



<https://h1o-web.com/>

# VISION



## Business Overview

### Small, serviced offices to meet the working needs of small groups

Our offices are small, serviced offices that meet the needs of small groups such as startups, company satellite offices (e.g. for a special project), regional or overseas company bases and freelancers.

Streamlining business and boosting productivity through utilization of technology such as IoT is indispensable to the office of the future. More importantly, however, we value the mental health and personal preferences of our tenants and seek to provide environments where workers can be happy. Our pursuit is new-era offices that conform to each occupant, maximize individual potential and support the small businesses that will transform society.

**Happiness at work.**

**H<sup>1</sup>O**  
HUMAN FIRST OFFICE



# H<sup>1</sup>O Shibuya Sanchome

Opening November 20

32 sections (7.10 m<sup>2</sup> – 52.35 m<sup>2</sup>)

4-min walk from Shibuya Station

## Features

**We protect people and information with personal spaces that ensure privacy and comfort.**

### Up to 5 layers of security

Multi-layer security design prevents unauthorized entry by third parties, ensuring safety and peace of mind by protecting people and information, both important business resources.

### Individual HVAC\* in all rooms to optimize the environment for work

Each of the rooms is equipped with individual HVAC\* to allow every occupant to always work in comfort at their favorite temperature.\*Some properties may differ in specifications.



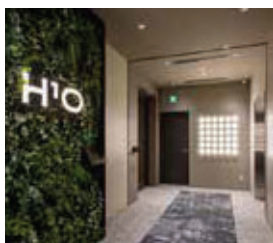
**Maximum comfort and convenience by combining IoT and human staff**

### The future of work is here with our biometric authentication systems

Our offices utilize biometric (mainly facial) authentication to enable smooth, keyless, contactless access. This eliminates the risk of card key loss or duplication, providing comfort and safety.\*Your FeliCa card may also be used as a security card.

### Remote office management using IoT

Office HVAC and lighting can be controlled remotely using IoT technology. Sensors provide information on how crowded the shared lounges and restrooms are, making things even more convenient for you.



**The office of your choice, for the way you want to work.**

### Office size and interior customizable based on needs

Choose the best room size for your number of users, adjust wall partitions and add or take away furniture as needed.

### Flexible, needs-based office use

The standard fixed-term building lease agreement is two years (which may be terminated early with three months' notice) but we offer contracts as short as three months for projects. The rental offices and common areas are also accessible 24 hours a day, 365 days a year (excluding mandatory i



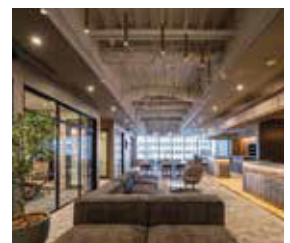
**An environment where workers can be happy, that supports individual mental health.**

### Common areas for tenants intent on working

The common areas are designed to help workers switch on and off. Aromatic ventilation and showers provide a place to rejuvenate.\*Some properties do not have showers.

### Extensive soft services that stimulate the five senses

Tenant-only exercise and healthy food services support individual mental health. We also have plans for various trainings and events.



# About



## High visibility, facing a major road

With approximately 29.9 meters of frontage onto Roppongi Avenue, this is a highly visible office building, and its stylish, impressive façade will serve as the face of your company.



## A 3.5-meter-tall entrance overlooking the courtyard

Two glass walls in the entrance reveal the courtyard greenery while brick tiles on the other walls accentuate Shibuya's freedom from convention, even in the workplace.



## An elegant lounge

In addition to the rental offices, the tenant-only lounge is a shared facility available 24 hours a day for uses ranging from meetings with guests to private relaxation.



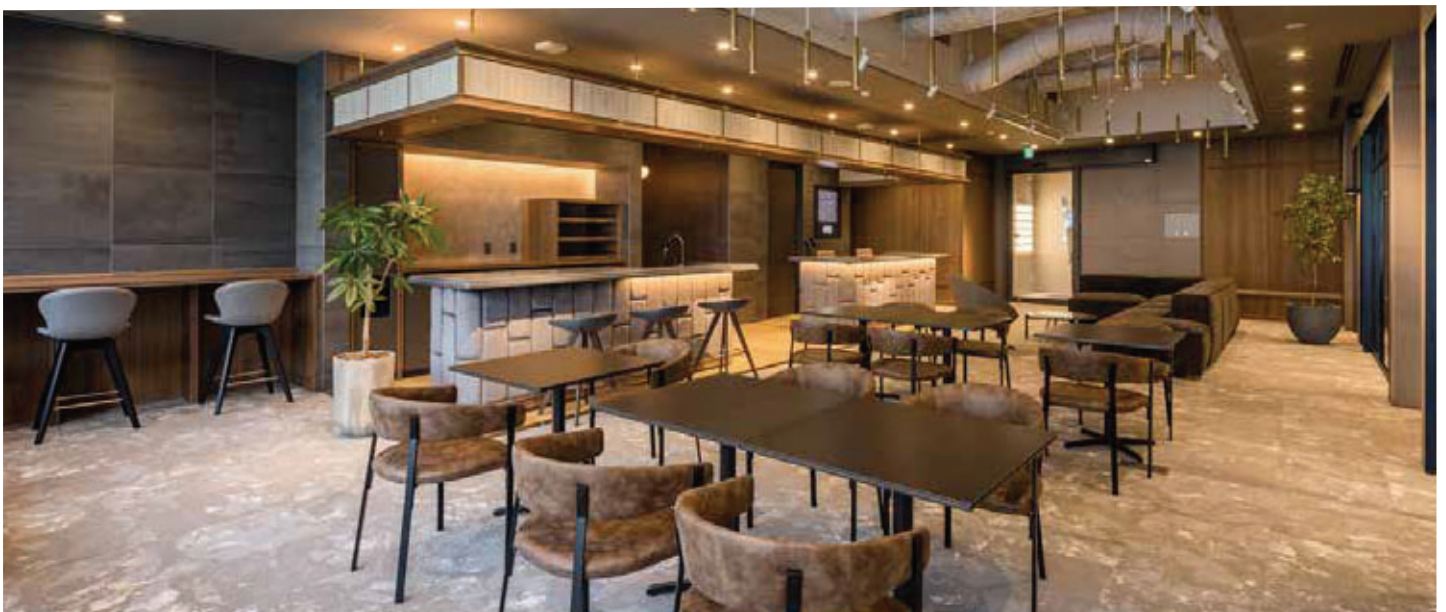
## Bright, spacious rental offices

With a 360° glass curtain, 2.8-m-high ceilings, individual HVAC and a biometric security system that supports tenant companies' business, our offices feature state-of-the-art specifications.



## 4 minutes on foot from Shibuya Station with no stoplights in between

Already offering access to nine lines, Shibuya Station is only expected to become more convenient. Large-scale redevelopment is attracting IT companies and many others to this increasingly major terminal.





## Map

### A calm area with easy access to Daikanyama

Take JR Shibuya Station's East Exit along National Route 246 and you'll find H1O Shibuya Sanhome in a neighborhood characterized by chic cafes and little-known shops.

With Daikanyama only a little farther on, this is a markedly different place than Shibuya Station front.



3-1-1 Shibuya, Shibuya Ward, Tokyo

JR lines

**6-min** walk from  
**Shibuya**  
entrance

**7-min** walk (approx. 540 m) from  
**Shibuya**  
(East Exit)

Tokyo Metro Ginza Line, Hanzomon Line,  
Fukutoshin Line, Tokyu Toyoko Line,  
Tokyu Den-en-toshi Line

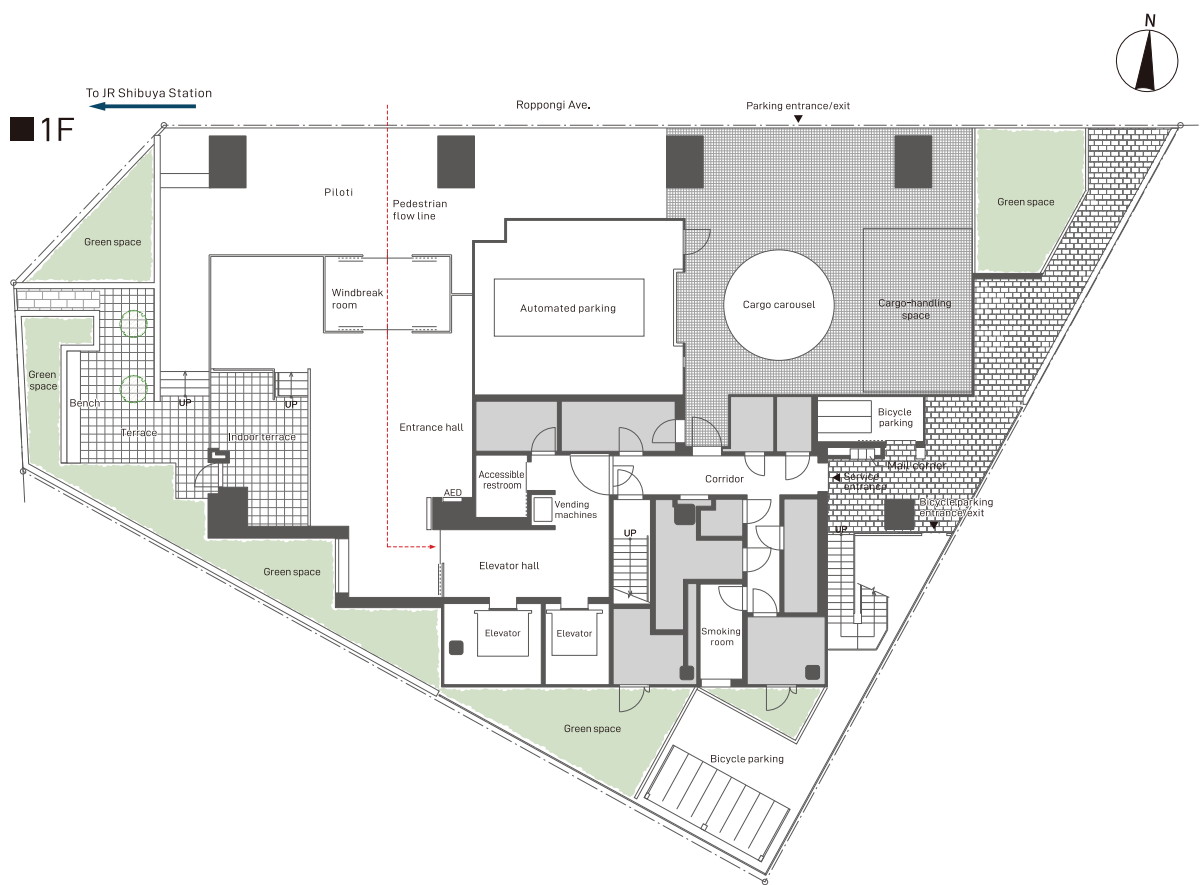
**4-min** walk (approx. 320 m) from  
**Shibuya**  
(Exit C1)

Keio Inokashira Line

**10-min** walk from  
**Shibuya**  
(Central Exit)

# Plan

1F	2F	3F (lounge floor)	4F
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Legend Meeting room Rental office Reception, lounge Ventilation

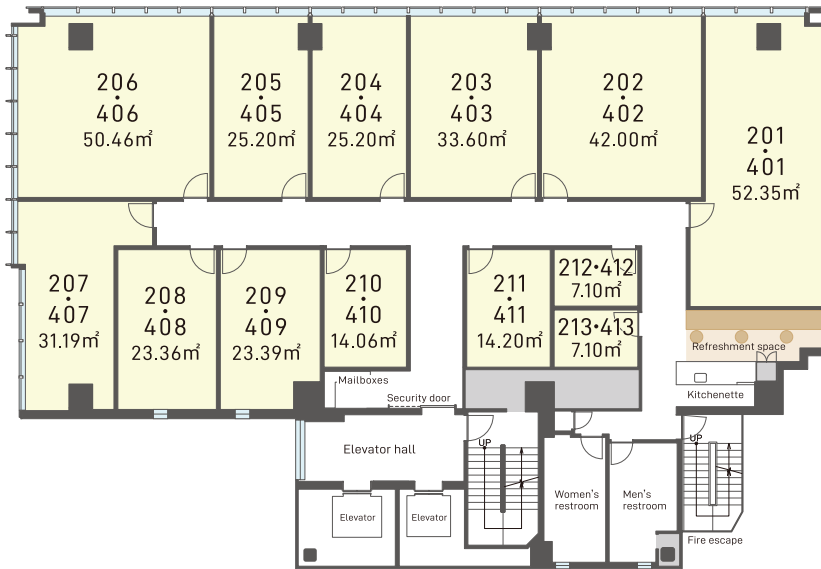
\*This drawing is from the planning stage and is subject to change.

\*Max. registrants is the number allowed by the security system, not the number stipulated in the Office Hygiene Standards.

# Plan

1F	2F	3F (lounge floor)	4F
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## ■ 2/4F



### ■ 2/4F Rental offices (26)

No.	Area(m <sup>2</sup> )	Max. registrants
201-401	52.35	17
202-402	42.00	14
203-403	33.60	11
204-404	25.20	8
205-405	25.20	8
206-406	50.46	17
207-407	31.19	10
208-408	23.36	8
209-409	23.39	8
210-410	14.06	5
211-411	14.20	5
212-412	7.10	2
213-413	7.10	2

## ■ 3F



### ■ 3F Rental offices (6)

No.	Area(m <sup>2</sup> )	Max. registrants
301	48.54	16
302	27.36	9
303	50.46	17
304	29.40	10
305	20.87	7
306	31.32	10

### ■ Meeting rooms (4)

No.	Capacity
ROOM A	6
ROOM B	8
ROOM C	8
ROOM D	6

# SERVICES

## Basic Services (included in rental fee)

### Staffed reception service

(weekdays 9:00-18:00)



#### Reception

Staff welcome visitors.



#### Mail service

Mail is delivered to mailboxes.  
\*Some items cannot be received.



#### Package delivery when absent

Packages are delivered to your office even when you aren't there.  
\*Some items cannot be received.

### Shared Spaces/Common Areas

(24/365 \*Excluding mandatory inspection days)



#### Common area wi-fi

A wireless LAN is available in the shared lounges and meeting rooms.



#### Beverage service (coffee, water)

There are coffee and water machines in the shared lounges.



#### Equipment rental service

Cables, connectors, etc. are available for meetings.



#### Document dissolution service

A shared document dissolution service is available.



#### Aroma

H1O original aroma machines are installed at the entrances.



#### Guest use of shared lounges

Groups of up to four people may use the shared lounges for one hour free as guests.  
\*Must be accompanied by a tenant, 400 yen per 15 minutes past one hour.



# Private Spaces/Rental Offices

(24/365 \*Excluding mandatory inspection days)



## Room cleaning

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The rental offices are cleaned (floors cleaned once a week, garbage collected five times a week).

## Utility fees included

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Fees for water and electricity are all included in the rent.



## Individual HVAC in all rooms

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Individual HVAC systems allow everyone to work at their preferred temperatures.

\*Some properties may differ in specifications.

## Corporation registration for rental office tenants

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Rental office tenants can register as corporations.



## Extension telephones

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Reception and the rental offices are connected by telephone.

# Other

(24/365 \*Excluding mandatory inspection days)



## Keyless security using biometric authentication

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Security systems use facial or fingerprint recognition.

\*IC cards can also be used.



## Remote control using IoT

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Office HVAC and lighting can be controlled remotely and how crowded the shared lounges, restrooms and other common areas are can be visualized.



## Healthy food service

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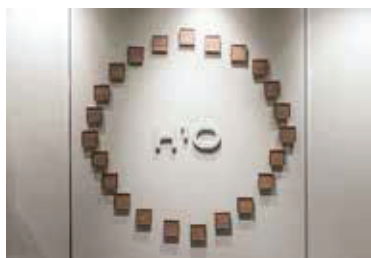
Wellness-conscious breakfasts and lunches will be provided as needed.



## Tenant interaction

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Events for tenants to interact will be planned regularly.



## Company nameplate display

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You can display your company's name at the entrance.



## Showers

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\*Not available at all properties.

# Optional Services (not included in rental fee)

## Shared Spaces/Common Areas



### Meeting rooms

Meeting rooms are reserved in 15-minute increments

\*Monitors and whiteboards are free.

1 person: 250 yen/15 min

4 people: 800 yen/15 min

6 people: 900 yen/15 min

8 people: 1,000 yen/15 min

10 people: 1,100 yen/15 min



### Multifunction machines

Combination printer-copier-scanners are available for use.

B&W: 10 yen/sheet, color: 30 yen/sheet, scan: free



### Tea service

Tea can be served to the meeting rooms (water, tea, coffee: 150 yen per bottle)

## Private Spaces/Rental Offices



### Optional furniture

Rental offices can be furnished with our designated furniture.

\*Consult regarding fees.

### Movable wall partitions

These can be removed to accommodate more people.

\*Consult regarding fees.

### Dedicated internet lines

Tenants can run LAN lines into their rental offices.

### Corporation registration for joint tenants

One joint tenant per office; 10,000 yen per month to register.

\*There is a screening process for joint tenants.

## Other



### Training services

New employee training, management training, etc. will be offered as needed.

\*Taxes such as consumption tax are not included in the usage fees.

\*Please note that services are subject to change.

# T&Cs

## Contract Terms and Conditions

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Parties	Corporations and individuals
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Type	Fixed-term building lease agreement
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Period	24 months (terminable early with 3 months' notice)
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Initial fee	Administrative fee: 1 months' fee
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Monthly fee	Calculated by number of days from usage start date
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\*In principle, we ask tenants to sign a guarantor agreement with our designated guarantor (for a separate guarantor fee).

\*Please consult regarding a deposit.

Recontract fee: 1 month's fee

## Usage Fees



**Max. registrants: 2**

\*Rates vary by property and office.  
\*All private offices, 24/7 access, biometric authentication security system and individual HVAC



**Max. registrants: 8**

\*Rates vary by property and office.  
\*All private offices, 24/7 access, biometric authentication security system and individual HVAC



**Max. registrants: 13**

\*Rates vary by property and office.  
\*All private offices, 24/7 access, biometric authentication security system and individual HVAC

- Max. registrants is the number allowed by the security system, not the number stipulated in the Office Hygiene Standards.

-Contact us for details of the sections and fees.

# Contract Process

1  
Reserve a visit

Please inform us of your preferred date to visit.  
\*Visits may be scheduled between 10:00 and 17:00 on weekdays.

## By email

Contact us >

We will respond between 9:00 and 17:40 excluding Saturdays, Sundays and holidays.

2  
Apply

Please prepare the required documents and apply. We will evaluate your application and interview you.  
\*Please note that based on the evaluation, we may not be able to fulfill your preferences.

## Required Documents

Applying as a corporation  
-Application form  
-Company overview (that explains your business and shareholder composition)  
-Company seal registration certificate (no older than three months)  
-Certificate of Full Registry Record (no older than three months)  
-Copy of representative ID (photo ID such as driver's license, passport, etc.)  
-Financial statement (two periods; detailed)

Applying as an individual  
-Application form  
-Copy of ID (photo ID such as driver's license, passport, etc.)  
-Seal registration certificate (no older than three months)  
-Certificate of Residence (no older than three months; domicile omitted)  
-Resumé  
-Income statement (Tax Certificate slip, Tax Payment Certification, etc.)

\*In some cases, we may require additional documents.

3  
Sign contract and pay

We will notify you of the evaluation results a few days after you submit the required documents. If successful, the contract date and move-in date will be decided. The contract starts after we receive the initial payment.

## Initial Fee

Administrative fee: 1 months' fee  
Monthly fee: Calculated by number of days from usage start date

\*In principle, we ask tenants to sign a guarantor agreement with our designated guarantor (for a separate guarantor fee).

\*Please consult regarding a deposit.

\*Please note that based on the evaluation, we may not be able to fulfill your preferences.

4  
Receive office and move in

Once the contract process is complete, you will receive a facility explanation and security registration and can begin using your office.

\*The usage fees above do not include consumption tax, etc.

\*Please note that services are subject to change.

# Outline

<b>Address</b>	3-1-1 Shibuya, Shibuya Ward, Tokyo
<b>Access</b>	6-min walk from Shibuya (East Exit; JR Yamanote Line) 4-min walk from Shibuya (Exit C1; Tokyo Metro Ginza Line, Fukutoshin Line, Hanzomon Line, Tokyu Toyoko Line, Tokyu Den-en-toshi Line) 10-min walk from Shibuya (Central Exit; Keio Inokashira Line)
<b>Landlord</b>	Nomura Real Estate Development Co., Ltd.
<b>Design</b>	Nomura Real Estate First-Class Architect Office
<b>Construction</b>	Shimizu Corporation
<b>Interior design supervision</b>	DRAFT Inc. (2F, 3F lounge, 4F)
<b>Completion</b>	End of September 2020 (construction completed in August 2020)
<b>Purpose</b>	Office
<b>Structure/size/H<sup>1</sup>O floors</b>	Steel frame, partially reinforced concrete 11 floors above ground, 1 below 2nd-4th floor
<b>No. of sections</b>	32
<b>Office sizes</b>	7.10 m <sup>2</sup> – 52.35 m <sup>2</sup>
<b>Floor wiring</b>	Raised floors (100 mm)
<b>Capacitance</b>	6 or 8 kVA per section
<b>HVAC</b>	Air-cooled heat pump multi-type for building (individually controlled)
<b>Lighting</b>	LED lights (entrance and office floors)
<b>Elevators</b>	Standard: 1 (capacity: 15) Emergency: 1 (capacity: 17)
<b>Optical cables</b>	Led into rental offices
<b>Security</b>	Automated security (24 hours), biometric authentication on 1st floor and office entrances
<b>Power supply</b>	2-line supply/high-voltage supply
<b>Shared equipment</b>	Terrestrial digital, BS, CS (110°) available
<b>Hours</b>	24-hour access, no holidays (excluding mandatory inspection days)
<b>Development style</b>	By floor

※Walking times are calculated assuming a pace of 80 meters per minute.

※Times are for regular daytime and do not include transfer or wait time. In addition, walking times are based on the distance from the station building or subway surface exit, not the ticket gates.

※This information is current as of July 2020.