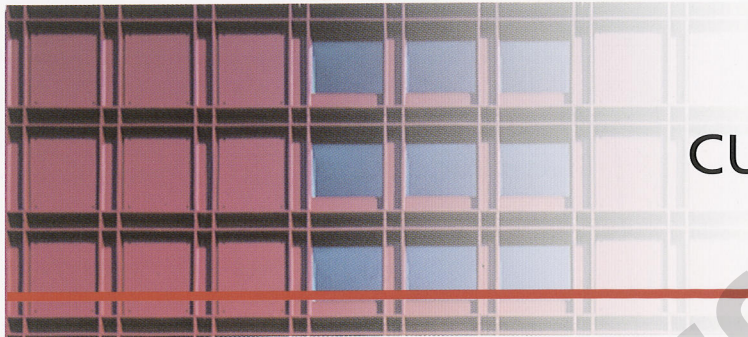




ITALIAN CULTURAL INSTITUTE BUILDING

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ITALIAN CULTURAL INSTITUTE BUILDING

A premium building that people will remember



Situated to the north of Tokyo's Imperial Palace, the heart of old Edo, the Italian Cultural Institute Building offers a view of the famous cherry trees of Chidori-ga-fuchi. Created by Italian architect Gae Aulenti*, the design concept is a combination of modern Italian architecture and Japanese culture, and uses the vermilion of Japanese lacquer ware to give the exterior a distinctive look.

The building houses the Italian Cultural Institute (B2-2nd Fl., 12th Fl.) and offices (3rd-11th Fl.). The Italian Cultural Institute section comprises a hall, library, language classrooms and other facilities, providing a base for the expansion of Japanese-Italian cultural exchange.

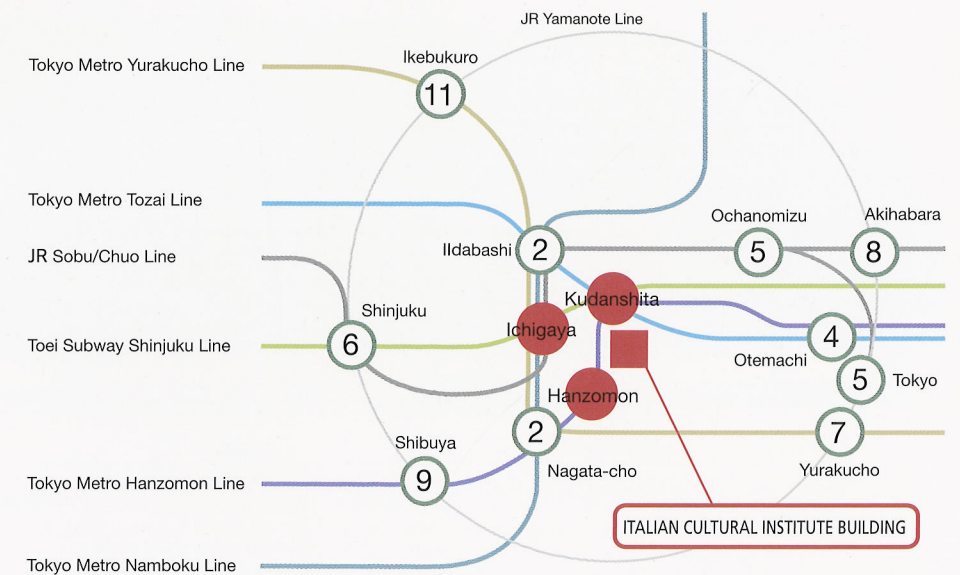
*Gae Aulenti
Dubbed "Madame Museum" for her transformation of the Paris Station into the Musée d'Orsay (1986) and her renovation of the Louvre's France Hall (1991), Ms. Aulenti's projects include interior and industrial design, product displays, stage devices and landscaping, as well as architecture. She is known in Japan as the creator of the conceptual design for Tokyo's Italian Institute of Culture.

Access

Near 3 stations on 6 lines within 15 minutes of the main business districts.

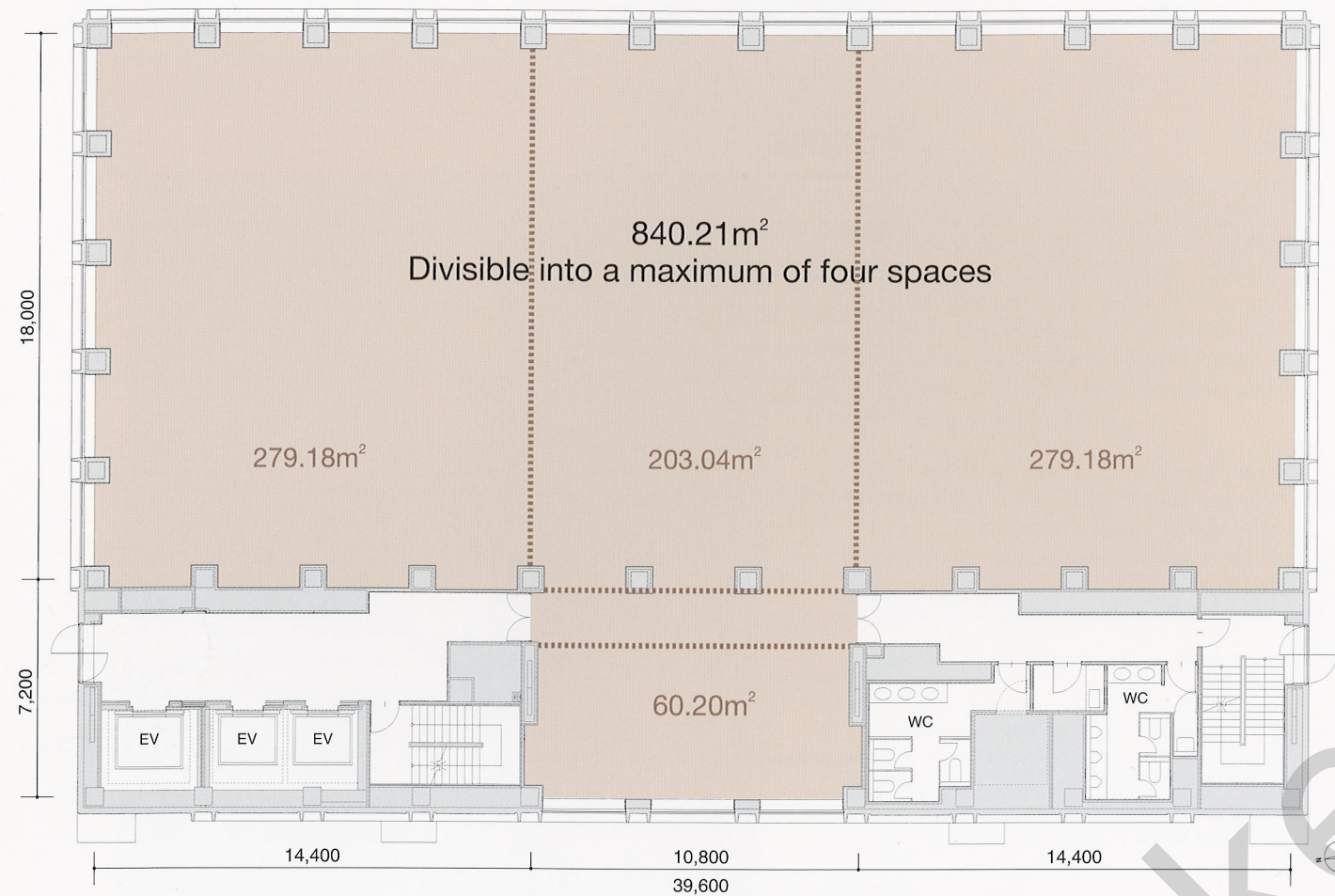
Smooth access to Otemachi, Nagata-cho, Shinjuku and other main business areas via the Tokyo Metro and Toei subway lines or JR lines.

*Times indicated are the shortest times between stations and do not include time required for transfers; times are subject to change depending on time of day and other conditions.



SQUARE OFFICE FLOOR

Uninterrupted square area provides an open, highly functional office floor to meet a variety of needs



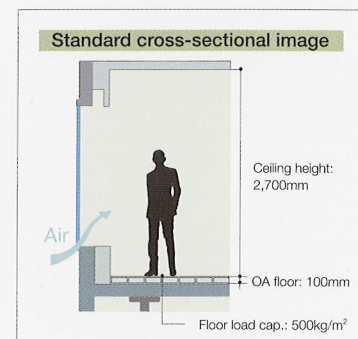
* Standard floor layout; layout may vary depending on floor.



Section

Open office space

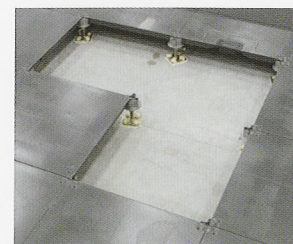
The uninterrupted square area with its 2,700mm high ceiling offers the freedom of layout only possible in a space with no columns, permitting the realization of an efficient open office. In addition, open air is circulated through natural ventilation, creating a comfortable office environment.



IT・Network

IT-friendly office floor

Designed for easy installation of wiring and outlets, the free-access OA floor (100 mm under-floor space) allows complete freedom in office layout and efficient electrical wiring work.



The standard 500 kg/m² floor load bearing capacity and 50 VA/m² outlet rating (increasable to 80 VA/m²) provide an office environment capable of meeting a variety of needs.

Installed facilities permit reception of BS and CS digital transmission, Digital Broadcasting (ducting for optical fiber cable is pre-installed).

Flexibility

Grid-system ceiling

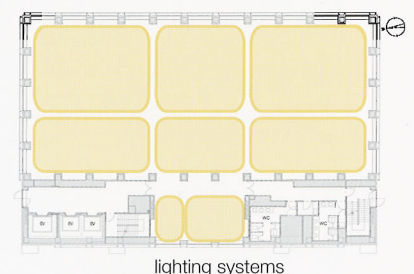
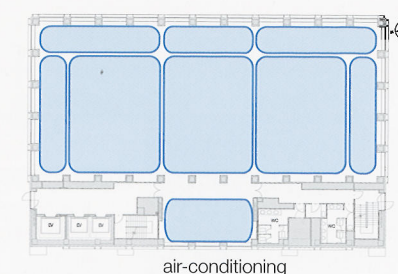
Use of a grid-system ceiling (600 mm sq. panels) permits flexible placement of lighting and air-conditioning outlets to accommodate a wide range of layouts.



Air Conditioning / Lighting

Independent control of air-conditioning and lighting systems

Each floor is divided into 9 independently controlled air-conditioning and lighting zones; the automatic lighting control system maintains an average brightness of 700 lux at desktop height for a supremely comfortable office environment.



Layout Plan

Layouts to meet a wide range of business types and sizes

plan-A

This plan offers sufficient space for large and medium-sized conference rooms and communication spaces



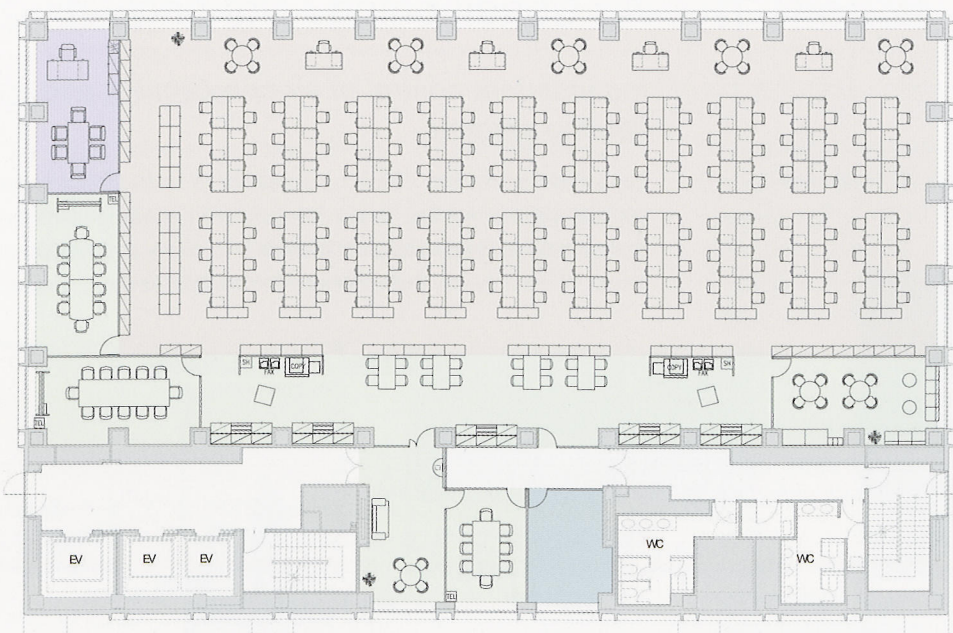
3+96Seats
(8.5m²/seat)

Office space	62.1%
Communication space	28.8%
Storage space	2.5%
Executive offices, etc.	6.6%

*Calculated by dividing the rental floor area by the number of seats; does not include seats in executive offices.

plan-B

This plan leaves a large office area, providing space for more than 100 desks.



4+120Seats
(6.8m²/seat)

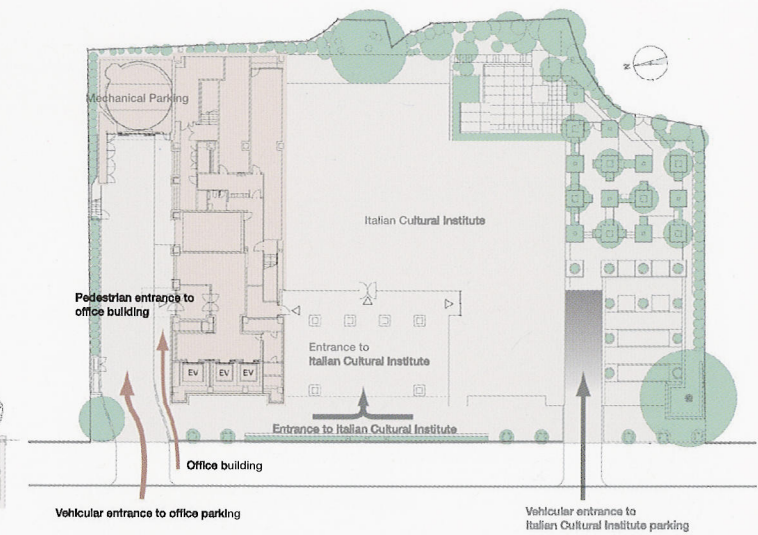
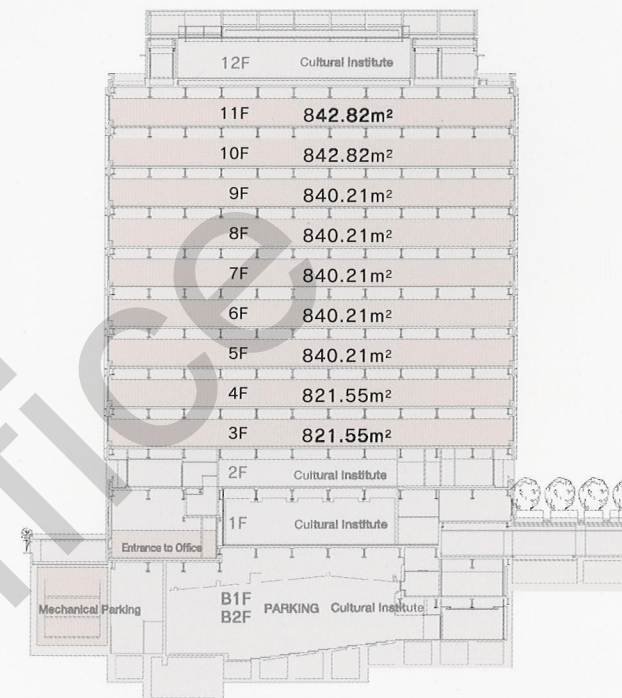
Office space	78.9%
Communication space	15.5%
Storage space	2.3%
Executive offices, etc.	3.3%

*Calculated by dividing the rental floor area by the number of seats; does not include seats in executive offices.

Building Outline

A high-quality office building that is considerate of the environment and users' safety

Planning



Building planned to lighten the burden on the environment

Offices are located on the east side of the building, with its beautiful view and good lighting, while elevators and stairways are located on the west side, which receives direct sunlight; this reduces the burden on the environment.

Exclusive line of flow to office area

Exclusive pedestrian and vehicular access to the office areas is located on the north side of the building, effectively separating the lines of flow to the offices and the Cultural Institute, increasing the security of the business area and contributing to the smooth operation of the exclusive office area elevators.

Security system provides a high level of safety

Non-contact IC cards are used for control of office space entry and exit and elevator operation. In addition, the security center's central monitoring system also operates 24/7 the year round to maintain safety and security.



Non-contact IC card image

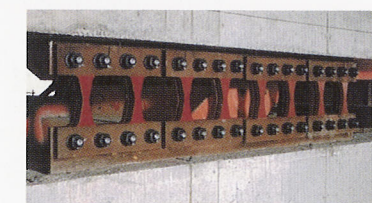
Comfortable office life

Amenities for safety and hygiene of workers include pantry space and toilets fitted with Washlet seats; the office garage (mechanical) offers parking for 35 vehicles.

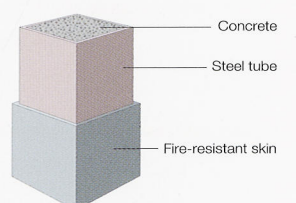
Structure

Safe and environmentally friendly building

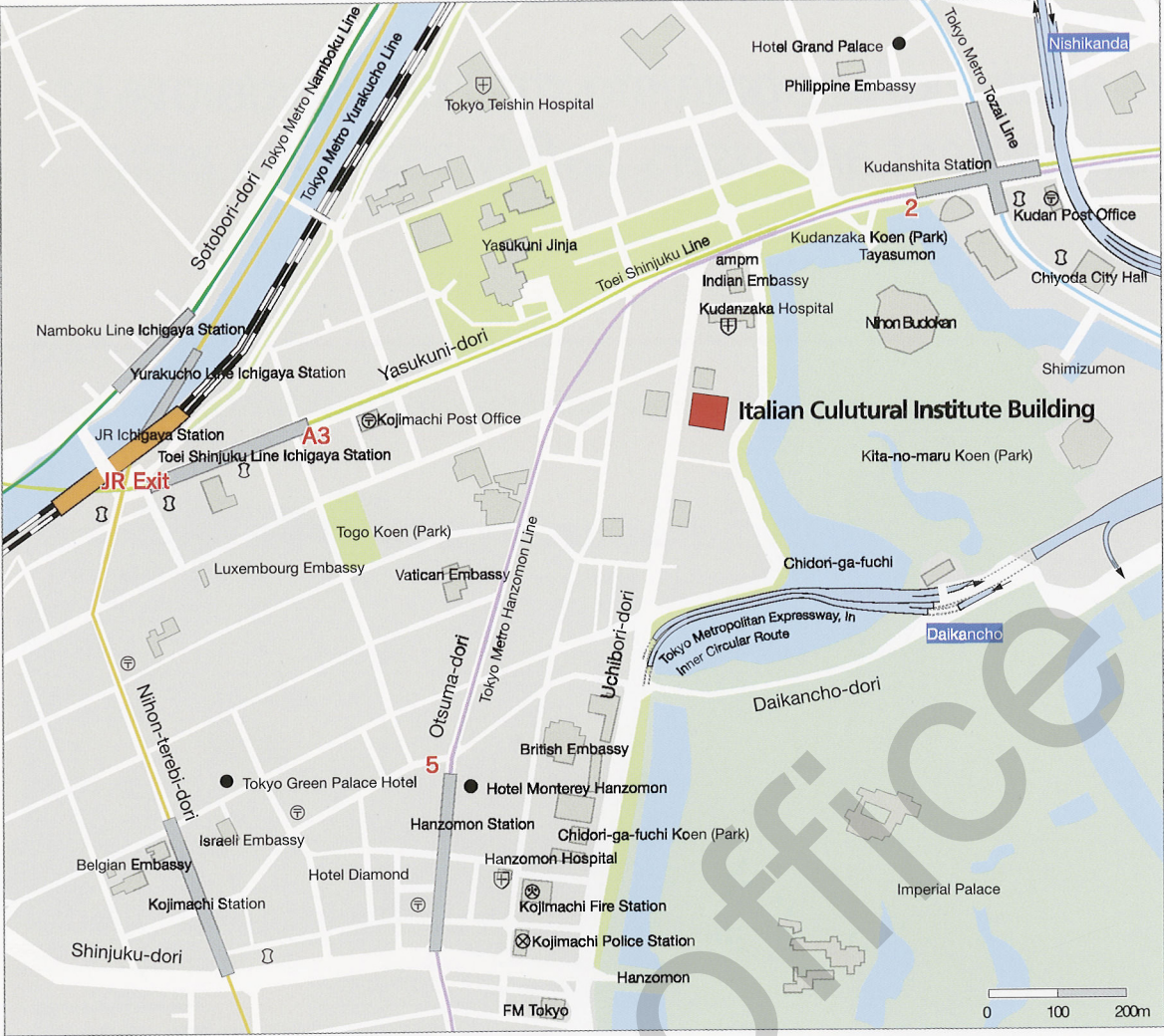
Earthquake resistance is improved through the use of a passive "honeycomb damper" seismic control system. In addition, CFT (concrete-filled steel tube)-the latest, so-called fourth type of construction following steel, RC and SRC-is used for columns, providing superior earthquake and fire resistance.



Honeycomb damper image



CFT Column image



Access

Kudan-shita Station (Exit 2) 8 Minutes' walk

- ▶ Tokyo Metro Tozai or Hanzomon Line;
- ▶ Toei Shinjuku Line

Hanzomon Station (Exit 5) 11 Minutes' walk

- ▶ Tokyo Metro Hanzomon Line

Ichigaya Station (Exit A3) 13 Minutes' walk

- ▶ JR Sobu Line,
- ▶ Tokyo Metro Yurakucho or Namboku Line;
- ▶ Toei Shinjuku Line

Tokyo Metropolitan Expressway,

- ▶ Inner Circular Route (C1); near Daikancho Junction
- ▶ Ikebukuro Route (No. 5) near Kanda Junction

Building profile

Building name:	Italian Cultural Institute Building
Lessor:	Cascade Godo Co. Ltd.
Concept designer:	Gae Aulenti (Italian architect)
Architect & construction:	Kajima Corporation
Property management:	Kajima Tatemono Sogo Kanri Co., Ltd.
Location:	2-1-30 Kudan Minami; Chiyoda-ku, Tokyo
Site area:	2,586.86m ²
Building area:	1,272.59m ²
Total floor area:	14,679.23m ²
Rental area:	Per floor: 840.21m ² Total rental floor area: 7,567.18m ²
Structure/scale:	SRC (CTF columns); part RC 2 stories below ground, 12 stories above ground; 2-story penthouse Italian Cultural Institute Building (multi-purpose hall, library, and other facilities); B2-2nd floor, 12th Fl. Rental offices; 3rd-11th floors
Height:	55.82m
Standard story height:	4.0m
Standard ceiling height:	2.7m (+100-mm OA floor)
Floor load:	500kg/m ²
Power rating:	Outlet rating 50 VA/m ² (increasable to 80 VA/m ²)
Lighting facilities:	Average intensity at desk height: 700 lux (automatic sensor control)
Heating/cooling facilities:	Individually controllable central air-conditioning (space for expansion to 30 W/m ²)
Hot water facilities:	Electric water heater on each floor
Sanitary facilities:	Toilets fitted with Washlet seats
Communications facilities:	Optical fiber cable ducting to distribution box (MDF)
Common facilities:	VHF, UHF, BS, CS (digital-signal compatible, single wave)
Security:	Entry and exit control using non-contact card-key system
Elevators:	3 Units (17-passenger capacity, 2 units; 24-passenger capacity, 1 unit, also for emergency use)
Parking:	35 Vehicles (mechanical type)
Main exterior finish:	Architectural concrete, PC board
Main interior finish:	Floor: carpet tiles, free-access OA floor (100 mm) Ceiling: rock-wool sound-absorbing board system Ceiling apertures: heat-absorbing glass, blinds
Completed:	September, 2005

当物件の募集状況についてのお問い合わせは[こちら](#)まで

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