

SUMITOMO FUDOSAN
ONARIMON
PROJECT

住友不動産 御成門プロジェクト



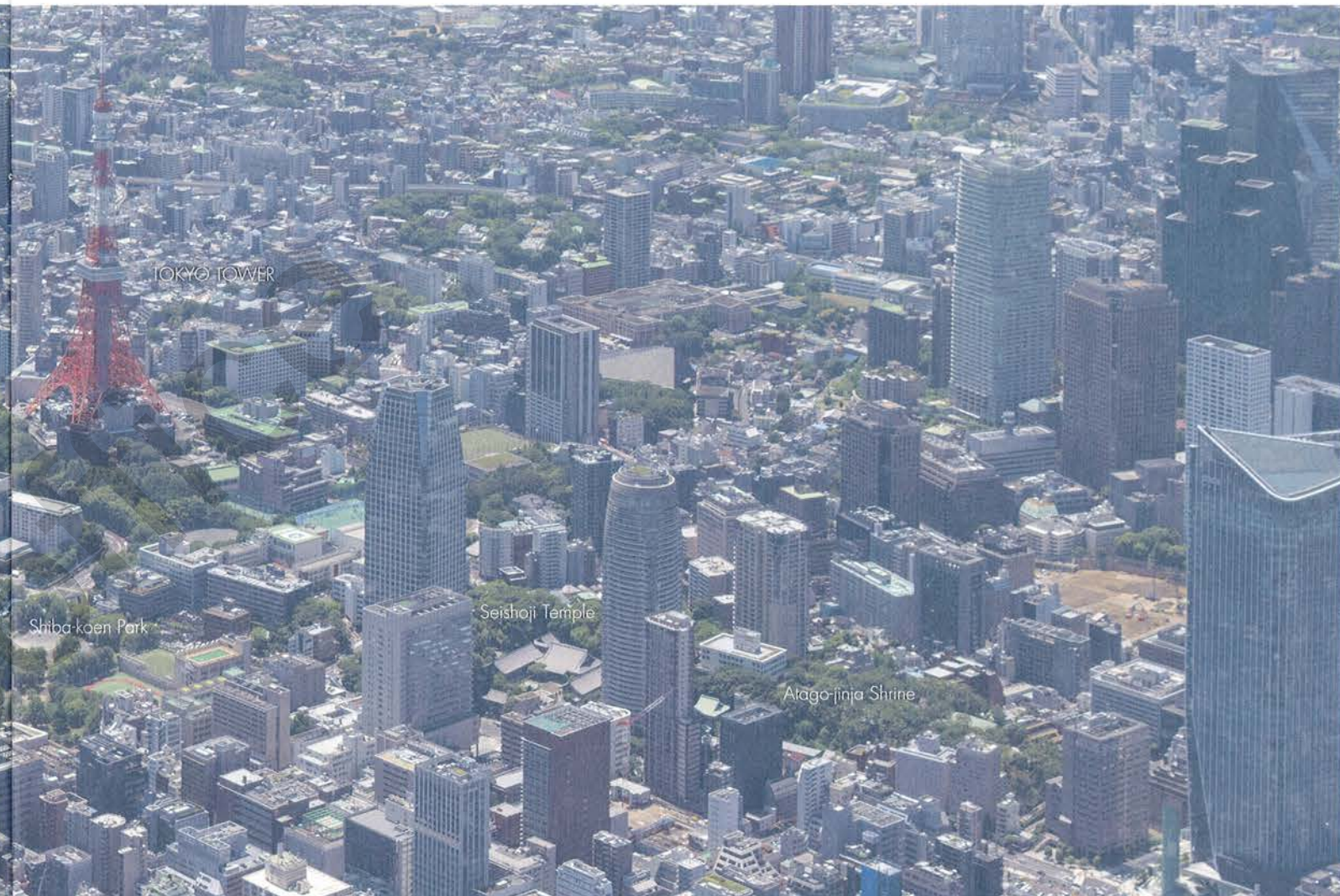
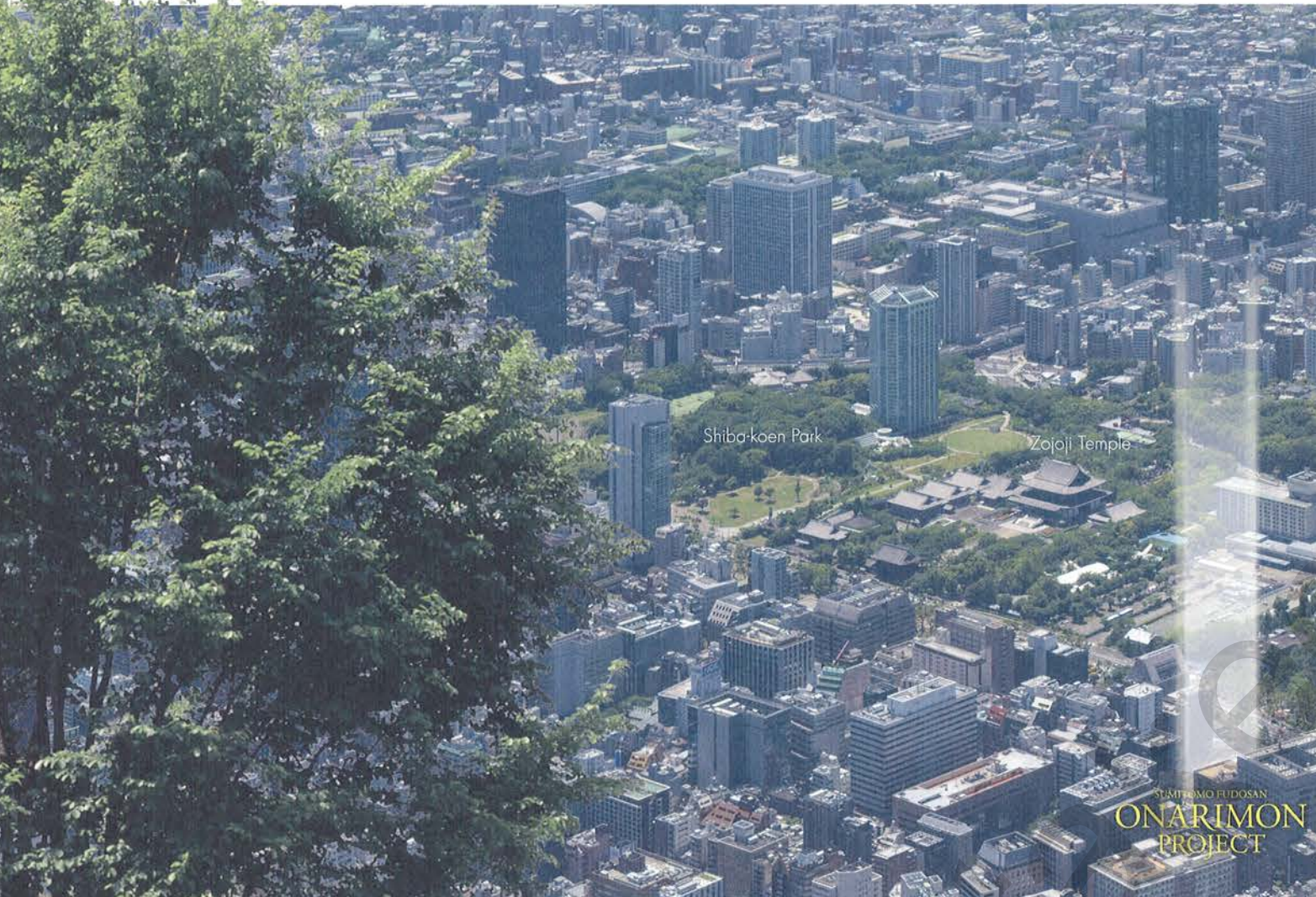
Sumitomo Realty & Development Co.,Ltd.

芝公園の緑と東京タワーを望む緑豊かで美しい都

A beautiful, prominent and verdant location within the city providing views of the greenery in

内屈指のロケーション。

Shiba Park and Tokyo Tower.



至近距離にほっと一息つける
歴史と自然を感じる場所。

Surrounded by locations that exude a sense of history and nature.



増上寺 Zojoji Temple



愛宕神社 Arago-jinja Shrine



東京タワーと桜 Tokyo Tower & Cherry Blossom

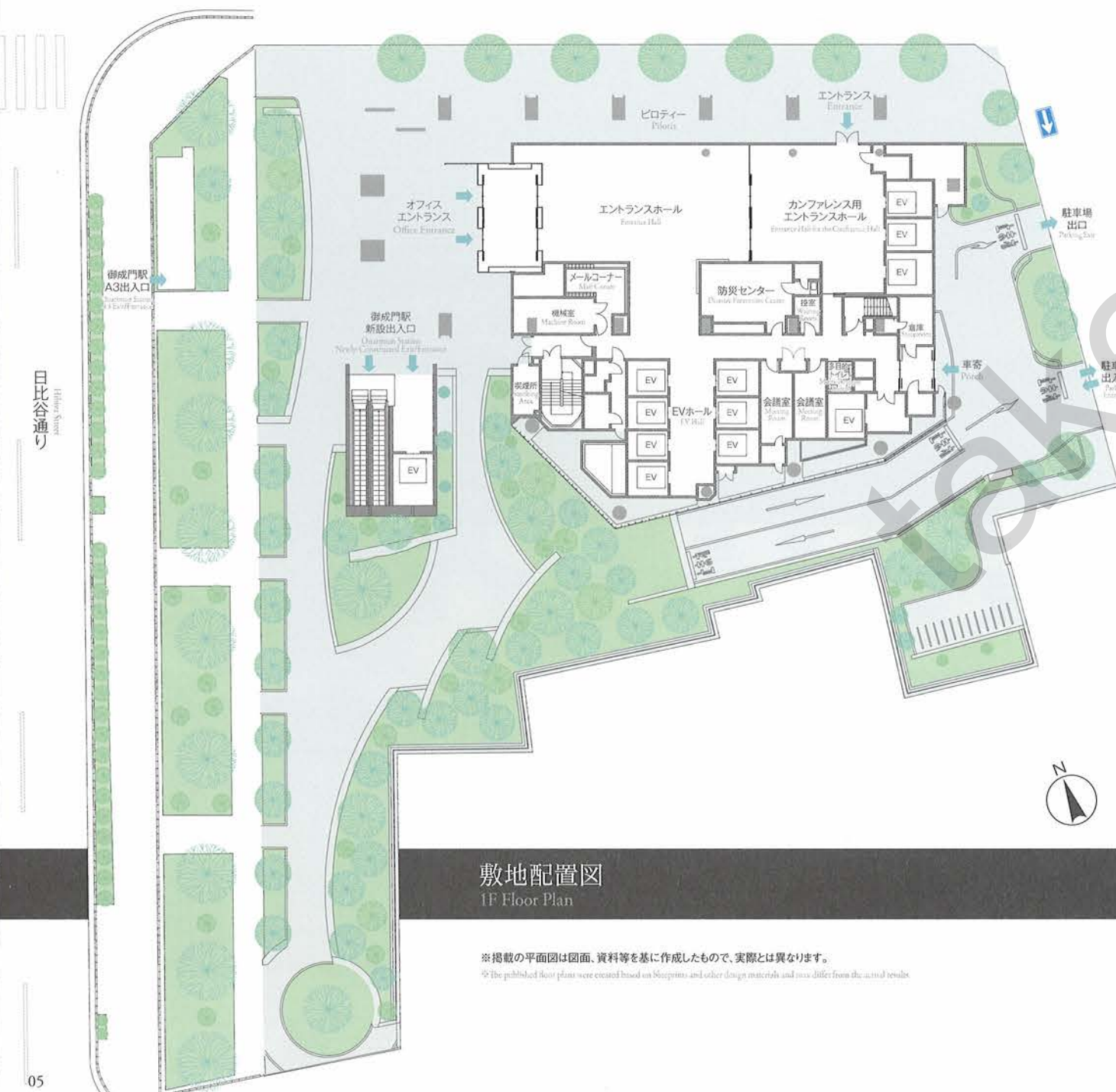


芝公園(御成門プロジェクト正面) Shiba-koen Park



日比谷通りに面した格調ある2層吹抜けのエントランス。

A sophisticated entrance with a 2-story atrium facing onto Hibiya Street.



各フロアへのアクセスも抜群。

Perfect Access to All Floors.

フロアアクセス Floor Access

	エレベーター構成 Elevators	貸室面積 Rentable Floor Area
22F		1,020.29㎡ 308.64坪
21F		1,020.56㎡ 308.72坪
20F		1,020.83㎡ 308.80坪
19F		1,021.10㎡ 308.89坪
18F		1,021.37㎡ 308.97坪
17F		1,021.64㎡ 309.05坪
16F		1,021.91㎡ 309.13坪
15F		1,022.18㎡ 309.21坪
14F		1,022.43㎡ 309.29坪
13F		1,022.72㎡ 309.38坪
12F		1,022.99㎡ 309.46坪
11F		1,023.26㎡ 309.54坪
10F		1,023.53㎡ 309.62坪
9F		1,023.80㎡ 309.70坪
8F		1,024.05㎡ 309.78坪
7F		1,024.34㎡ 309.87坪
6F		1,024.61㎡ 309.95坪
5F		1,024.88㎡ 310.03坪
		免震層 Seismic Base-Isolation Layer
4F		カンファレンスホール Conference Hall
3F		カンファレンスホール Conference Hall
1F		エントランス Entrance
B1F		駐車場 Parking Lot
B2F		駐車場 Parking Lot
都営三田線「御成門」駅 Toei Mita Line Onarimon Station		総貸室面積 Total Rentable Floor Area 18,406.49㎡ 5,568.10坪



自由度に優れた1フロア1,000㎡超の整形無柱フロア。

Wall-supporting columnless floors with more than 1,000m² of space per floor for unlimited freedom of use.

5-22F 基準階平面図
5-22F Typical Floor Plan



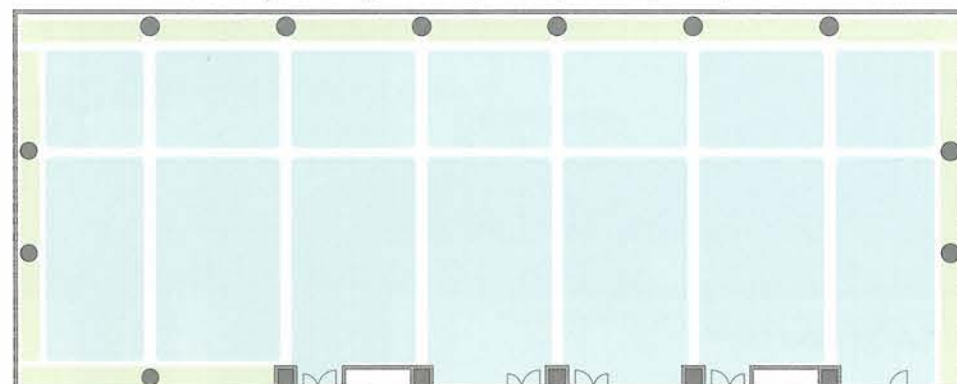
- 多目的トイレ
Multi-Purpose Toilets
- パーソナルBOX
Personal lockers
- パウダーコーナー
Make-up corner
- 非接触ICカードシステム実装
Proximity IC card system provided
- フロアセキュリティ(オプション)
Floor Security (Optional)



完全個別空調 Completely Independent Air-Conditioning

1フロア24ゾーンの完全個別空調。
各ゾーン毎の冷暖房切替・温度調節が可能。

Completely independent air-conditioners in 24 zones per floor.
Can be switched between cooling and heating and the temperature adjusted independently in each zone.



※掲載の平面図は図面、資料等を基に作成したもので、実際とは異なります。また、上記面積については法改正や設計変更等により変更が生じる場合があります。
 ※The published floor plans were created based on blueprints and other design materials and may differ from the actual results. Additionally, the area measurements stated above may change due to revisions to the law, design alterations, etc.

事業を支える最新のBCP対応テクノロジー。

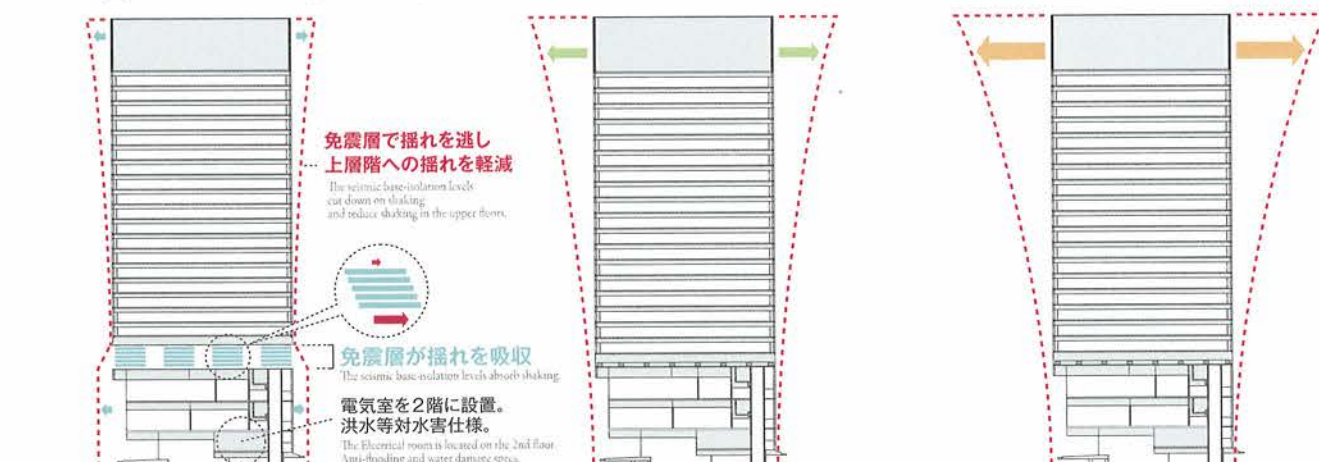
The most up-to-date BCP-supporting technology providing support for business affairs.

免震構造 Seismically Isolated Structure

揺れを吸収し抑える免震構造（中間層免震）を採用。

Uses an seismically isolated structure (seismic inter-layer base isolation) to absorb and restrain shaking.

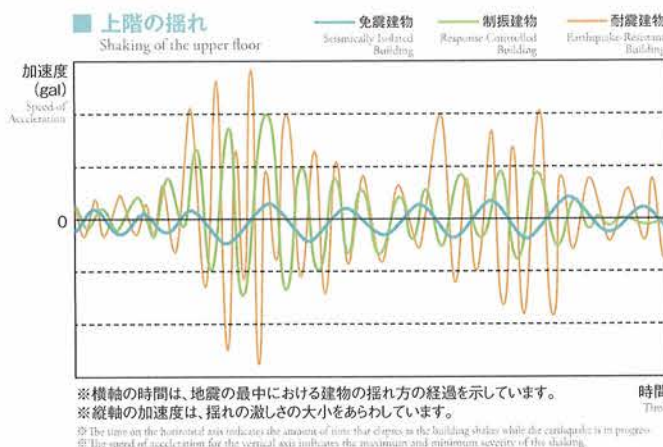
5階下の免震層内に設置したダンパーとアイソレータが揺れを吸収・軽減。人命の安全はもちろん、建物の損傷や家具の転倒も防止。
 The dampers and isolators installed within each seismic base-isolation layer from the 5th floor downward absorb and reduce shaking.
 This not only protects human life, it also prevents damage to the building and furniture toppling over.



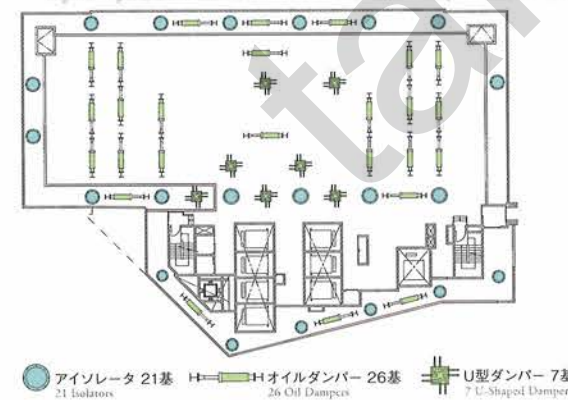
御成門プロジェクト・中間免震構造
 Onarimon Project / Seismic Inter-Layer Base Isolation Structure
 建物全体がゆっくりと揺れ、激しくない。
 上階と下階の揺れ方は殆ど差がない。
 The entire building shakes gently, not violently.
 There is hardly any difference between the level of shaking in the upper floors and lower floors.

制振構造
 Vibration Control Structure
 上階ほど揺れは激しくなるが、揺れの大きさは耐震建物よりも小さい。
 Earthquake shaking gets more violent the higher the floor, but the level of the shaking is smaller than with earthquake-resistant structures.

耐震構造
 Earthquake-Resistant Structure
 上階・下階とも小刻みに激しく揺れる。揺れの激しさは、上階ほど大きい。
 Both the upper floors and the lower floors experience violent shaking in small increments. The shaking gets more violent the higher the floor.



■ 御成門プロジェクトの免震層における免震装置の配置図
 Diagram showing the layout of the seismic base-isolation devices installed in the base-isolation layers in the Onarimon Project.



アイソレータ Isolators

建物重量を支え、水平に柔らかく動くことで地震時の揺れを伝わりにくくする。

While supporting the building's weight, these isolators move gently from side to side to hinder the upward transmission of vibrations during an earthquake.



オイルダンパー Oil Dampers

地震や強風による建物の揺れを防止。Prevents building vibration due to earthquakes and strong winds.



U型ダンパー U-Shaped Dampers

安定した復元力特性で地震エネルギーを吸収し、揺れを軽減。温度や振動数の依存性も少なく、繰り返しに対する疲労特性にも優れている。

Absorbs an earthquake's seismic energy with their stable restoring force characteristics, reducing vibration. Also features superior fatigue characteristics to handle repeated earthquakes and a low dependence on such factors as temperature or vibration frequency.



無停電対応※ Continuous Power Supply

3重のバックアップ体制で停電リスクを回避。

Triple back-up system to avoid the risk of power outages.

① 3回線スポットネットワーク受電方式 3-line spot network power receiving system

特別高圧22kV・3回線スポットネットワーク受電方式を採用し、万が一の事故に対応。

Uses an extra-high voltage of 22kV and a 3-line spot network power receiving system to enable swift response in the case of emergencies.

② 中圧ガスによる発電 Electricity generated with medium-pressure gas

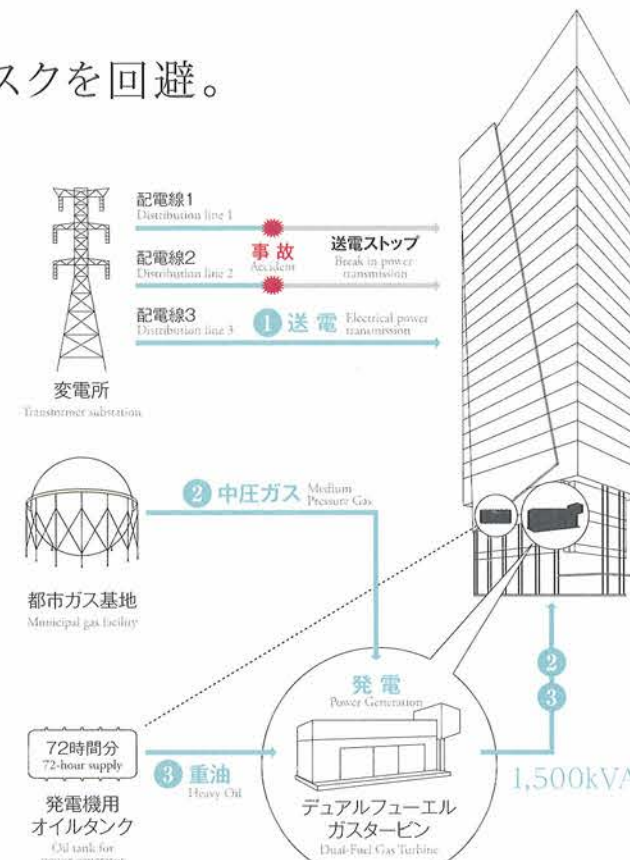
事故等で発電所からの送電が停止した場合には、中圧ガスを使って発電。

(最低10日間以上、照明・コンセント用15VA/m²、空調用7VA/m²の電源供給)
 Electricity is generated with medium-pressure gas in the event of power supplied by power stations being cut off owing to emergencies. (Supplies 15VA/m² for lighting and power sockets, and 7VA/m² for air-conditioning for at least ten days.)

③ 発電機用オイルタンク装備 Oil tank for generators

さらに中圧ガスの供給が停止した場合には、敷地内のオイルタンク貯蔵の重油を使って発電。

(72時間、照明・コンセント用15VA/m²、空調用7VA/m²の電源供給)
 And, in the event of the supply from medium-pressure gas being halted, electricity will be generated with the use of the heavy oil stored in the oil tank installed within the premises. (Supplies 15VA/m² for lighting and power sockets, and 7VA/m² for air-conditioning for 72 hours.)



デュアルフューエルガスタービン Dual-Fuel Gas Turbine

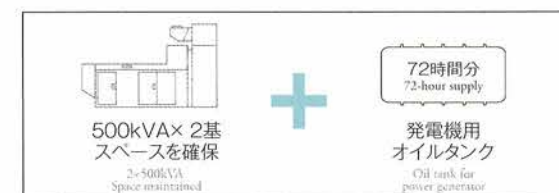
中圧ガス、重油双方利用可能の非常用発電機。中圧ガス利用により最低10日間以上電源供給可能。万が一ガスの供給が止まった場合でも、重油により72時間電源供給可能。

These emergency turbine generators are capable of using both medium-pressure gas and fuel oil. They can supply continuous power for at least ten days using medium-pressure gas. Further, in the unlikely event that the supply of gas runs out, the generators can switch to burning fuel oil for at least 72 additional hours of power supply.

発電機増設スペース Additional Generator Space

実装の発電機に加え、発電機の増設スペースを用意。さらなるBCPのニーズにも対応可能。

In addition to the installed generators, space is also available to install additional generators. Support is also provided for the ever-increasing BCP needs.



法定点検時 During mandatory Inspections

年1回の法定点検時には、ビル内2系統送電により照明・コンセント用15VA/m²、空調用7VA/m²の電源供給が可能。

The two-system power transmission network within the building are capable of supplying 15VA/m² for lighting and power sockets, and 7VA/m² for air-conditioning during the mandatory annual inspection.

法定点検時のメリット Advantages of Power Supply during Inspections

サーバーへ電源継続供給
 Continuous Power Supply to Servers

電源車の手配不要
 No Need to Arrange for Power Supply Cars

その他 Miscellaneous

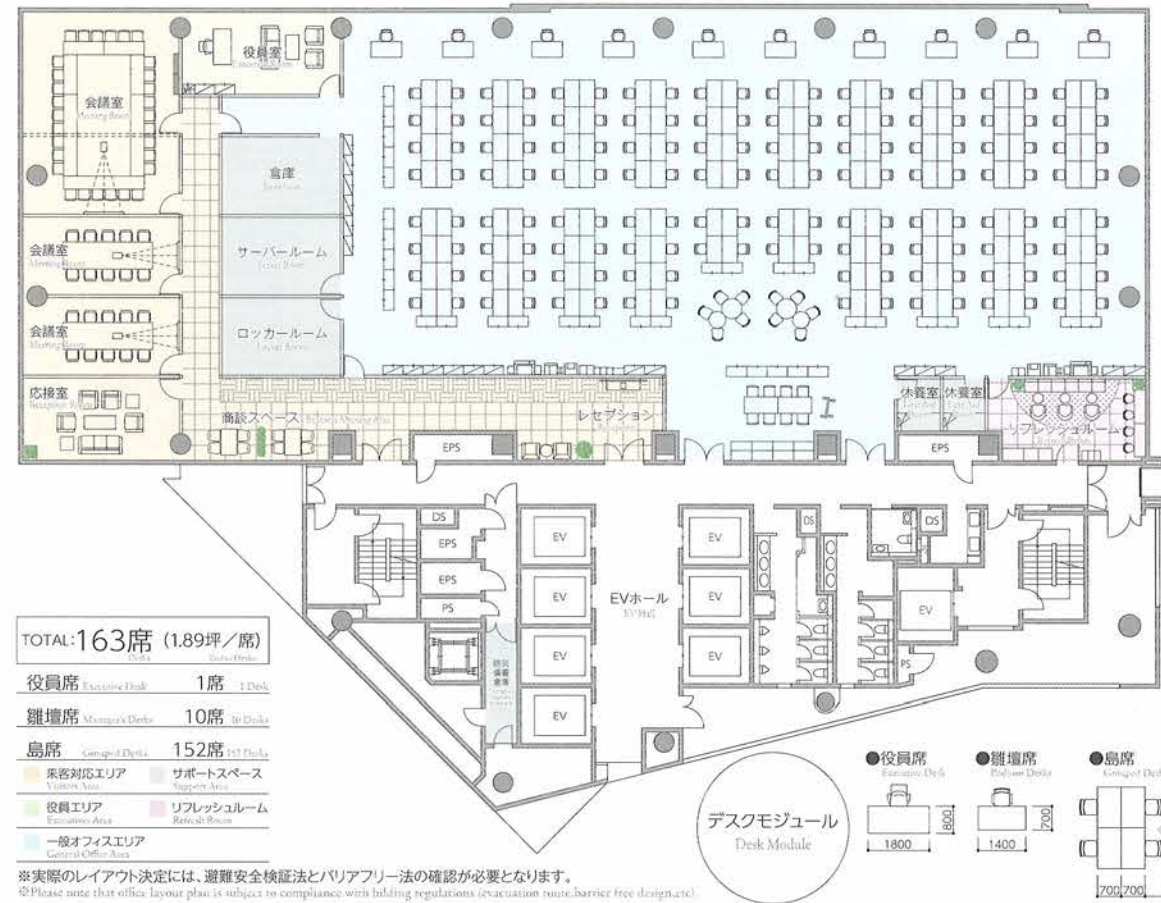
外構に防災用井戸設備及びマンホールトイレの設置対応。各階及び地下1階に防災備蓄倉庫を設置。
 The exterior structure supports installation of an emergency well and manhole toilets. Emergency supply storerooms are also available on each floor and on the B1 floor.

※照明・コンセント用15VA/m²、空調用7VA/m²の電源供給には配線及び切替盤の設置を要します。電源切り替えに伴う一時停電を防ぐためには、UPSの設置が必要です。
 ※Wiring and switching boards are required for supplying 15VA/m² for lighting and power sockets, and 7VA/m² for air-conditioning. A UPS system is also required to prevent temporary power outages while the power systems are being switched.

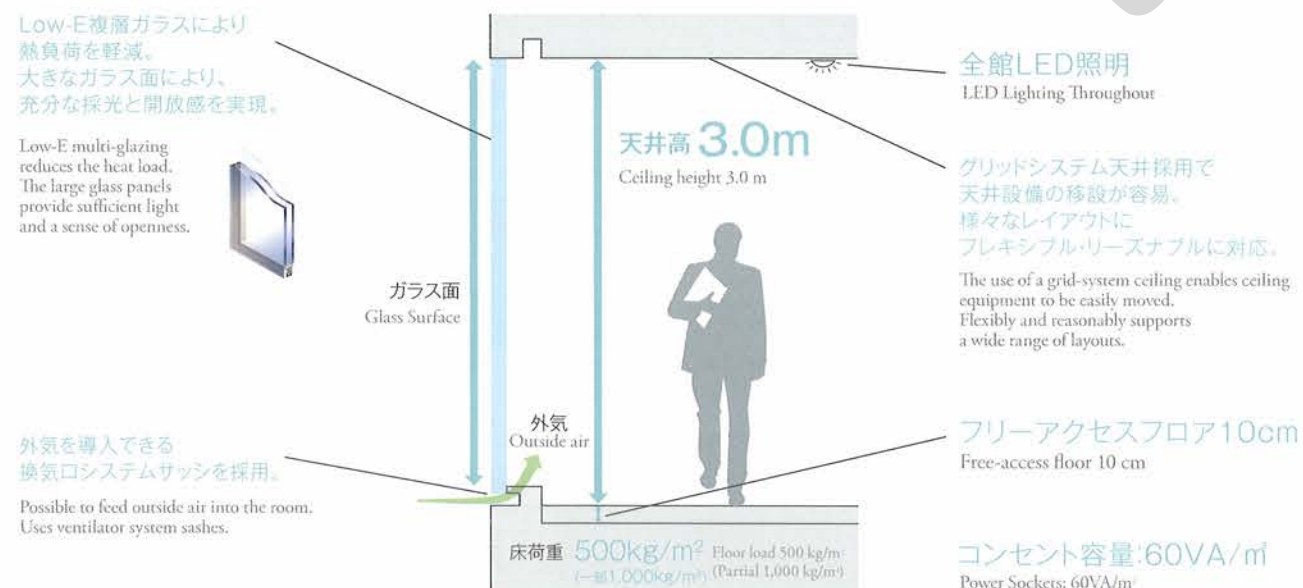
オフィスレイアウト Office Layout

整形無柱空間を活かした効率的なレイアウトが実現可能。

Taking advantage of the wall-supporting columnless floors enables efficient layouts to be realized.



オフィスアメニティ Office Amenities

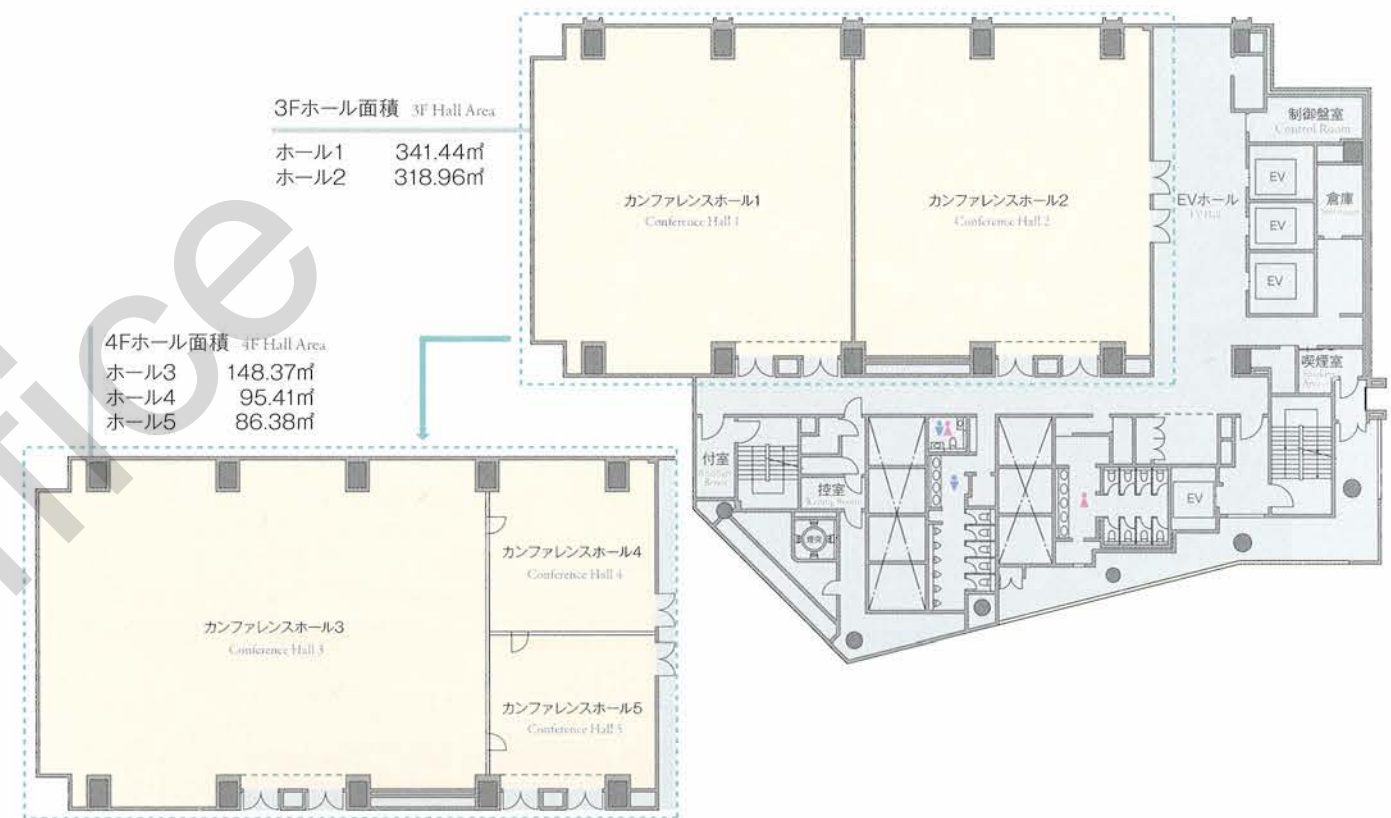


ビジネスサポート Business Support

カンファレンスホール (当プロジェクト内3・4階) Conference Hall (3rd and 4th floors in this project)

86m²~341m²の多彩なカンファレンスホールを完備。社内会議やセミナーなどあらゆるビジネスシーンに対応が可能。

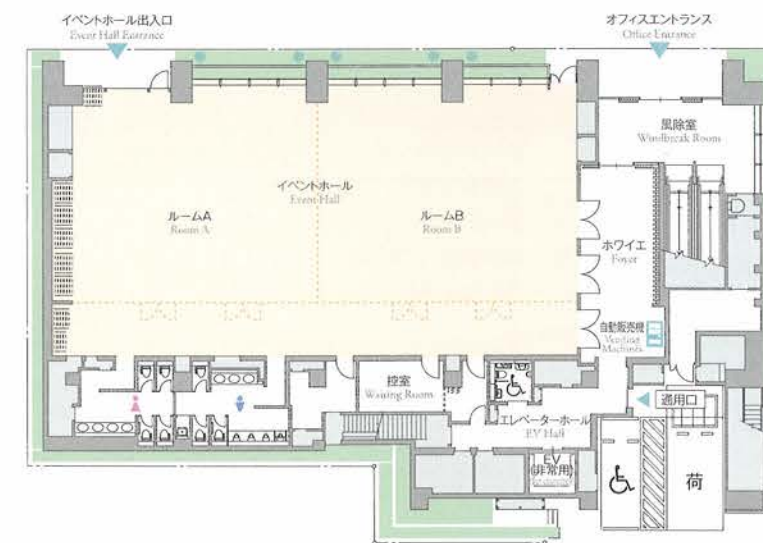
Fully equipped with a wide variety of conference halls from 86m² through to 341m². Provides support for all business scenarios, from internal meetings through to seminars.



イベントホール「ベルサール御成門駅前」 ※「住友不動産御成門駅前ビル」1Fに設置 (当プロジェクトより約100m)。 BelleSalle Onarimon Eki-Mae event hall. * Located on the 1st floor of the Sumitomo Fudosan Onarimon Eki-Mae Building. Approximately 100m from this project.

天井高6m、約400m²の多目的空間。セミナーの他、展示会・販売会・商談会など幅広いイベントで利用が可能。

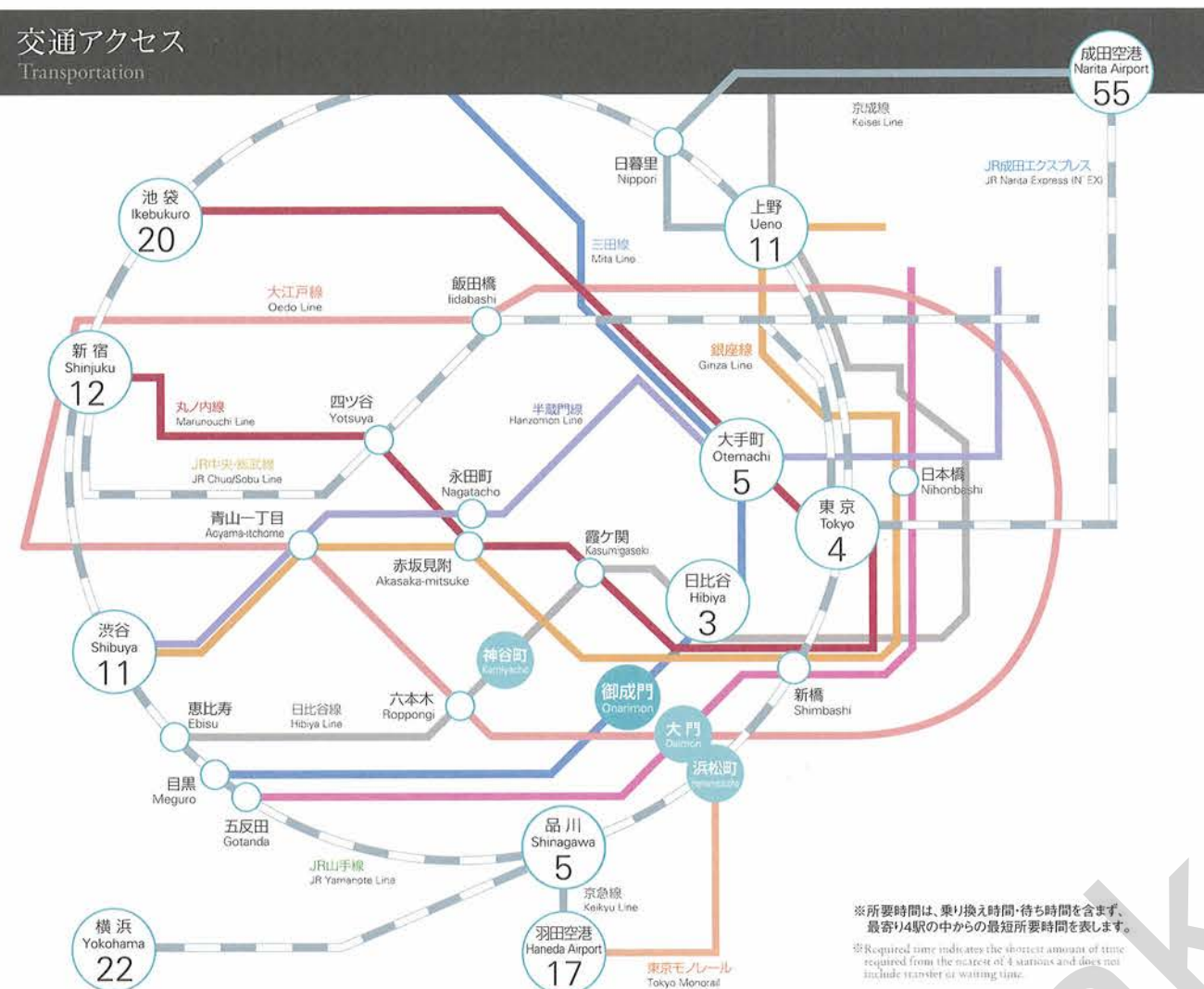
A multi-purpose area approximately 400m² in size with a 6m ceiling. This can be used for a wide range of events, from seminars through to exhibitions, sales meetings and business meetings.



ビジネスの中心エリアが徒歩圏内。さらに7路線にダイレクトアクセス。

Within walking distance of the central business area. Also provides direct access on seven railway lines.

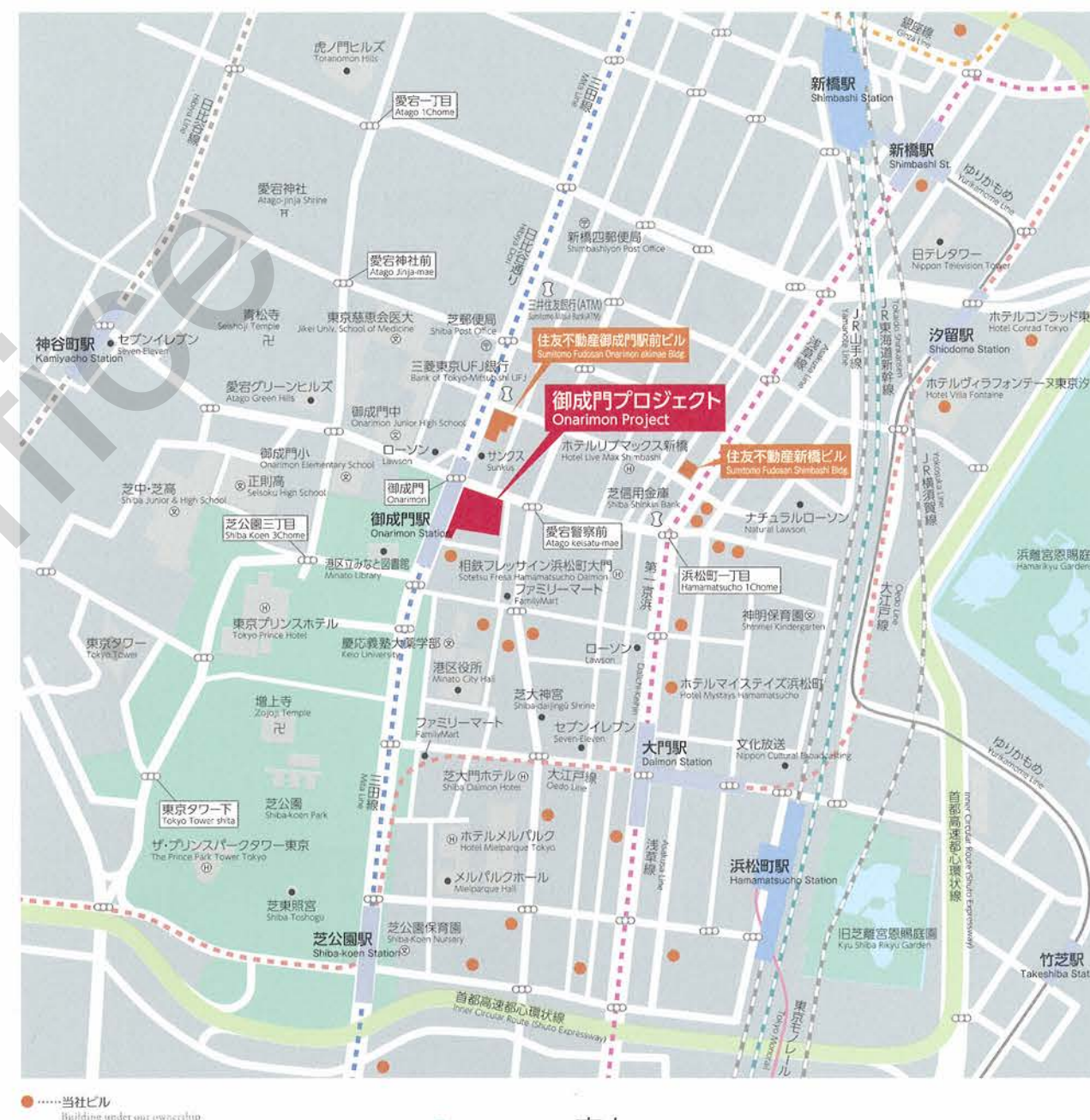
交通アクセス Transportation



建物概要 Building Outline

所在地	東京都港区芝公園一丁目2-2 他	空調設備	冷暖フリー空冷式パッケージ型空調方式
敷地面積	3,710.24 m ² (1,122.37 坪)	駐車台数	83台(機械式69台、平面駐車7台、荷物平面駐車6台、障害者用平面駐車1台)
延床面積	32,695.44 m ² (9,890.62 坪)	エレベーター	乗用/25人乗4基、23人乗3基、15人乗1基 カンファレンス用/24人乗2基、30人乗1基 人荷兼非常用/25人乗1基
総貸室面積	18,406.49 m ² (5,568.10 坪)	竣工	2018年4月30日(予定)
階数	地下2階、地上22階、塔屋2階	設計監理	株式会社 日建設計
高さ	最高部高 129.00m 基準階天井高 3.00m	施工	三井住友建設株式会社
構造	地上:鉄骨造(柱CFT)、 中間免震構造		
Address	1-2-2 Shiba Koen, Minato-ku, Tokyo, etc.	Air-Conditioning Facilities	Air-Conditioner Free-Air Cooler Type Packaged Air-Conditioning System
Site Area	3,710.24 m ²	Available Parking Slots	83 vehicles (69 mechanical parking slots, 7 surface parking slots, 6 cargo-handling surface parking slots, 1 surface parking slot for disabled drivers)
Floor Area	32,695.44 m ²	Elevators	Passenger Elevators / 4 x 25-person capacity, 3 x 23-person capacity, 1 x 15-person capacity Elevator for the conference hall / 2 x 24-person capacity, 1 x 30-person capacity Emergency Passenger/Cargo Elevator: 1 x 25-person capacity
Total Rentable Area	18,406.49 m ²	Date of Completion	April 30, 2018 (scheduled)
Number of Floors	2 basement floors, 22 floors, 2 penthouse floors	Design and Supervision	Nikken Sekkei Ltd.
Height	Maximum Height: 129.00m Standard Ceiling Height: 3.00m	Contractor	Sumitomo Mitsui Construction Co., Ltd.
Structure	Above Ground: Steel-frame structure (CFT pillars) Seismic Inter-Layer Base Isolation Structure		

周辺マップ Area Map



- 「御成門駅」より直上(都営三田線)
 Directly above Onarimon Station (Toei Mita Line)
- 「大門駅」A5番出口より徒歩6分(都営浅草線・大江戸線)
 6 minutes' walk from the A5 exit of Daimon Station (Toei Asakusa Line, Oedo Line)
- 「神谷町駅」3番出口より徒歩8分(東京メトロ日比谷線)
 8 minutes' walk from the 3rd exit of Kamiyacho Station (Tokyo Metro Hibiya Line)
- 「浜松町駅」北口より徒歩11分(JR山手線・JR京浜東北線・東京モノレール)
 11 minutes' walk from the north exit of Hamamatsuchō Station (JR Yamanote Line, JR Keihin Tohoku Line, Tokyo Monorail)

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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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