

For Immediate Release

Tokyo Tatemono Co., Ltd.  
The Sankei Building Co., Ltd.

## **A Glimmering Theater City to Enhance the International Appeal of Ikebukuro Toshima Project (working name) Construction Starts**

Tokyo Tatemono Co., Ltd. and The Sankei Building Co., Ltd. hereby make the following announcement regarding construction for the Toshima Project (working name) at the former government office land of Toshima-ku and the site of the former Toshima Public Hall (1 Chome, 18-19 Higashi Ikebukuro, Toshima-ku, Tokyo). Construction at the former government office land of Toshima-ku (hereafter, (Site A) started today and construction at the site of the former Toshima Public Hall (hereafter, Site B) is scheduled to begin in January 2017.

The Toshima Project is a 5-minute walk from Ikebukuro Station, a major hub where 7 railway lines, including the JR Yamanote Line, intersect. Site A will feature a skyscraper (left image below, hereafter, Office Building) that is sure to become a new landmark for the Ikebukuro area. In addition to being one of the largest, most advanced office spaces in all of Ikebukuro, the lower levels will feature a cinema complex and a vast variety of commercial shops. The building (center image below, hereafter, New Hall Building) planned for Site B will be acquired and operated by Toshima-ku and will house the new Toshima Hall (working name) (hereafter, New Hall) as well as theaters and other functions to create a new lively space from which the city will disseminate diverse culture.

Based on the concept of a “glimmering theater city”, the Toshima Project will greatly enhance the international appeal of the Ikebukuro Area and is being positioned by Toshima-ku as a project that will symbolize Toshima’s status as a city of international art and culture.

(Buildings exterior image)



## Project Characteristics

### **1. Formation of a new business center featuring one of the largest and most advanced office spaces in the Ikebukuro area**

-The Office Building will boast over 36,000 square meters of rental space, making it one of the largest office buildings in the Ikebukuro area. Each floor features approximately 1,600 square meters of space based on a columnless design to offer maximum layout efficiency and planning flexibility to meet the diverse needs of tenants. Connected to the lively commercial space on the lower floors will be an amenity space that will promote interaction between visitors and tenants, and help attract international businesses. The Office Building will create a new business center for the Ikebukuro.

### **2. Creation of 8 theater spaces to disseminate diverse arts and culture to the world**

-The New Hall Building will consist of the New Hall, a 1300 seat theater that will host musicals, Takarazuka, operas, traditional arts, and a variety of other performances, as well as a Live House from which artists will disseminate cutting-edge content. The Office Building will feature a 10-screen cinema complex and the New Ward Resident's Center (working name) developed by Toshima-ku (right building in the image of the previous page) will feature several multipurpose halls that offer superior functionality and convenience. From these 8 theater spaces, the diverse culture of Toshima-ku will be disseminated throughout Japan and around the world to attract a great many visitors and further energize the region.

-Using a consistent exterior design for the Office Building, New Hall Building, and New Resident's Center will create a sense of unity. And connecting each of the buildings through a 2<sup>nd</sup> floor pedestrian deck will improve movement between theaters and further promote the formation of a lively atmosphere.

-In addition to the 8 theater spaces, we will utilize the entire area, including the Naka Ikebukuro Park being redeveloped by Toshima-ku, to hold events on a regular basis and collaborate with community residents to conduct area management that increases the value of the town.

(The lower floors image)



### 3. High-level safety to meet increasing concerns of disaster prevention and establishment of a disaster prevention area

-The Office Building and New Hall Building are both designed to have high earthquake endurance and will feature emergency power generators that enable operations for 72 hours. Furthermore, the facility assumes situations involving the provision of emergency shelter for visitors, and will feature an emergency provision storehouse, emergency flushing water, emergency well, manhole toilets, as well as benches that can be used for cooking. Together, the Office Building and New Hall Building will help enhance disaster preparedness for the Ikebukuro area.

#### Plan Overview

	Site A (Former government office land of Toshima-ku) Office Building	Site B (Site of former Toshima-ku Public Hall) New Hall Building
Planned site	1-18-1, Higashi Ikebukuro, Toshima-ku, Tokyo	1-19, Higashi Ikebukuro, Toshima-ku, Tokyo
Purpose	1 <sup>st</sup> floor: shops 2-6 floor: cinema complex 7-32 floor: office space	Sublevel 1: meeting hall 1-2 floor: shops 1-8 floor: public hall
Total area:	3,619.67 m <sup>2</sup>	2,983.59 m <sup>2</sup>
Planned construction ratio	Approx. 1,680%	Approx. 300%
Total floor space	Approx. 68,600 m <sup>2</sup>	Approx. 10,600 m <sup>2</sup>
Scale	33 floors, two basement floors	8 floors, one basement floor, 1 rooftop structure
Max. height	Approx. 158m	Approx. 41m
Design	Kashima Construction Co., Ltd., 1 <sup>st</sup> Class Architects Office	
Construction	Kashima Construction Co., Ltd.	
Start	December 2016	January 2017
Completion date for construction	May 2020 (planned)	April 2019 (planned)

\*Plan specifications subject to change.

#### Planned site schematic

