



<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 Toranomom

Opening January 2021

24 sections (6.78m<sup>2</sup> – 66.59m<sup>2</sup>)

1-min walk from Toranomom Station (connected)

## 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



## In the middle of an evolving area

The office is located between Toranomon, which is becoming a new international business hub through large-scale redevelopment, and Kasumigaseki, the central government district.



## 1-min walk from Toranomon Station (connected) on the Ginza Line

Integrated with Toranomon Station, the office is a 1-minute walk from the platform. Toranomon Hills Station on the Hibiya Line and the redeveloped area are also accessible via underground passage.



## Expansive, elegant spaces

The design is spacious, taking advantage of the square corner lot, 360° glass curtain and 3-meter ceiling.



## State-of-the-art specifications

The office is equipped with the latest specs including security gates and biometric authentication.







## Map

### Excellent access by train as well as to the airport by bus

Toranomon Hills Station, the first new station on the Tokyo Metro Hibiya Line in 55 years, opened in 2020 as the area continues to evolve. The office is connected to Toranomon Station on the Tokyo Metro Ginza Line, providing convenient access to Shimbashi, Nihombashi and Shibuya as well as Tokyo, Roppongi and Shinjuku with transfers. Finally, the new BRT bus terminal makes for smooth travel to the bay area and Haneda and Narita airports.



Tokyo Metro Ginza Line

**1-min** walk from  
**Toranomon Station**  
(connected)

Tokyo Metro Marunouchi Line, Hibiya Line, Chiyoda Line

**4-min** walk from  
**Kasumigaseki Station**

Toei Subway Mita Line

**6-min** walk from  
**Uchisaiwaicho Station**

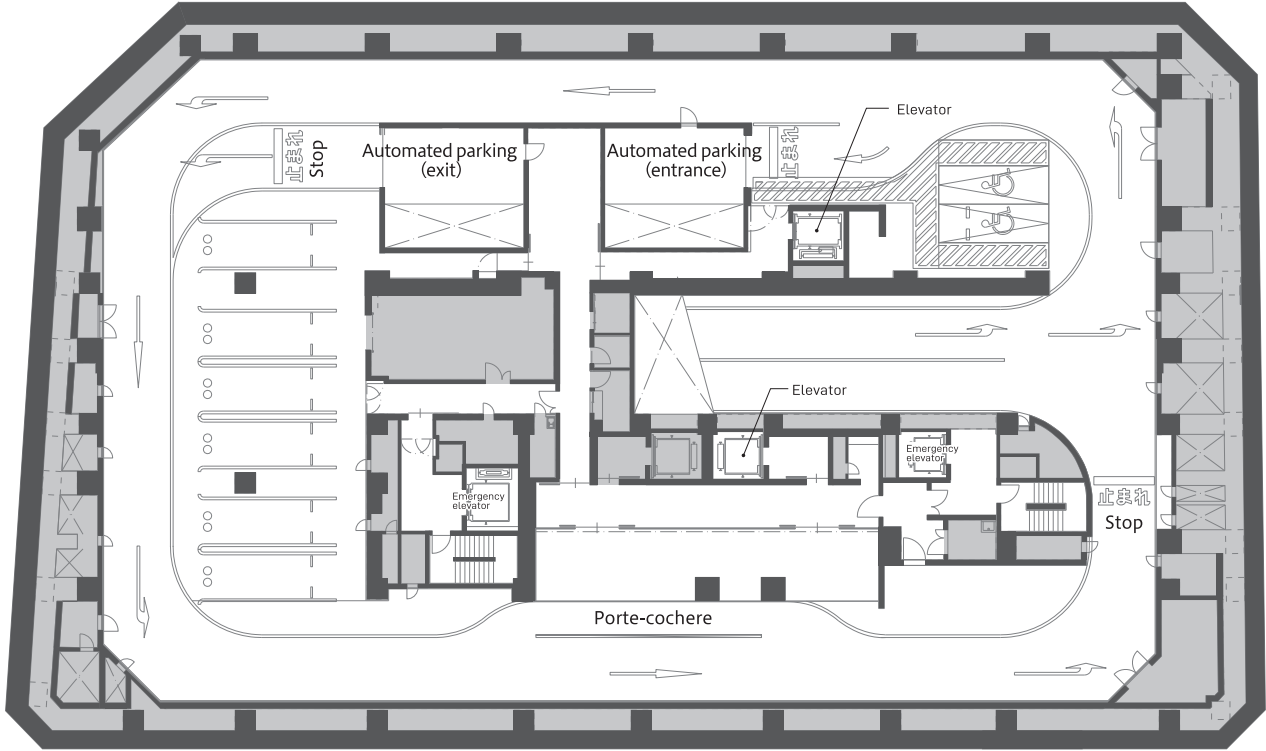
Tokyo Metro Hibiya Line

**6-min** walk from  
**Toranomon Hills**  
(connected by underground passage)

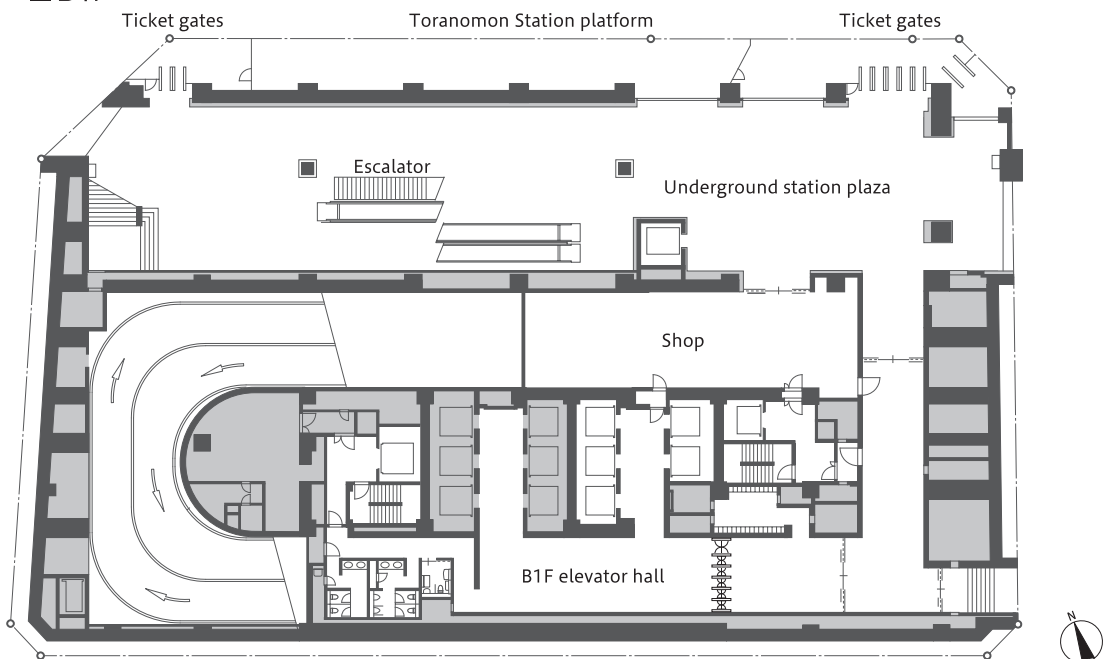
# Plan

B2F	B1F	1F	5F (lounge floor)
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## ■ B2F



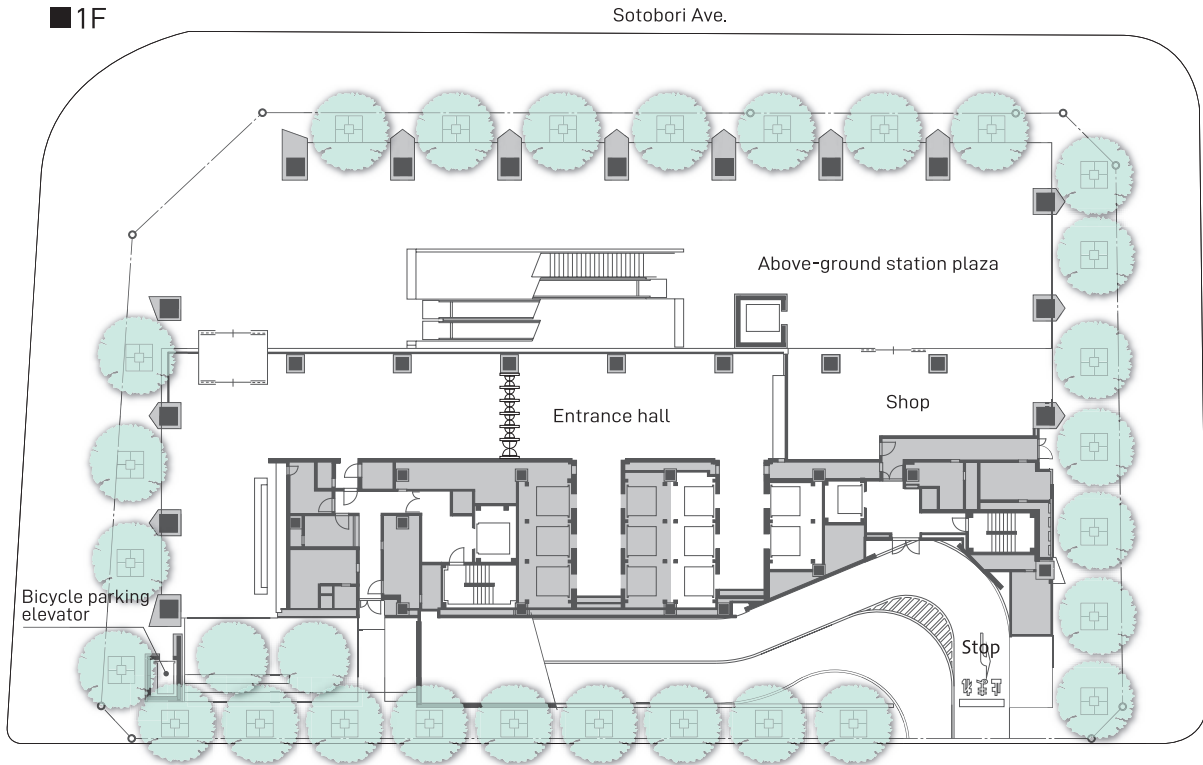
## ■ B1F



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

# Plan

B2F	B1F	<b>1F</b>	<b>5F (lounge floor)</b>
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- Legend
- Meeting room
  - Rental office
  - Reception, lounge

■ Meeting rooms (6)

No.	Capacity
ROOM A	8
ROOM B	8
ROOM C	4
ROOM D	6
ROOM E	1
ROOM F	1

■ Rental offices (24)

No.	Area(m <sup>2</sup> )	Max. registrants
501	28.60	10
502	29.01	10
503	66.59	22
504	22.78	8
505	42.14	14
506	6.78	2
507	6.78	2
508	43.06	14

No.	Area(m <sup>2</sup> )	Max. registrants
509	58.09	19
511	29.07	10
512	29.07	10
513	58.08	19
515	24.60	8
516	55.36	18
517	27.63	9
518	27.63	9

No.	Area(m <sup>2</sup> )	Max. registrants
519	53.42	18
520	27.27	9
521	20.59	7
522	43.61	15
524	34.55	12
525	38.38	13
527	38.44	13
533	61.93	21

\*Max. registrants is the number allowed by the security system, not the number stipulated in the Office Hygiene Standards.  
 \*This drawing is from the planning stage and is subject to change.



# 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.

Events for tenants to interact will be planned regularly.



#### Aroma

H1O original aroma machines are installed at the entrances.

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



#### 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

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

## Utility fees included

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



## Individual HVAC in all rooms

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

\*Some properties may differ in specifications.

## Corporation registration for rental office tenants

Rental office tenants can register as corporations.



## Extension telephones

Reception and the rental offices are connected by telephone.

# Other

(24/365 \*Excluding mandatory inspection days)



## Keyless security using biometric authentication

Security systems use facial or fingerprint recognition.

\*IC cards can also be used.



## Remote control using IoT

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

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



## Tenant interaction

Events for tenants to interact will be planned regularly.



## Company nameplate display

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



## Showers

\*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

Parties	Corporations and individuals
Type	Fixed-term building lease agreement
Period	24 months (terminable early with 3 months' notice)
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.

Recontract fee: 1 month's fee

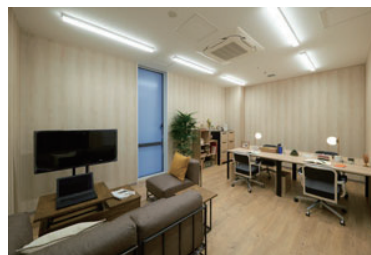
## Usage Fees



**Max. registrants: 2**

\*Rates vary by property and office.

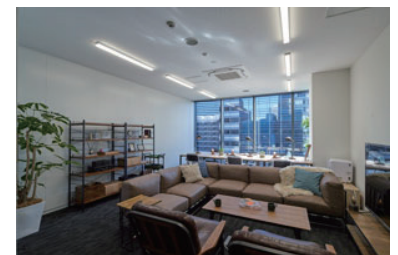
\*All private offices, 24/7 access, biometric authentication security system and individual HVAC



**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.

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>	1-3-1 Toranomom, Minato Ward, Tokyo
<b>Access</b>	1-min walk from Toranomom (connected; Ginza Line) 4-min walk from Kasumigaseki (Marunouchi Line, Hibiya Line, Chiyoda Line) 6-min walk from Uchisaiwaicho (Toei Mita Line) 6-min walk from Toranomom Hills (Hibiya Line)
<b>Landlord</b>	Nomura Real Estate Development Co., Ltd.
<b>Interior design/construction</b>	Nomura Real Estate Partners Co., Ltd.
<b>Interior design supervision</b>	Nomura Real Estate First-Class Architect Office/DRAFT Inc. (5F lounges, common areas)
<b>Completion</b>	January 2021 (construction completed at end of June 2020)
<b>Purpose</b>	Office
<b>Structure/size/H10 floors</b>	Steel frame, partially SRC / 24 floors above ground, 3 below / 5th floor
<b>No. of sections</b>	24
<b>Office sizes</b>	6.78㎡ – 66.59㎡
<b>Ceiling height</b>	3 m
<b>Floor wiring</b>	Raised floors (10 cm)
<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>	Lower-floor bank: 5 (capacity: 22) Upper-floor bank: 6 (capacity: 26 [1], 22 [5]) Emergency: 2 (capacity: 28 [1], 17 [1]) B2F – 4th floor: 1 Bicycle parking: 1
<b>Optical cables</b>	Led into rental offices
<b>Security</b>	Card-key security (24 hours), security gates on 1st floor and B1F (QR code, IC card), biometric authentication in elevator halls and office entrances
<b>Power supply</b>	3-line network/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>	Single 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.