diverse art and culture and which will generate new culture and activities in the Ikebukuro area.</p> <p>Contribute to the expansion of Ikebukuro's urban subcenter functions by creating places where companies and people can come together by delivering high-spec and large-scale office buildings.</p> <p>Partner with the Fuji Sankei Group and receive full backup in creating activity in the area.</p> <p>Make the redeveloped main office land a symbol of the area by promoting a high level of use. Blend in with the surrounding townscape by making the public hall the same height as nearby buildings. Achieve spatial integration with the area, including Naka-Ikebukuro Park.</p> <p>Introduce various eco-friendly system to reduce CO₂ emissions and curb lifecycle costs.</p>

Schedule (tentative)

April 2015	Sign basic agreement
March 2016	Enter into contract for fixed-term land leasehold
November 2016	Start construction
March 2019	Complete construction of new hall
March 2020	Complete construction of private sector facilities

Map of location

