

# OFFICE RENT DATA 2025

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# READING GUIDE

## About the Survey

- Survey time (rent, vacancy rate)**  
December 31 each year  
(as of September 30 in 2024)
- Subject buildings**  
Office Buildings that were seeking tenants during the above period
- Building class (area per floor)**  
**Large-scale buildings:** 200 tsubo or more  
**Medium/large-scale buildings:** 100 to less than 200 tsubo  
**Medium-scale buildings:** 50 to less than 100 tsubo  
**Small-scale buildings:** 20 tsubo to less than 50 tsubo  
\*1 tsubo ≒ 3.3 sq. m ≒ 35.58 sq. feet

## About the Terminology

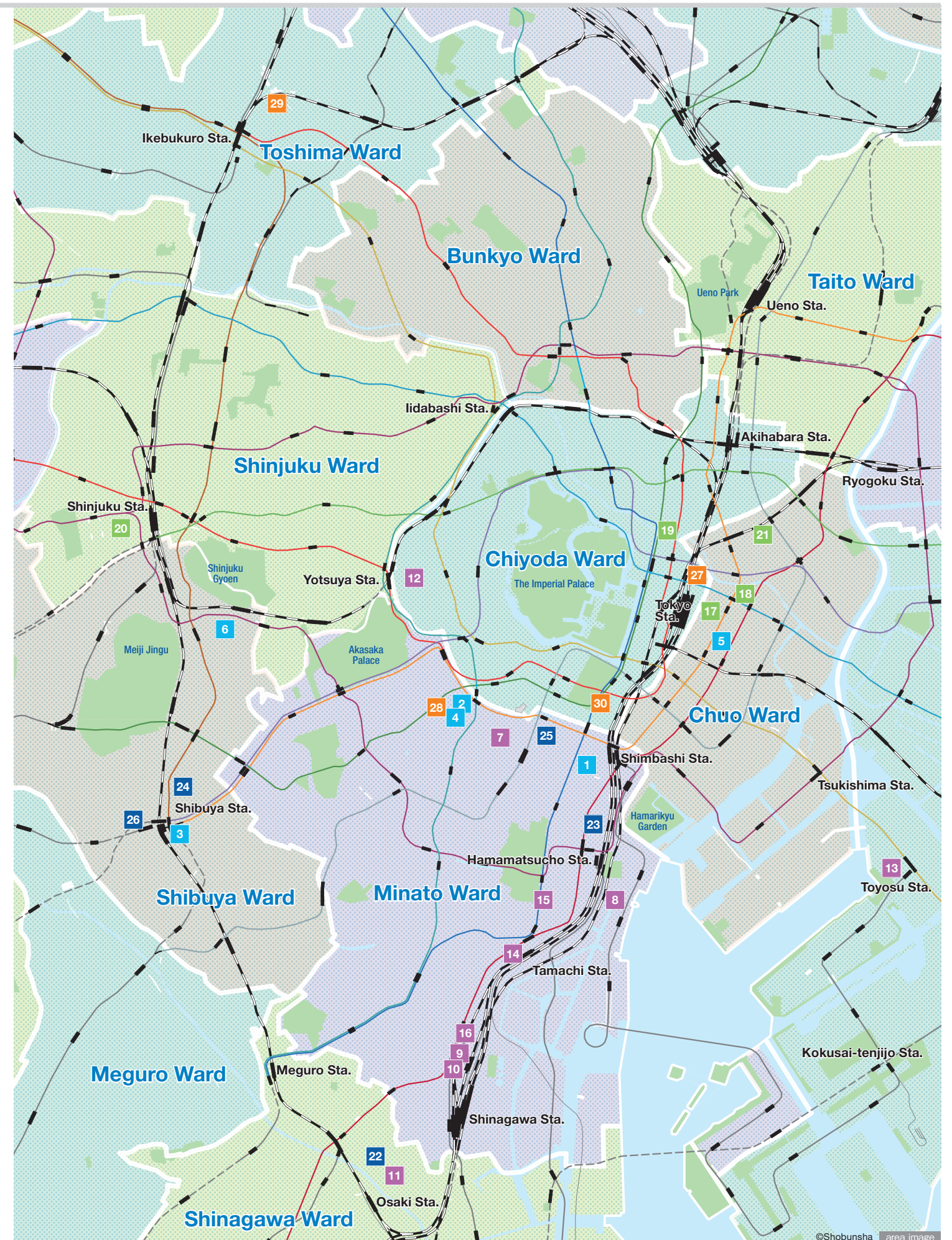
- Area per floor**  
The maximum leasable area on a standard office floor (3rd floor or higher) for each building
- Rent (including common area maintenance (CAM) charge)**  
Average value of asking rent for each individual property
- Vacancy rate**  
Ratio of currently vacant space to the total leasable space
- Potential vacancy rate**  
Ratio of currently vacant space and space to be vacant by termination of the lease contract to the total leasable space
- New supply**  
Total leasable floor space in new buildings completed during the data collection period

Building/project names, completion times, structure, etc. may change depending on the progress of future work.



- Scale refers to the number of floors above ground, and one floor refers to the standard floor area in tsubo.
- 1 tsubo  $\div$  3.3 sq. m  $\div$  35.58 sq. feet
- Building/project names with asterisks (\*) are tentative. The names, completion times, structure, etc. may change depending on the progress of future work.
- Abbreviations are used in some parts.

|      |    |     |  | Scale                              | 1Floor      |
|------|----|-----|--|------------------------------------|-------------|
| 2024 | 1  | Feb | Shin-Tora YASUDA bldg.   | Minato Ward / Shimbashi 4          | 14/B2 400   |
|      | 2  | May | Akasaka Green Cross  | Minato Ward / Akasaka 2            | 28/B3 555   |
|      | 3  | May | SHIBUYA AXSH   | Shibuya Ward / Shibuya 2           | 23/B4 400   |
|      | 4  | Aug | Akasaka Trust Tower  | Minato Ward / Akasaka 2            | 43/B3 1,024 |
|      | 5  | Sep | TODA BUILDING  | Chuo Ward / Kyobashi 1             | 28/B3 721   |
|      | 6  | Sep | Hulic Shogi Kaikan Sendagaya Bldg.   | Shibuya Ward / Sendagaya 1         | 4/B1 884    |
| 2025 | 7  | Feb | Toranomon Alcea Tower  | Minato Ward / Toranomon 2          | 38/B2 1,054 |
|      | 8  | Feb | BLUE FRONT SHIBAURA S  | Minato Ward / Shibaura 1           | 43/B3 1,559 |
|      | 9  | Mar | THE LINKPILLAR 1 NORTH   | Minato Ward / Takanawa 2           | 29/B3 1,500 |
|      | 10 | Mar | THE LINKPILLAR 1 SOUTH   | Minato Ward / Takanawa 2           | 30/B3 1,030 |
|      | 11 | Apr | Sumitomo Fudosan Osaki Twin Bldg. West   | Shinagawa Ward / Higashi-Gotanda 2 | 14/B1 504   |
|      | 12 | Jun | Kojimachi Kousai Bldg.   | Chiyoda Ward / Kojimachi 5         | 12/B2 669   |
|      | 13 | Jun | Toyosu 4-2 Development Project B*  | Koto Ward / Toyosu 2               | 15/B1 1,321 |
|      | 14 | Aug | Mitamachi Terrace  | Minato Ward / Shiba 5              | 20/B3 583   |
|      | 15 | Nov | Sumitomo Fudosan Shibakoen PJ.*  | Minato Ward / Shiba 2              | 21/B2 410   |
|      | 16 | Nov | THE LINKPILLAR 2   | Minato Ward / Takanawa 2           | 31/B5 1,175 |
| 2026 | 17 | Feb | Type-1 Urban Redevelopment Project for Yaesu 1-chome East Area in front of Tokyo Station (District B)* | Chuo Ward / Yaesu 1                | 51/B4 825   |
|      | 18 | Mar | Nihonbashi 1chome Central District C*  | Chuo Ward / Nihombashi 1           | 52/B5 1,900 |
|      | 19 | Jul | Otemachi Gate Building   | Chiyoda Ward / Uchikanda 1         | 26/B3 698   |
|      | 20 | Aug | Meiji Yasuda Shinjuku Building*  | Shinjuku Ward / Nishi-Shinjuku 1   | 23/B4 820   |
|      | 21 | Nov | Nomura Fudosan Nihombashi Honcho Reconstruction PJ.*   | Chuo Ward / Nihombashi Honcho 2    | 17/B1 511   |
| 2027 | 22 | Feb | OSAKI Co.Re PJ.*   | Shinagawa Ward / Higashigotanda 2  | 20/B2 775   |
|      | 23 | Mar | World Trade Center Building Main Tower*  | Minato Ward / Hamamatsucho 2       | 46/B3 848   |
|      | 24 | Jun | Urban Renewal Step-up PJ.*   | Shibuya Ward / Shibuya 1           | 14/B2 775   |
|      | 25 | Oct | Toranomon 1chome East District Redev.*   | Minato Ward / Toranomon 1          | 29/B4 850   |
|      | 26 | Nov | Shibuya Dogenzaka 2chome Redevelopment PJ.*  | Shibuya Ward / Dogenzaka 2         | 31/B2 478   |
| 2028 | 27 | Mar | Torch Tower B  | Chiyoda Ward / Otemachi 2          | 62/B4 2017  |
|      | 28 | Mar | Akasaka 2・6chome Development PJ.East*  | Minato Ward / Akasaka 2            | 40/B4 817   |
|      | 29 | Jul | Higashi-Ikebukuro 1chome District PJ.*   | Toshima Ward / Higashi-Ikebukuro 1 | 31/B4 800   |
|      | 30 | Dec | Uchisaiwaicho 1chome South District PJ.*   | Chiyoda Ward / Uchisaiwaicho 1     | 45/B3 1,400 |

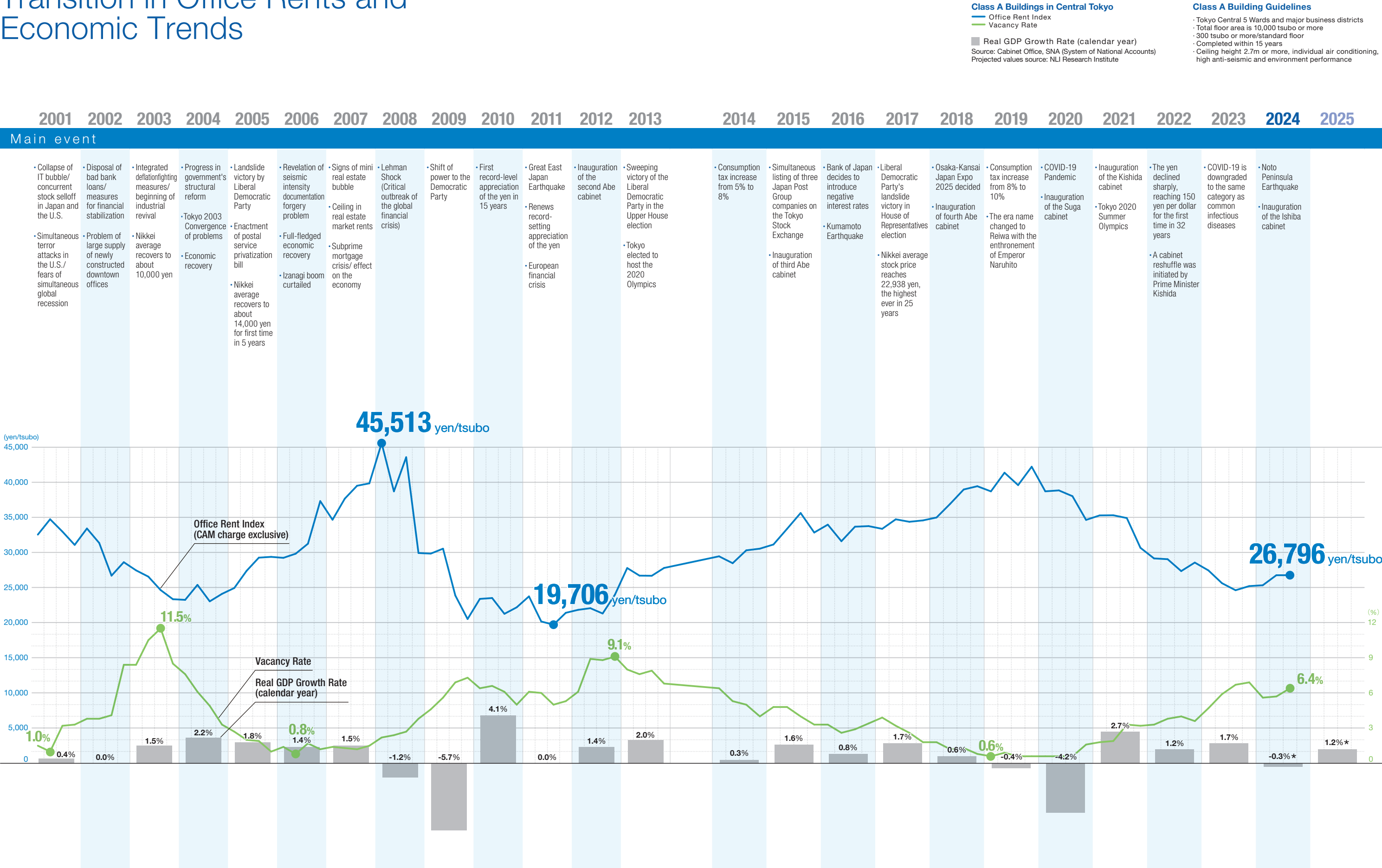




- 
- | Year | Total Floor Area (tsubo) | Major Buildings (Name, Area in tsubo)  |
|------|--------------------------|--|
| 2005 | 150,000                  | Tokyo Bldg. (23,000), Tokyo Shiodome Bldg. (25,000)  |
| 2006 | 220,000                  | Akihabara UDX Bldg. (24,000), Midtown Tower (35,000)   |
| 2007 | 280,000                  | GranTokyo N (21,000), Shin-Marunouchi Bldg. (23,000), Shiodome Bldg. (24,000), ThinkPark Tower (26,000)  |
| 2008 | 180,000                  | GranTokyo S (23,000), Akasaka Biz Tower (32,000)   |
| 2009 | 200,000                  | Marunouchi Park Bldg. (31,000)   |
| 2010 | 200,000                  | Toyosu Front (21,000)  |
| 2011 | 220,000                  | Shinjuku Grand Tower (28,000)  |
| 2012 | 280,000                  | JP Tower (28,000), Shinjuku Eastside Square (34,000), Nakano Central Park S (30,000)   |
| 2013 | 150,000                  | Otemachi Tower (26,000)  |
| 2014 | 150,000                  | Toranomon Hills (30,000)   |
| 2015 | 190,000                  | Tokyo Nihombashi Tower (22,000), Shinagawa Season Terrace (39,000)   |
| 2016 | 200,000                  | Kyobashi Edogrand (20,000), Tokyo Garden Terrace (24,000), Roppongi Grand Tower (31,000), Otemachi Financial City Grand Cube (32,000)  |
| 2017 | 140,000                  | Akasaka Intercity AIR (25,000)   |
| 2018 | 280,000                  | Marunouchi Nijubashi Bldg. (20,000), Otemachi Place E (24,000), Tamachi Station Tower S (24,000), Hibiya Mitsui Tower (24,000), Osaki Garden Tower (35,000), Otemachi Place W (44,000)   |
| 2019 | 190,000                  | Shibuya Scramble Square (22,000), Nihonbashi Muromachi Mitsui Tower (28,000), Toranomon Hills Business Tower (29,000)  |
| 2020 | 280,000                  | Mizuho Marunouchi Tower (22,000), Tamachi Station Tower N (27,000), Tokyo Portcity Takeshiba Office Tower (27,000), Toyosu Bayside Cross Tower (28,000), Otemachi One Tower (31,000), Kamiyacho Trust Tower (32,000)                             |
| 2021 | 100,000                  | TOKYO TORCH Tokiwabashi Tower (23,000)   |
| 2022 | 110,000                  | Tokyo Midtown Yaesu (38,000)   |
| 2023 | 240,000                  | SHIBUYA Tower (25,000), Toranomon Hills Station Tower (32,000), Tokyo Mita Garden Tower (36,000), Azabudai Hills Mori JP Tower (61,000)  |
| 2024 | 120,000                  | Akasaka Trust Tower (31,000)   |
| 2025 | 230,000                  | Toranomon Alcea Tower, The Linkpillar1 N, The Linkpillar2  |
| 2026 | 170,000                  | OIMACHI TRACKS, Yaesu 1chomeE, Nihonbashi 1chome Central   |
| 2027 | 100,000                  | World Trade Center Bldg.   |
| 2028 | 170,000                  | Akasaka 2-6chome, Uchisaiwaicho 1chome S, Torch Tower  |
| 2029 | 300,000                  | Yaesu Fujiya Hotel Reconstruction PJ., Shinagawa Sta. West Exit C-1, Kita-aoyama 3chome B-1, Shibuya 2chome West B, Yaesu 1chome North S, Shin-Yurakucho Bldg. Reconstruction, Shinagawa Sta. West Exit-A New Construction, Yaesu 2chome Central |



# Transition in Office Rents and Economic Trends



(yen/tsubo)

45,000

40,000

35,000

30,000

25,000

20,000

15,000

10,000

5,000

0

Office Rent Index (CAM charge exclusive)

45,513 yen/tsubo

19,706 yen/tsubo

26,796 yen/tsubo

(%)

12

9

6

3

0

Vacancy Rate

11.5%

9.1%

6.4%

Real GDP Growth Rate (calendar year)

1.0%

0.4%

0.0%

1.5%

2.2%

1.8%

0.8%

1.4%

1.5%

-1.2%

-5.7%

4.1%

0.0%

1.4%

2.0%

0.3%

1.6%

0.8%

1.7%

0.6%

0.6%

-0.4%

-4.2%

2.7%

1.2%

1.7%

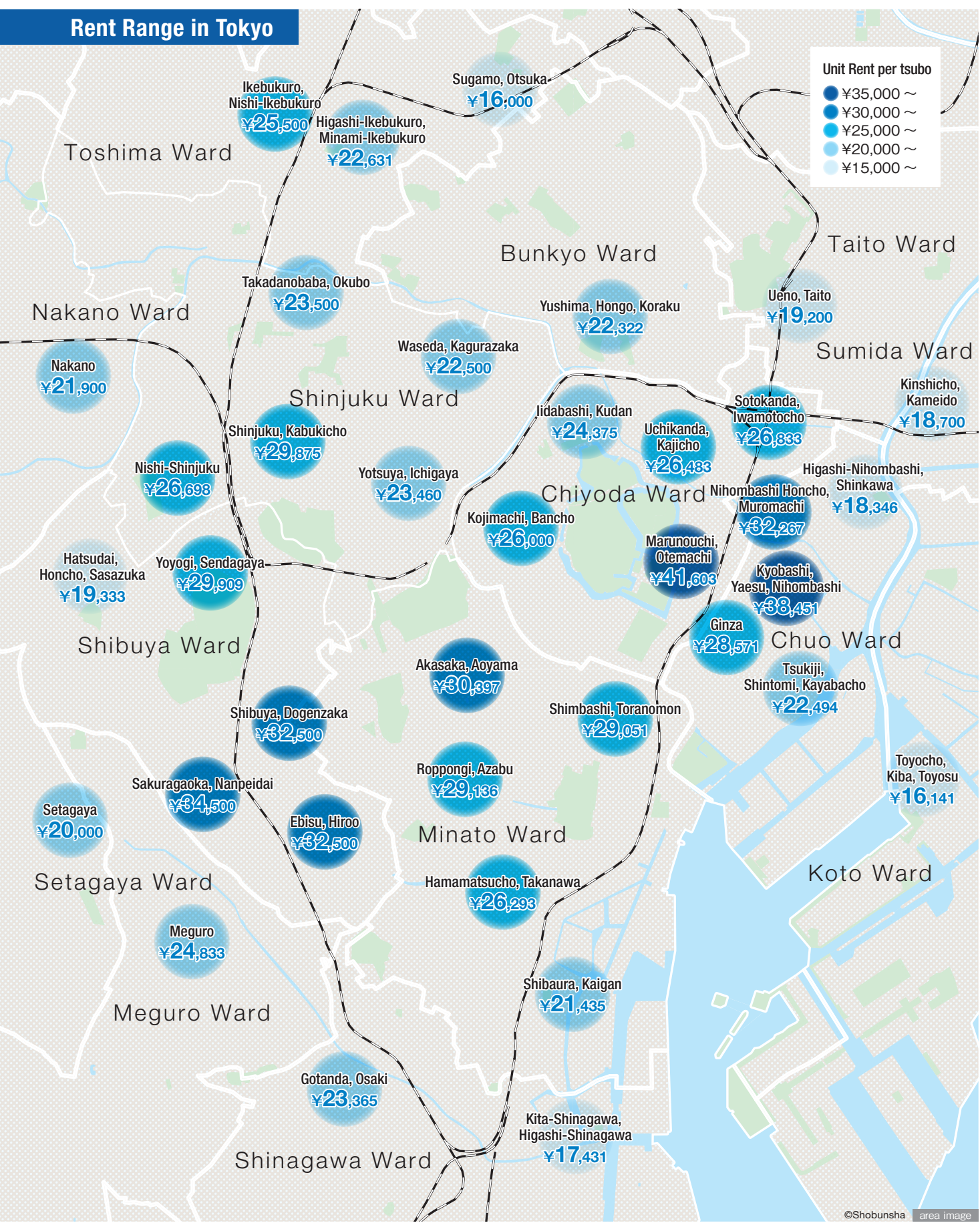
-0.3%\*

1.2%\*

\* Values for 2024 and 2025 are projections.  
※ 1 tsubo ≒ 3.3 sq.m ≒ 35.58 sq.feet



# Office Market



- Buildings with a standard floor area of 200 tsubo [661.16m<sup>2</sup>] or more  
- 1 tsubo ≈ 3.3 sq.m ≈ 35.58 sq.ft.



## Otemachi Gate Building

A new landmark at the hub of Otemachi and Kanda

|                  |   |
|------------------|---|
| Location         | Uchikanda 1, Chiyoda Ward                 |
| Access           | 3 min. to Otemachi Station                |
| Completion       | July, 2026                                |
| Scale            | 3 floors below ground and 26 floors above |
| Area per floor   | Approx. 633~698 tsubo                     |
| Project entities | Mitsubishi Estate Co., Ltd.               |



## Type-1 Urban Redevelopment Project for Yaesu 1-chome East Area in front of Tokyo Station (District A,B)

A major hub in the global city of Tokyo with facilities that enhance work and life

|                  |   |
|------------------|---|
| Location         | Yaesu 1, Chuo Ward  |
| Access           | Directly connected to Tokyo Station   |
| Completion       | 2026  |
| Scale            | 2 floors below ground and 10 floors above / 4 floors below ground and 51 floors above   |
| Area per floor   | Approx. 258 tsubo / 760~825 tsubo   |
| Project entities | Urban redevelopment committee for "Type-1 Urban Redevelopment Project for Yaesu 1-chome East Area in front of Tokyo Station" (District A,B) |



## World Trade Center Building Main Tower

A new business hub emerging in Hamamatsucho, bridging Japan and the world

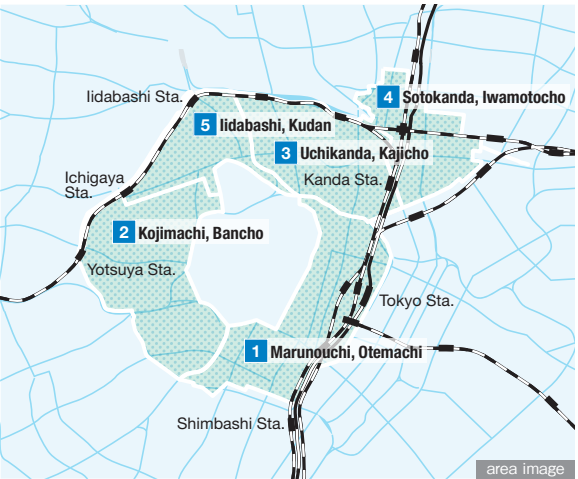
|                  |  |
|------------------|--|
| Location         | Hamamatsucho 2, Minato Ward  |
| Access           | Directly connected to Hamamatsucho Station   |
| Completion       | March, 2027  |
| Scale            | 3 floors below ground and 46 floors above  |
| Area per floor   | Approx. 848 tsubo  |
| Project entities | World Trade Center Building, Inc. / KAJIMA CORPORATION / Tokyo Monorail Co., Ltd. / East Japan Railway Company |

\*Building/project names, completion times, structure, etc. may change depending on the progress of future work.



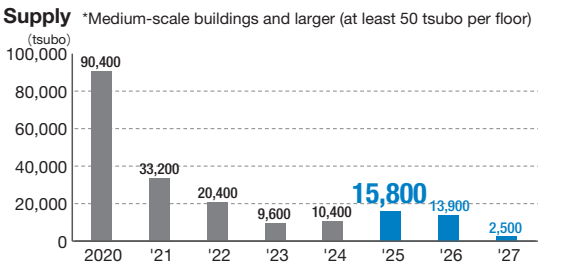
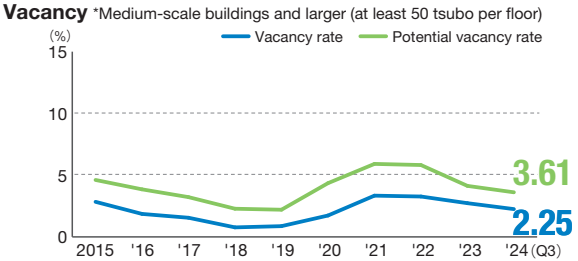
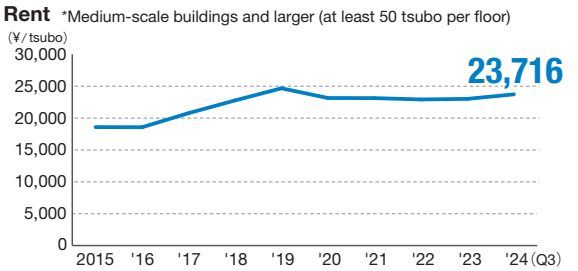
Chiyoda Ward

The vacancy rate and potential vacancy rate have both continued to decline gradually, reaching the lowest levels in the central five wards. Although asking rents had remained flat, signs of change are beginning to emerge, driven by a tightened supply-demand balance.



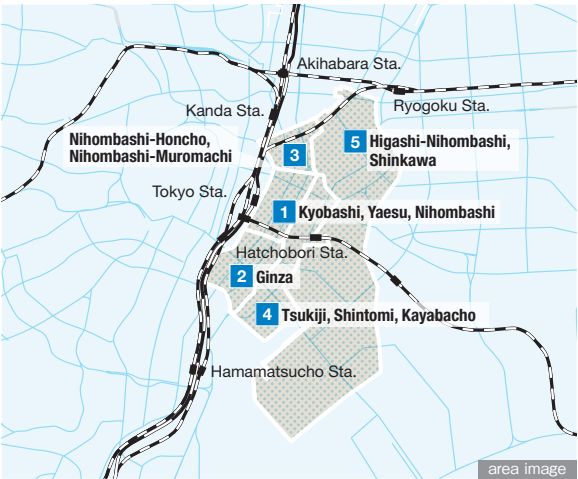
Rent : ¥/tsubo (CAM charge inclusive)

| Scale                   | Large  | Medium/Large | Medium | Small  |
|-------------------------|--------|--------------|--------|--------|
| 1 Marunouchi, Otemachi  | 41,603 | 30,000       | -      | 33,501 |
| 2 Kojimachi, Bancho     | 26,000 | 21,939       | 19,144 | 17,204 |
| 3 Uchikanda, Kajicho    | 26,483 | 20,490       | 18,599 | 15,284 |
| 4 Sotokanda, Iwamotocho | 26,833 | 20,333       | 16,964 | 15,173 |
| 5 Iidabashi, Kudan      | 24,375 | 21,500       | 15,859 | 14,016 |



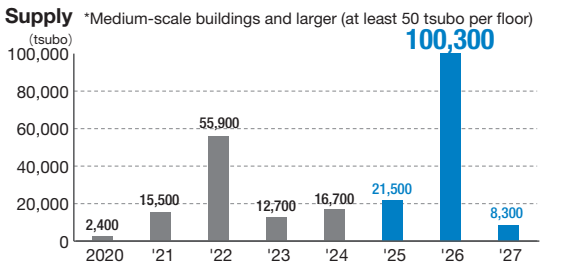
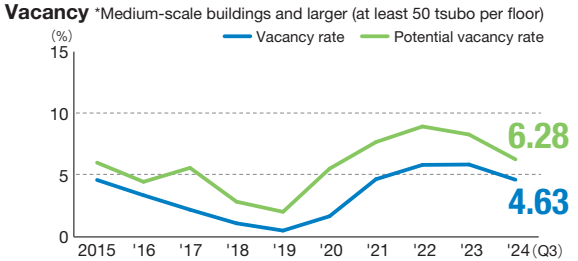
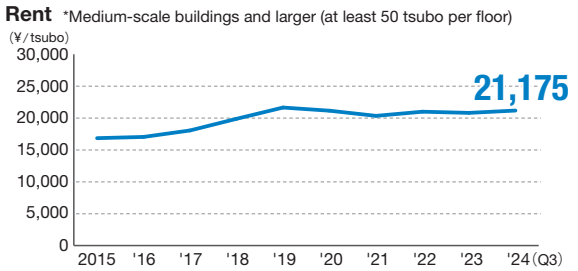
Chuo Ward

Both the vacancy rate and potential vacancy rate have declined from the previous year, with signs of change beginning to emerge. Asking rents remain flat at around ¥21,000 per tsubo.



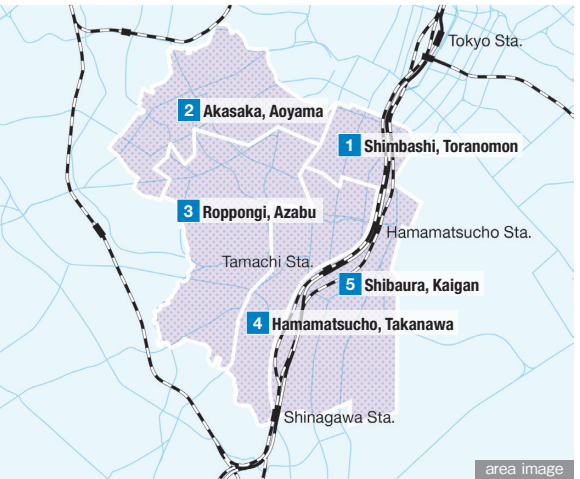
Rent : ¥/tsubo (CAM charge inclusive)

| Scale                                     | Large  | Medium/Large | Medium | Small  |
|---|--------|--------------|--------|--------|
| 1 Kyobashi, Yaesu, Nihombashi             | 38,451 | 27,642       | 22,820 | 20,061 |
| 2 Ginza                                   | 28,571 | 25,141       | 22,887 | 21,610 |
| 3 Nihombashi-Honcho, Nihombashi-Muromachi | 32,267 | 22,250       | 18,616 | 16,434 |
| 4 Tsukiji, Shintomi, Kayabacho            | 22,494 | 20,140       | 17,039 | 14,851 |
| 5 Higashi-Nihombashi, Shinkawa            | 18,346 | 16,698       | 15,095 | 13,243 |



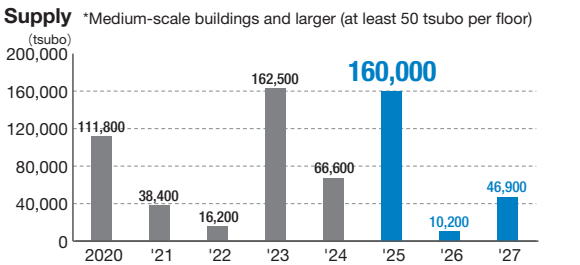
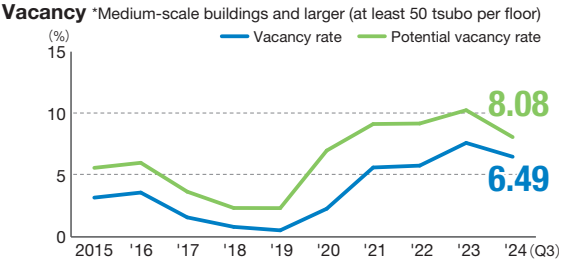
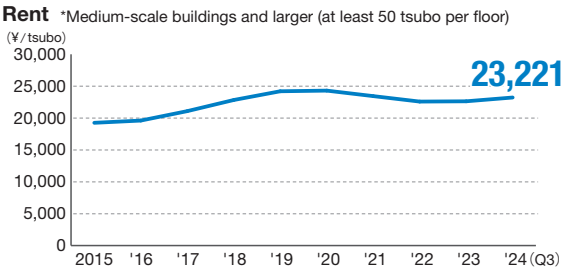
Minato Ward

The vacancy rate and potential vacancy rate have been on an upward trend, but signs of change have recently emerged. Asking rents have remained flat at around ¥23,000 per tsubo.



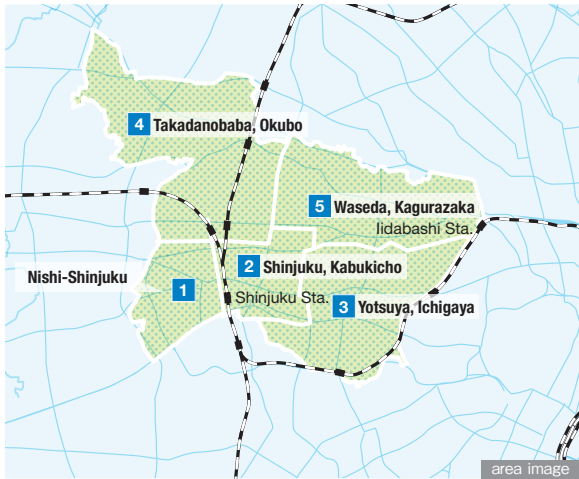
Rent : ¥/tsubo (CAM charge inclusive)

| Scale                    | Large  | Medium/Large | Medium | Small  |
|--------------------------|--------|--------------|--------|--------|
| 1 Shimbashi, Toranomom   | 29,051 | 23,554       | 20,636 | 17,621 |
| 2 Akasaka, Aoyama        | 30,397 | 22,440       | 23,504 | 20,434 |
| 3 Roppongi, Azabu        | 29,136 | 23,333       | 18,414 | 18,275 |
| 4 Hamamatsucho, Takanawa | 26,293 | 20,606       | 19,062 | 15,952 |
| 5 Shibaura, Kaigan       | 21,435 | 15,167       | 17,808 | 13,710 |



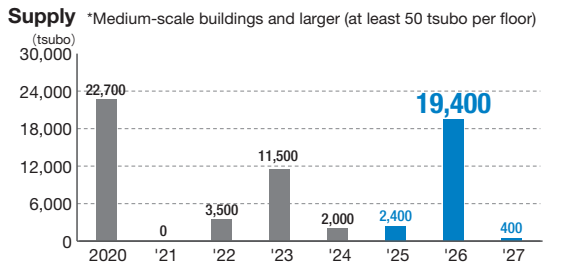
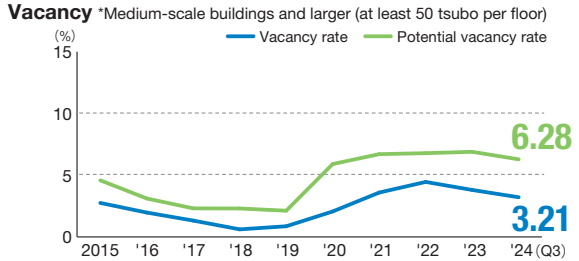
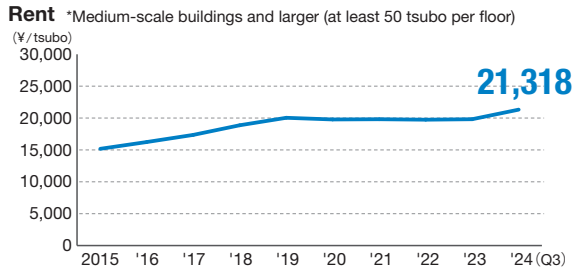
Shinjuku Ward

The vacancy rate, peaking in 2022, has started to decline, recently dropping to the low 3% range. The previously flat potential vacancy rate and asking rents in the upper ¥19,000 per tsubo range are now beginning to show signs of change.



Rent : ¥/tsubo (CAM charge inclusive)

| Scale                 | Large  | Medium/Large | Medium | Small  |
|-----------------------|--------|--------------|--------|--------|
| 1 Nishi-Shinjuku      | 26,698 | 24,047       | 23,800 | 18,391 |
| 2 Shinjuku, Kabukicho | 29,875 | 21,688       | 19,834 | 16,033 |
| 3 Yotsuya, Ichigaya   | 23,460 | 18,625       | 15,449 | 14,599 |
| 4 Takadanobaba, Okubo | 23,500 | 17,683       | 15,281 | 15,232 |
| 5 Waseda, Kagurazaka  | 22,500 | 15,816       | 14,867 | 13,587 |





# TOKYO

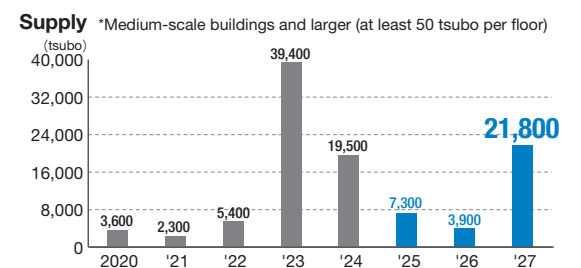
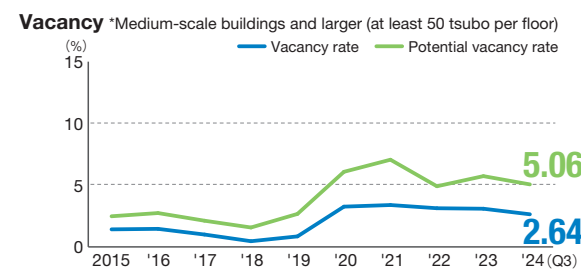
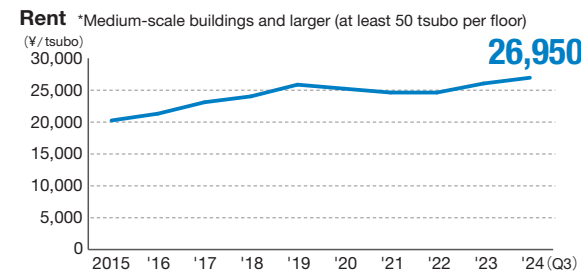
## Shibuya Ward

Driven by solid demand around Shibuya Station, the vacancy rate has declined gradually, recently dropping to the 2% range. The potential vacancy rate also remains relatively low. Asking rents continue to rise, approaching the ¥27,000 per tsubo range.



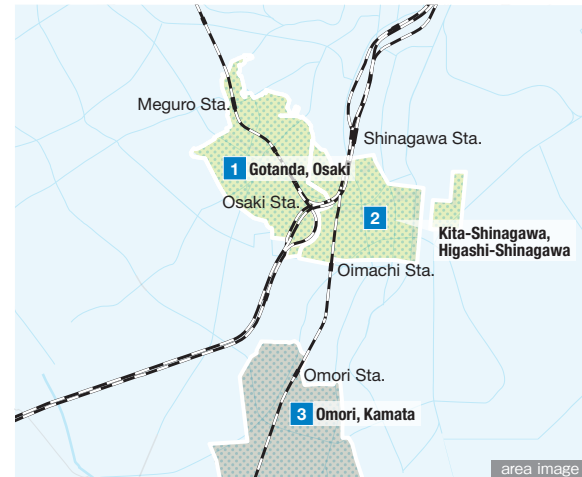
Rent : ¥/tsubo (CAM charge inclusive)

|   | Scale                        | Large  | Medium/Large | Medium | Small  |
|---|------------------------------|--------|--------------|--------|--------|
| 1 | Shibuya, Dogenzaka           | 32,500 | 30,365       | 26,725 | 24,906 |
| 2 | Sakuragaoka, Nanpeidai       | 34,500 | 25,000       | 22,214 | 20,220 |
| 3 | Yoyogi, Sendagaya            | 29,909 | 26,750       | 21,789 | 19,636 |
| 4 | Ebisu, Hiroo                 | 32,500 | 24,429       | 24,656 | 21,756 |
| 5 | Hatsudai, Honmachi, Sasazuka | 19,333 | 15,333       | 13,544 | 18,228 |



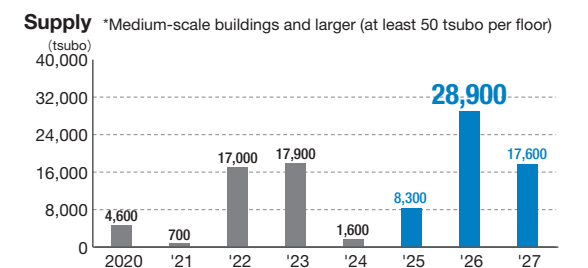
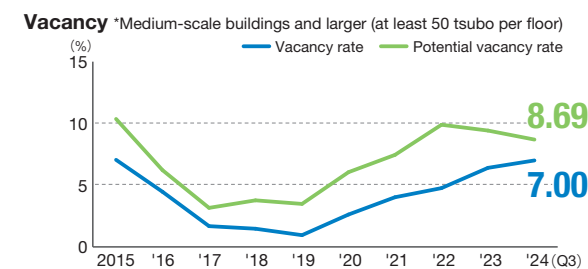
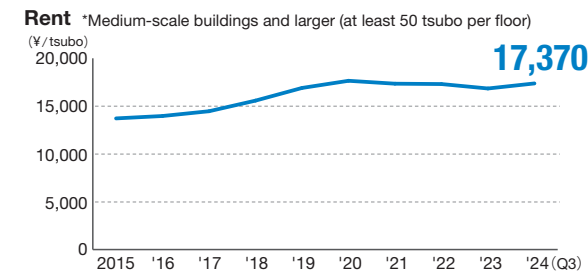
## Shinagawa Ward / Ota Ward

The vacancy rate has continued to rise since 2020, recently reaching the 7% range for the first time since 2015. Meanwhile, the potential vacancy rate has shown a downward trend. Asking rents have remained flat since peaking in 2020.



Rent : ¥/tsubo (CAM charge inclusive)

|   | Scale                             | Large  | Medium/Large | Medium | Small  |
|---|-----------------------------------|--------|--------------|--------|--------|
| 1 | Gotanda, Osaki                    | 23,365 | 18,357       | 16,338 | 16,194 |
| 2 | Kita-Shinagawa, Higashi-Shinagawa | 17,431 | 13,667       | 13,250 | 15,184 |
| 3 | Omori, Kamata                     | 16,250 | 17,167       | 13,110 | 12,770 |

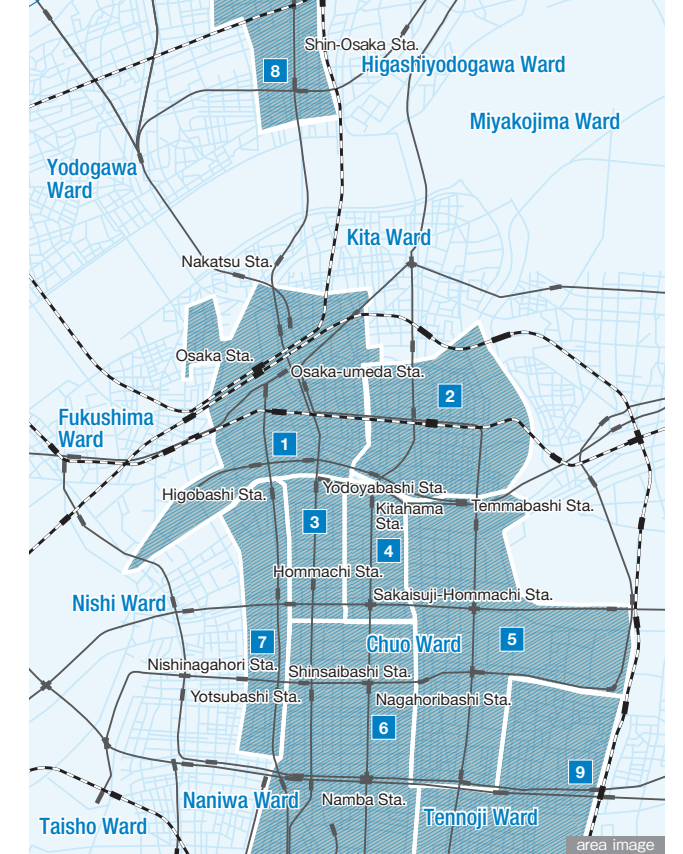
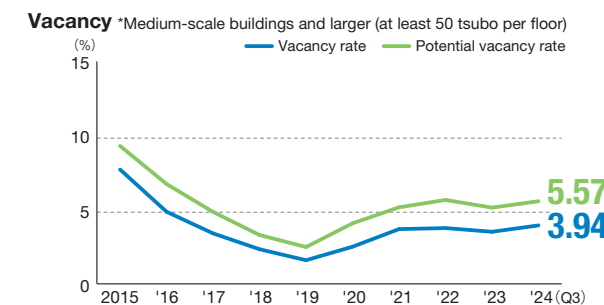
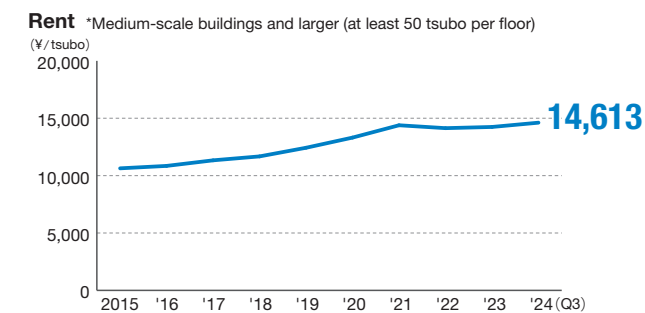


# OSAKA

## Osaka City

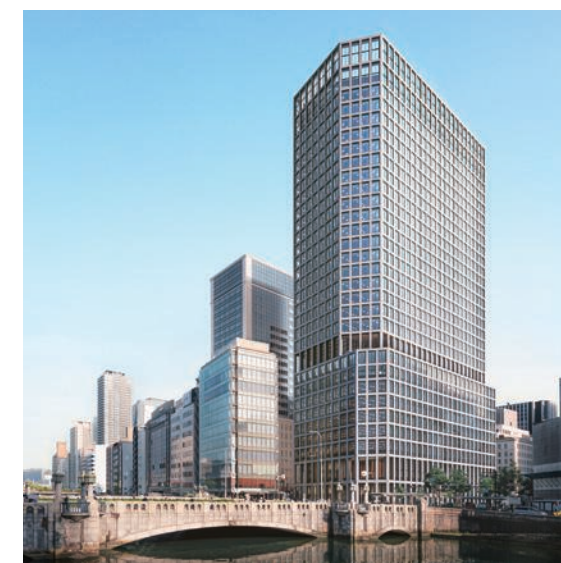
### Osaka City Major 3 Wards - Kita, Chuo, and Nishi Ward

The vacancy rate and latent vacancy rate have continued to show only minor fluctuations, remaining relatively stable. After rising steadily since 2016 and peaking in 2021, asking rents have leveled off in the low ¥14,000 per tsubo range but have recently begun to show signs of change.



Rent : ¥/tsubo (CAM charge inclusive)

|   | Scale                                      | Large  | Medium/Large | Medium | Small  |
|---|--|--------|--------------|--------|--------|
| 1 | Umeda, Dojima, Nakanoshima                 | 24,992 | 17,379       | 16,627 | 15,076 |
| 2 | Minamimorimachi                            | 13,614 | 11,886       | 11,287 | 10,573 |
| 3 | Yodoyabashi, Hommachi                      | 20,326 | 13,765       | 12,807 | 10,969 |
| 4 | Kitahama, Sakaisuji Hommachi               | 15,104 | 12,818       | 10,748 | 10,359 |
| 5 | Temmabashi, Tanimachi                      | 13,900 | 10,837       | 9,380  | 9,590  |
| 6 | Shinsaibashi, Nagahoribashi, Namba         | 17,305 | 12,942       | 12,090 | 10,478 |
| 7 | Higobashi, Nishi Ward Hommachi, Yotsubashi | 14,606 | 12,205       | 11,550 | 11,150 |
| 8 | Shin-Osaka                                 | 15,956 | 12,767       | 9,898  | 10,778 |
| 9 | Tennoji                                    | -      | 11,214       | 10,011 | 12,018 |



## YODOYABASHI Station One

A new landmark building, approximately 150 meters high, at the gateway to Midosuji

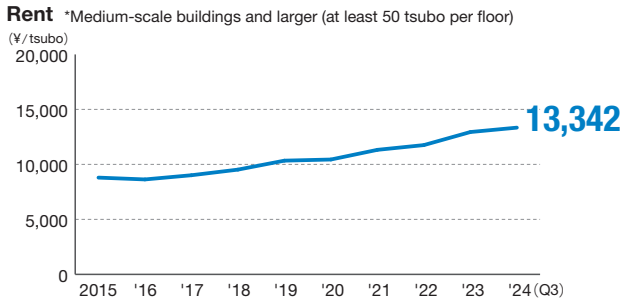
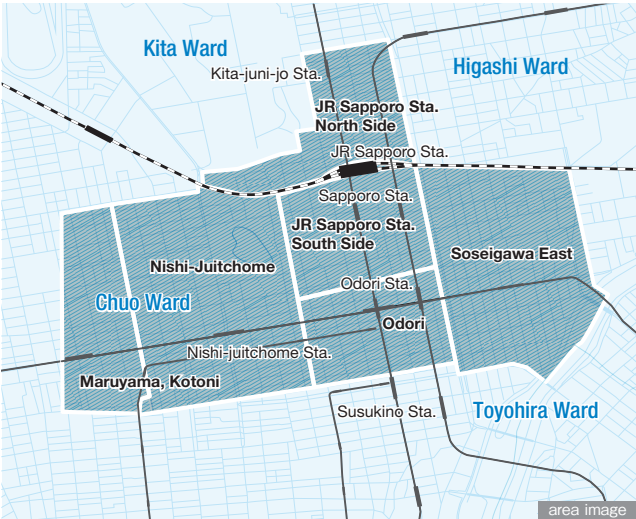
|                  |   |
|------------------|---|
| Location         | Kitahama 3, Chuo Ward, Osaka  |
| Access           | Directly connected to Yodoyabashi Station                               |
| Completion       | May, 2025   |
| Scale            | 3 floors below ground and 31 floors above                               |
| Area per floor   | Approx. 507 tsubo   |
| Project entities | Chuo-Nittochi Co., Ltd. / Keihan Holdings Co., Ltd. / Mizuho Bank, Ltd. |



SAPPORO

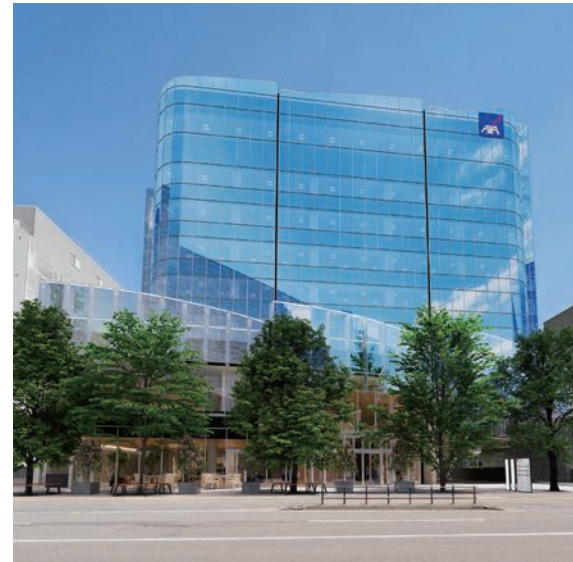
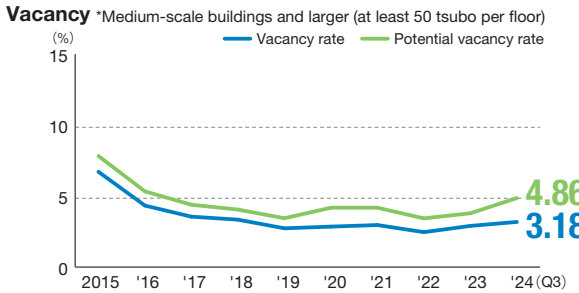
Sapporo City

While both the vacancy rate and potential vacancy rate remain low, new and under-construction buildings are experiencing longer tenant recruitment periods. Asking rents continue to rise, reaching record highs since data collection began.



**Rent** : ¥/tsubo (CAM charge inclusive)

|                            | Scale | Large  | Medium/Large | Medium | Small  |
|----------------------------|-------|--------|--------------|--------|--------|
| JR Sapporo Sta. South Side |       | 19,021 | 15,500       | 14,917 | 14,666 |
| JR Sapporo Sta. North Side |       | 19,550 | 17,040       | 14,742 | 16,715 |
| Odori                      |       | 18,857 | 17,638       | 12,529 | 12,465 |
| Nishi-Juitchome            |       | 10,633 | 12,035       | 10,245 | 9,070  |
| Soseigawa East             |       | 14,900 | 13,938       | 8,876  | 7,656  |
| Maruyama, Kotoni           |       | 7,833  | 8,267        | 8,547  | 7,539  |



Lilac Square

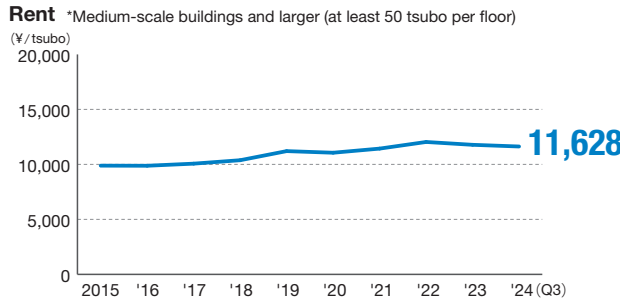
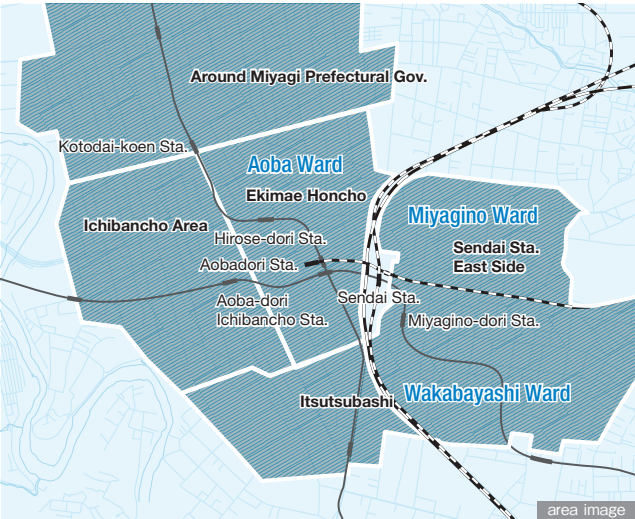
A Workplace built on safety, comfort, and community connection

|                  |   |
|------------------|---|
| Location         | Minami 10-jo, Nishi 1-chome, Chuo-ku, Sapporo |
| Access           | 3 min. to Nakajima-koen Station               |
| Completion       | June, 2025                                    |
| Scale            | 14 floors above ground                        |
| Area per floor   | Approx. 915 tsubo                             |
| Project entities | AXA Life Insurance Co., Ltd.                  |

SENDAI

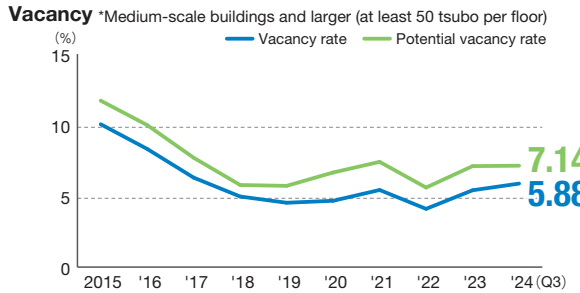
Sendai City

The vacancy rate, which was around 10% in 2015, fell to about 4% by 2018 and has since remained low at 4% to 5%, with potential vacancy rates also staying relatively low. Office demand remains solid, and supply in major areas is tightening. However, leasing conditions have seen no significant changes, with asking rents remaining around 12,000 yen per tsubo.



**Rent** : ¥/tsubo (CAM charge inclusive)

|                                | Scale | Large  | Medium/Large | Medium | Small  |
|--------------------------------|-------|--------|--------------|--------|--------|
| Ekimae Honcho                  |       | 16,260 | 14,018       | 10,725 | 10,735 |
| Ichibancho Area                |       | 13,063 | 10,353       | 10,529 | 9,047  |
| Around Miyagi Prefectural Gov. |       | 12,917 | 9,654        | 8,998  | 9,085  |
| Itsutsubashi                   |       | 13,500 | 9,250        | 8,750  | 6,000  |
| Sendai Sta. East Side          |       | 15,715 | 13,000       | 10,079 | 9,501  |



NANT Sendai Minamimachi

High-spec, open office space at the nexus of two main streets

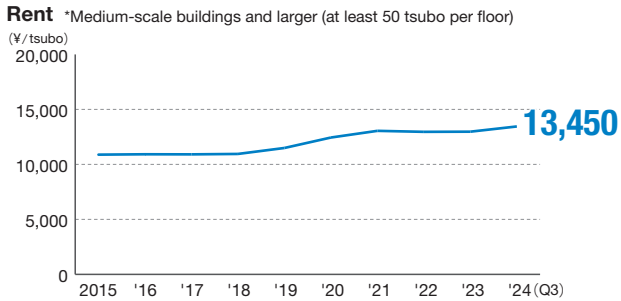
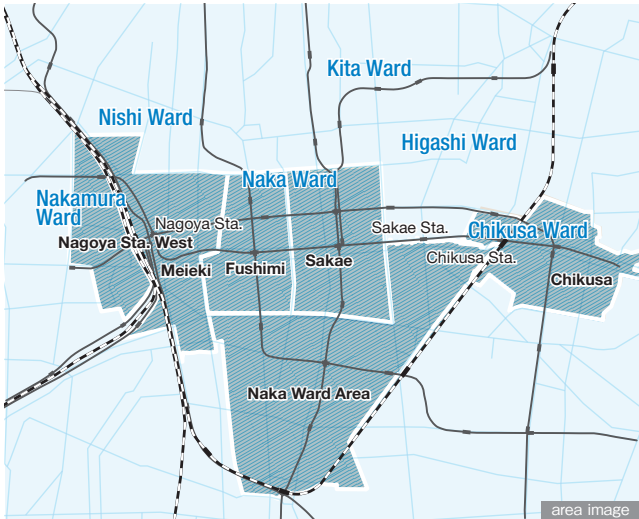
|                  |  |
|------------------|--|
| Location         | Chuo 3, Aoba Ward, Sendai                |
| Access           | 4 min. to Subway Sendai Station          |
| Completion       | May, 2025                                |
| Scale            | 1 floor below ground and 11 floors above |
| Area per floor   | Approx. 258 tsubo                        |
| Project entities | KAJIMA CORPORATION                       |



NAGOYA

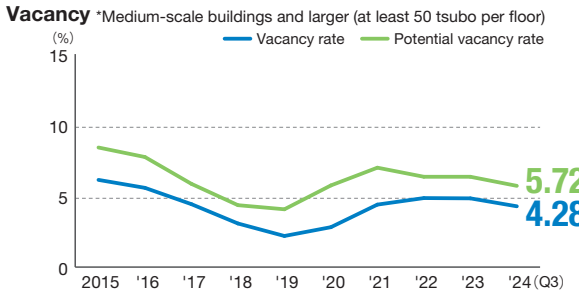
Nagoya City

Both the vacancy rate and potential vacancy rate have gradually decreased, with the vacancy rate recently dropping to the low 4% range. Asking rents had remained flat, but have recently reached ¥13,000 per tsubo, showing signs of change.



**Rent** : ¥/tsubo (CAM charge inclusive)

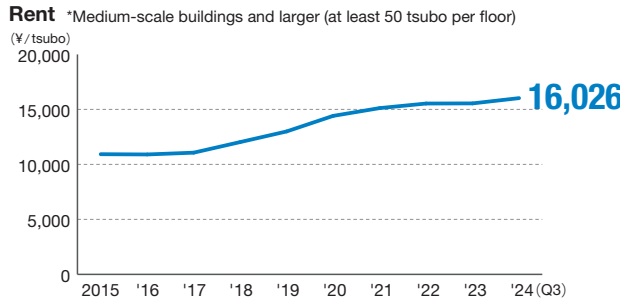
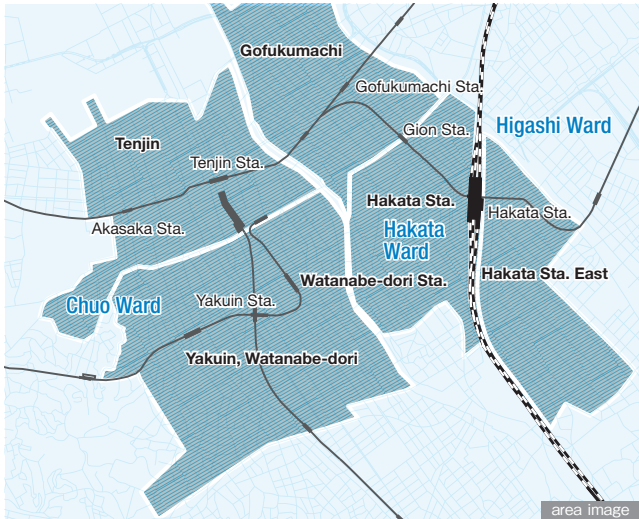
|                  | Scale | Large  | Medium/Large | Medium | Small  |
|------------------|-------|--------|--------------|--------|--------|
| Meieki           |       | 23,058 | 14,808       | 13,747 | 12,205 |
| Nagoya Sta. West |       | 16,625 | 14,460       | 14,914 | 11,629 |
| Sakae            |       | 15,441 | 12,704       | 12,284 | 11,796 |
| Fushimi          |       | 16,229 | 12,978       | 11,458 | 10,665 |
| Naka Ward Area   |       | 12,750 | 10,500       | 10,246 | 9,433  |
| Chikusa          |       | 10,500 | 12,000       | 10,090 | 9,419  |



FUKUOKA

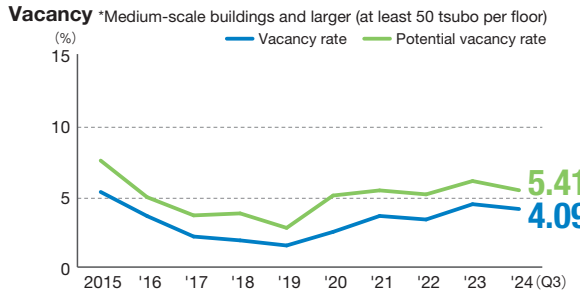
Fukuoka City

Both the vacancy rate and potential vacancy rate have been on an upward trend since bottoming out in 2019. Asking rents have continued to rise, partly due to the supply of new buildings, reaching ¥16,000 per tsubo recently. A large supply of 18,000 tsubo is planned for 2025, followed by 27,000 tsubo in 2026.



**Rent** : ¥/tsubo (CAM charge inclusive)

|                       | Scale | Large  | Medium/Large | Medium | Small  |
|-----------------------|-------|--------|--------------|--------|--------|
| Hakata Sta.           |       | 18,804 | 16,533       | 14,867 | 14,412 |
| Hakata Sta. East      |       | 15,531 | 14,454       | 12,662 | 12,074 |
| Gofukumachi           |       | 17,370 | 15,123       | 14,064 | 13,630 |
| Tenjin                |       | 20,579 | 17,731       | 15,144 | 12,526 |
| Yakuin, Watanabe-dori |       | 16,806 | 16,769       | 15,113 | 11,587 |



Nagoya Fushimi K-Frontier

Close to Fushimi Station, and friendly to both people and the environment

|                  |  |
|------------------|--|
| Location         | Nishiki 2, Naka Ward, Nagoya             |
| Access           | 1 min. to Fushimi Station                |
| Completion       | October, 2025                            |
| Scale            | 1 floor below ground and 13 floors above |
| Area per floor   | Approx. 440 tsubo                        |
| Project entities | KAJIMA CORPORATION                       |



Tenjin Sumitomo Life FJ Business Center

Recovery office, where workers can enhance their vitality

|                  |   |
|------------------|---|
| Location         | Tenjin 2, Chuo Ward, Fukuoka                              |
| Access           | Directly connected to Tenjin Station                      |
| Completion       | June, 2025  |
| Scale            | 2 floors below ground and 24 floors above                 |
| Area per floor   | Approx 383 tsubo  |
| Project entities | Sumitomo Life Insurance Company / Fukuoka Jisho Co., Ltd. |



# Special Report

Japan External Trade Organization (JETRO) compiled the “JETRO Invest Japan Report 2024,” which is a comprehensive report on direct investments in Japan, for the purpose of providing information and reference materials to foreign and foreign-affiliated companies. This section provides a commentary based on the contents of the report.

## Trends in FDI Flow to Japan

According to the Balance of Payments Statistics (asset and liability principle) published by the Ministry of Finance (MOF) and the Bank of Japan (BOJ), the FDI flow to Japan in 2023 declined sharply to 2.9 trillion yen, down 54.1% from the previous year. Debt instruments are related to the borrowing and lending of funds between companies in a capital relationship, and the results reflect activities such as borrowing by Japanese companies from their overseas subsidiaries and affiliated companies.

## Trends in FDI Stock in Japan

The FDI stock in Japan at the end of 2023 was 50.5 trillion yen (up 9.3% from the previous year), representing 8.5% of GDP. Since the breakdown of the stock began to be published in 2014, equity capital has increased significantly from 15.4 trillion yen to 24.4 trillion yen (up 58.4%), reinvestment of

earnings from 5.2 trillion yen to 8.8 trillion yen (up 69.2%), and debt instruments from 3.2 trillion yen to 17.3 trillion yen (up 440.6%), respectively. [Chart 1](#)

## Inward FDI to Japan by Industry

The overall amount of inward FDI to Japan in 2023 (directional principle) was 3.0 trillion yen (down 33.0% from the previous year). By major industry sector, the manufacturing sector accounted for 1.6 trillion yen (down 2.0% from the previous year), while the non-manufacturing sector accounted for 1.4 trillion yen (down 50.4%), indicating a large decrease in the non-manufacturing sector. Looking at the decline in investment in the non-manufacturing sector at the industry level, the main factors for the decline are decreases in the transportation, the communications, and the finance and insurance industries.

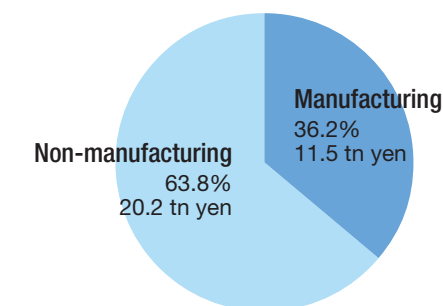
Although the decline was large, the finance and insurance industry remained first with 700 billion

yen (down 35.3% from the previous year). Precision machinery showed a remarkable increase of about 60 times.

## FDI Stock in Japan by Industry

The total FDI stock in Japan at the end of 2023 was 31.7 trillion yen (up 5.3% from the previous year). The finance and insurance industry was the largest, down 2.3% from the previous year to 11.5 trillion yen (36.3% of the total), followed by chemicals and pharmaceuticals, up 8.7% to 3.19 trillion yen (10.1%), and transportation, up 3.5% to 3.17 trillion yen (10.0%). The notable growth rate was in wholesale and retail, at 0.6 trillion yen (up 145.0% from the previous year), with the United States seeing the largest increase. [Chart 2](#) [Chart 3](#)

**Chart 2** FDI Stock in Japan by Industry (end of 2023)



Source: Based on “International Investment Position of Japan” by MOF and BOJ  
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**Chart 3** FDI Stock in Japan: Top 10 Industries (end of 2023)

| (100 million yen, %) |                               |         |                   |       |
|----------------------|-------------------------------|---------|-------------------|-------|
| Ranking              | Sector                        | Stock   | Growth rate (YoY) | Share |
| 1                    | Finance and insurance         | 115,213 | -2.3              | 36.3  |
| 2                    | Chemicals and pharmaceuticals | 31,900  | 8.7               | 10.1  |
| 3                    | Transportation equipment      | 31,744  | 3.5               | 10.0  |
| 4                    | Electric machinery            | 26,992  | 19.4              | 8.5   |
| 5                    | Communications                | 25,398  | 12.7              | 8.0   |
| 6                    | Services                      | 14,534  | -10.3             | 4.6   |
| 7                    | Transportation                | 13,658  | 10.2              | 4.3   |
| 8                    | Wholesale and retail          | 6,098   | 145.0             | 1.9   |
| 9                    | General machinery             | 5,894   | 2.5               | 1.9   |
| 10                   | Real estate                   | 5,571   | 10.3              | 1.8   |
| —                    | Others                        | 40,166  | 10.8              | 12.7  |
| Total                |                               | 317,168 | 5.3               | 100.0 |

Source: Based on “International Investment Position of Japan” by MOF and BOJ  
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## JETRO's Support

JETRO provides consistent one-stop service for establishing a base or expanding business in Japan.

### 1 Support for Establishing/ Expanding Businesses in Japan

#### Information Service

- Providing information on the Japanese market, industries, regulations and relevant legal systems, national and regional incentives, etc.

#### Facilities

- Offering free office space for a certain period of time at JETRO's Invest Japan Business Support Centers (IBSCs)
- Providing temporary office rental support

#### Introduction of Government and Other Networks

- The government and related ministries and agencies
- Local governments
- Business partners and opportunities for interaction
- Experts (Judicial scriveners, attorneys, tax accountants, certified social insurance labor consultants, etc.)
- Universities interested in partnerships with foreign-affiliated companies

### 2 Support for Collaboration between Japanese and Foreign Companies

- Providing opportunities for substantive business alliance formation through a business platform, “J-Bridge”

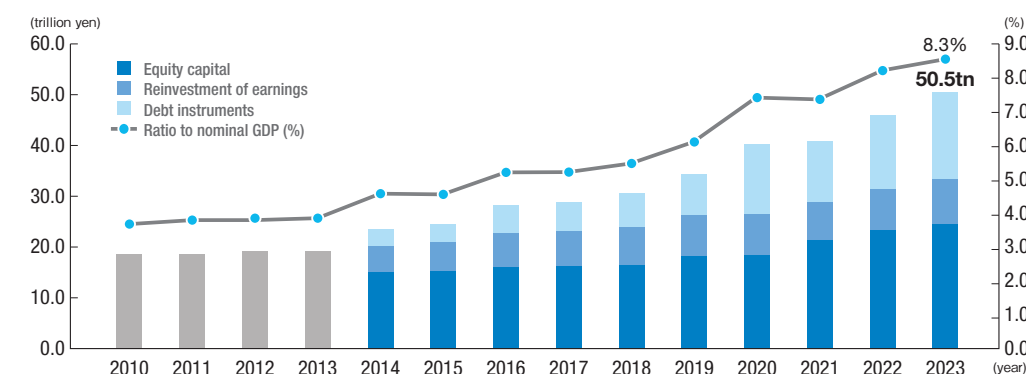
### 3 JETRO's Effort for Promoting Investment in Japan

- Holding Invest Japan Symposiums, offline and online seminars, and other events in Japan
- Providing information on Japan's business environment, markets, and industries.

#### JETRO's Website

<https://www.jetro.go.jp/en/invest>

**Chart 1** Trends in FDI Stock in Japan



Note: Breakdown of stock in 2013 and before is not disclosed.

Source: Based on “International Investment Position of Japan” by MOF and BOJ and “National Accounts of Japan” by the Cabinet Office  
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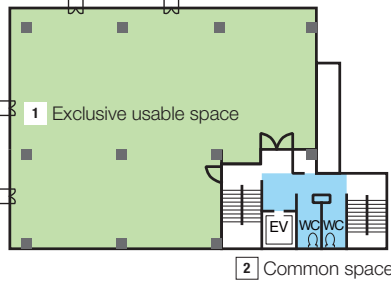
# Important Terms

## Contracted Space

契約面積

This term may apply to exclusive usable space, or to both exclusive usable space and a part of the common space

( 1 green part only, or 1 + 2 blue part).



### 1 Exclusive usable space

[専有面積]

This term refers to the space used exclusively by the tenant; it is measured from wall center to wall center.

### 2 Common space

[共用面積]

This term refers to space used in common by two or more tenants. It might include elevator halls, corridors,restrooms, kitchenettes, and the like.

## Unit of Space

[面積単位]

The official unit used to measure floor space is the square meter, but many property owners still use the older term “tsubo” in their floor plans and advertisements.

(1 tsubo ≒ 3.3 sq. m≒ 35.58 sq. feet)

## Deposit Money

保証金・敷金

The terms “Hoshokin” and “Shikikin” are both used to mean “deposit money.” Though they have slightly different meanings, they essentially refer to a sum which is paid to the owner as a non-interest deposit when signing the lease contract. Legally this money could be classified as “guarantee money” against any liability that the tenant might incur against his duties as a tenant.

## Return Period

The deposit money will be returned to the tenant after the “surrender by the lessee of the leased premises to the lessor.” Any unpaid rent or damages recoverable from the lessee will first be deducted from the deposit, and the difference will be refunded.

## Sum

As a normal rule, 10-12 month’s rent will be charged as deposit money.

## Depreciation Fee

[償却費]

Owners of small-sized buildings often demand that tenants pay a depreciation fee. This is deducted as a percentage from the deposit (usually 10% to 20%) when the contract

ends, and the deposit minus the fee is then returned to the lessee. The term “depreciation” is used here, but there is no direct relationship between the fee and building depreciation.

## Rent

賃料

### Beginning of Rent

In general, two periods are included in a term of the lease. The one is for interior finish work before a tenant move in the leased premise, and the other one is for restoration work. And rent starts on the beginning date of the term of the lease. A tenant is required to complete a restoration work by the termination of the term of the lease.

### Rental Payments Due

The common practice is to pay rent a month in advance, with the payment for the following month coming due at the end of the current month (between the 25th and the last day of the month).

### Method of Payment

In general bank transfers or postal transfers have become the most common way to pay one’s rent.

### Increases in Rent (Case of regular lease contract)

Three basic reasons for rent increases during the contract period or signing a new lease contract.

1. Taxes on the land or on the building itself have increased.
2. There has been a sharp increase in the general cost of living due to inflation, etc.
3. The rent is shown to be lower than rents for similar facilities in the same neighborhood.

Such increases can be implemented with the agreement of both parties.

### Other Expenses

In addition to monthly rent and common area maintenance charges, the following expenses may be incurred. It will depend on the operating systems of the building and several reasons. Please check each time.

- ・Parking lot fees
- ・Gas charge
- ・Fees for the use of building signboards
- ・Cleaning charge
- ・Air-conditioning & heating
- ・Electric charge
- ・Water charge, etc.

## Common Area Maintenance (CAM)Charge

共益費

In most cases, a fee is charged monthly in addition to the actual rent. This fee is calculated on the basis of the running costs of the building, such as Electric Charge, Water Charge, Gas Charge, Cleaning Charge, Air-conditioning & Heating Charge for the common space such as entrance hall, elevator, toilet, etc. Generally the fee is between 3,000 yen and 7,000 yen per tsubo, Recently there have been cases of the common area maintenance (CAM) charges being included in the rent.

## Lease Type and Terms

契約形態・契約期間

Lease terms in Japan generally fall into two categories.

One is a regular or standard lease that usually runs for 2-3 years but can be automatically renewed unless either party wishes to terminate the contract. Under this lease, tenants wanting to vacate before the end of the lease period can usually give written notice, typically six months in advance, and then vacate without incurring penalties.

A second type of lease being increasingly adopted by owners of Class A buildings is the fixed term lease. Such leases run for 2-5 years, and at the end of the lease period, tenants cannot renew. Tenants wishing to remain in the property must renegotiate a new contract with the owner. Also, tenants wishing to vacate ahead of the lease expiry date must pay a penalty equivalent to the number of months’ rent remaining in the contract.

## Renewal Fee

更新料

Some landlords demand a renewal fee when lease contracts are renewed, and this fee is usually one month’s rent at the rate stipulated in the new lease contract.

## Explanation of Important Lease Conditions

重要事項説明書

Based on Article 35 of the Land and House Lease Law, Sanko Estate will explain lease terms and conditions in writing (“Important Lease Conditions”) prior to signing of the Lease agreement.

## Repair Fees

修繕費

The following types of repair fees are the most commonly encountered.

### Obligations of the Property Owner

1. Repairs on the building itself
2. Repairs on office ceilings, walls, floors, and other structural members that are a part of the building itself
3. Repairs for the common areas of the building
4. Repairs for equipment and machinery

### Obligations of the Tenant

1. Repainting or papering of ceilings, walls, floors, and other space inside the office
2. Replacing or repairing fixtures, blinds, glass, lighting, switches, or electrical outlets inside the office
3. Repair any partitions, fixtures, special-use equip- ment, or the like that the tenant has installed in the office. Check your contract carefully for any other obligations that may be faced by the tenant

## Interior Finish Work

内装工事

A tenant is required to submit a plan of interior finish

work in the leased premise to the building owner, and need to obtain the owner’s consent in advance to avoid having troubles related with the body of the building.

## Prohibitions, etc.

禁止事項

In general, the lessee may not

1. Reassign the lease of the leased premises or sublet the leased premises in any form
2. Assign or offer the leased premises as security to third parties including any of the rights under the contract
3. Transfer any of the rights under the contract to any person other than the lessee through assignment of business, merger, or other such transactions

In addition, without the lessor’s consent, the lessee may not co-occupy the leased premises with another person/ party or use any name other than that of the lessee as the name of occupant. It may be permissible for the leased premises be co-occupied with the prior consent of the lessor if the other party is financially related to the lessee.

## Restoring to Original Condition

原状回復

The lessee is under obligation to restore the leased premises to the original condition by the termination of the contract.

- The standard for offices usually entail
- ・ Replacement of carpet tile flooring
  - ・ Wallpaper renewal
  - ・ Painted walls
  - ・ Sound-absorbent plates on the ceiling and fluorescent lighting

At the termination of the contract, the lessee removes at his own expense the fixtures and equipment installed or added at his expense and the property owned by him prior to delivering the leased premises to the lessor. If the lessee fails to restore the leased premises to its original condition at the termination of the contract, the lessor may restore the leased premises and charge the expenses to the lessee. It must be done by contractors the owner designates or approves of, and the tenant bears all construction costs. The construction work must be completed within the contracted period.

## Cancellation Notice of Contract (Case of regular lease contract)

解約予告

If the lessee desires to terminate the contract at any time during the term of the lease, it is stipulated that the lessee must present advance notice of cancellation to the lessor in the time designated by the lessor (usually within 6 months prior to the lessee’s expected day of the termination, with the need to restore to the original state). If the lessee wants to cancel the contact without prior notice, the lessee is obliged to pay a penalty for cancellation of contract equivalent to the 6 month’s rent, as stipulated in the article of advance notice. However, in principle, early cancellation of a fixed-term lease contract is not possible.



Commission

仲介手数料

In Japan, at the time of contracting for new space, it is the tenant and not the landlord who pays the introducer, the agent, a fee equal to one month’s rent. This practice gives the tenant important advantages by ensuring that the agent represents the tenant only while diligently maintaining the tenant’s position and acting in the tenant’s best interests in all negotiations.

Building Rules and Regulations

管理規則

Most buildings have their own “Administrative Regulations” concerning daily administration and management of the building such as opening and closing times (regular hours) of the building, regular air-conditioning and heating hours, use of the building beyond the regular hours, working hours of janitors, and stipulations concerning keys, etc. It is recommended that the regulations be confirmed with the lessor in advance, since each building has its own set of regulations.

Seismic Performance

耐震性能

**Earthquake-resistant structure**  
[耐震構造]

Structure designed and built to withstand earthquakes, wind and other forces.

Seismic Engineering Approaches

**Vibration-controlling structure**  
[制振構造]

Structure equipped with devices such as dampers to control and curb vibration energy.

**Seismically-isolated structure**  
[免震構造]

Structure mitigates the effect of earthquakes with devices that reduce swaying, commonly rubber bearings and dampers placed between the building and its foundation that move flexibly horizontally.

Emergency Power Supply

非常時における電源供給

**Office buildings equipped with emergency power generation systems**

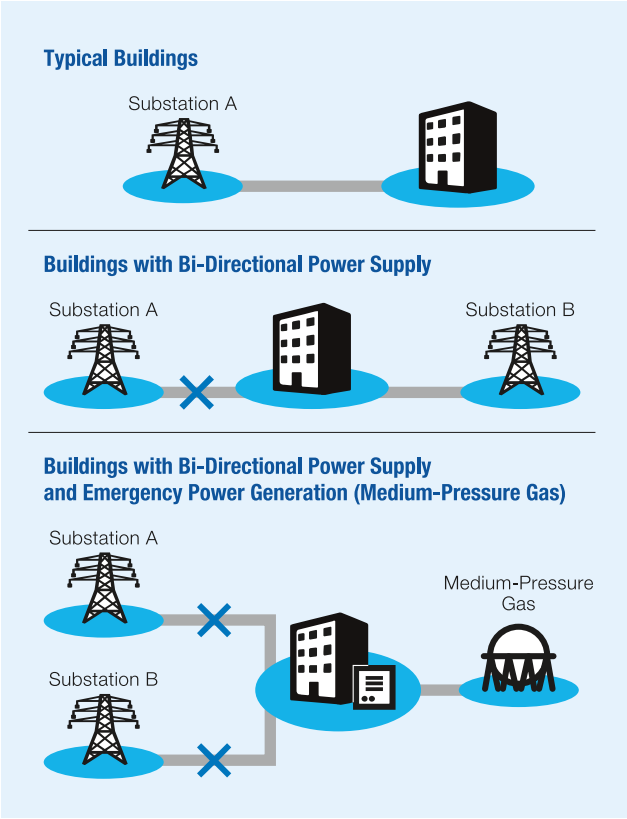
Typical office buildings have uni-directional power supply systems that receive power from a single transformer substation, so if the supply from a substation is cut off during an incident or disaster, it takes time to restore power to the building.

In contrast, office buildings with bi-directional power supply systems receiving power from another transformer substation on a separate network can continue to provide power to the building’s exclusive areas even if the supply from one substation is cut off.

Recently an increasing number of high-spec buildings are

making this bi-directional power supply system even more safe and BCP\*-ready by adding emergency power generation systems powered by medium-pressure gas and oil tanks installed in the buildings.

\*BCP: Business Continuity Planning



Serviced Offices\*\*

サービスオフィス

“Serviced offices” typically refers to rental spaces that come equipped with the desks, chairs, and other furniture required in offices, along with internet access, conference rooms, and so forth. Many serviced offices also provide reception and secretarial services at the request of tenants. The advantage of serviced offices may be summed up as the ease with which tenants can move in and move out. More specifically, the advantages include the following:

1. Moving in is possible with lower initial costs than a standard rental office.
  - Small deposit
  - Office infrastructure such as communications-related services and utilities are already set up
  - Interior construction work is not required
2. Short interval between when the decision to move in is made and actual move in.
3. In the case of companies entering the Japanese market for the first time, it is often possible to use the serviced office’s address for company registration.
4. Depending on the vacancy conditions at the time, it may be possible to adjust the lease duration and leased floor area to suit the tenant’s needs.

In recent times, serviced offices have become available at a wide range of building types, from high-rises to medium/ small-scale buildings, increasing the choices available to companies.

\*\*Including co-working offices, shared offices, flexible offices, etc.

COMPANY OUTLINE

Sanko Estate Co., Ltd.

|                           |  |
|---------------------------|--|
| Established               | May 17, 1977   |
| President                 | Shigeo Takei   |
| Capital                   | ¥100,000,000   |
| Employees                 | 269 (450 for entire group)   |
| Company Services          | ・ Workplace Consulting Services<br>・ Office Leasing Services<br>・ Project Management Services  |
| Licenses                  | ・ Real Estate Agent: License authorized by Minister of Land, Infrastructure, Transport, and Tourism (11) No. 3105<br>・ First-Class Architect Office Registration: Governor of Tokyo No. 61819<br>・ Special Construction Business: License authorized by Governor of Tokyo (Toku-3) No. 154415  |
| Professional Affiliations | ・ Tokyo Real Estate Brokers Association<br>・ National Real Estate Guarantee Association<br>・ Japan Facility Management Association<br>・ The Tokyo Chamber of Commerce in Japan<br>・ Japan Association of New Economy<br>・ Tokyo Building Owners and Management Association<br>・ The American Chamber of Commerce in Japan<br>・ The British Chamber of Commerce in Japan<br>・ The Swedish Chamber of Commerce and Industry in Japan |
| Group Companies           | Sanko Office Management Co., Ltd.<br>Sanko Asset Management Co., Ltd.<br>MS Building Support Co., Ltd.<br>Commercial Property Research Institute, Inc.   |
| Office Location           | Ginza Sanwa Bldg., 4-6-1 Ginza, Chuo-ku, Tokyo<br>[ Head Office ]  |



If you have any inquiries, please contact International Services. (Head Office)

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