

# The Annual Japanese Office Buildings Survey

(At the end of Dec. 2010)

全 国 オ フ ィ ス ビ ル 調 査

(2010年12月末時点)

**Japan Real Estate Institute**

Global Research, Appraisal, and Consultation Services

一般財団法人日本不動産研究所

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## 1. Survey Findings

### (1) Office Building Inventory in December 2010

Figure 1-1 Office Building Inventory in December 2010

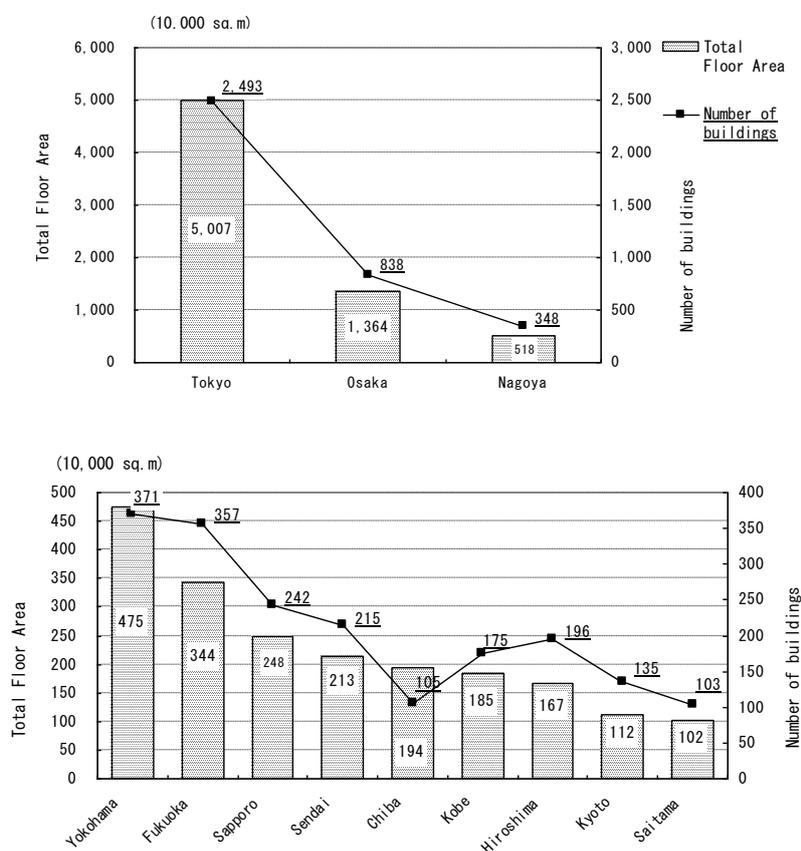
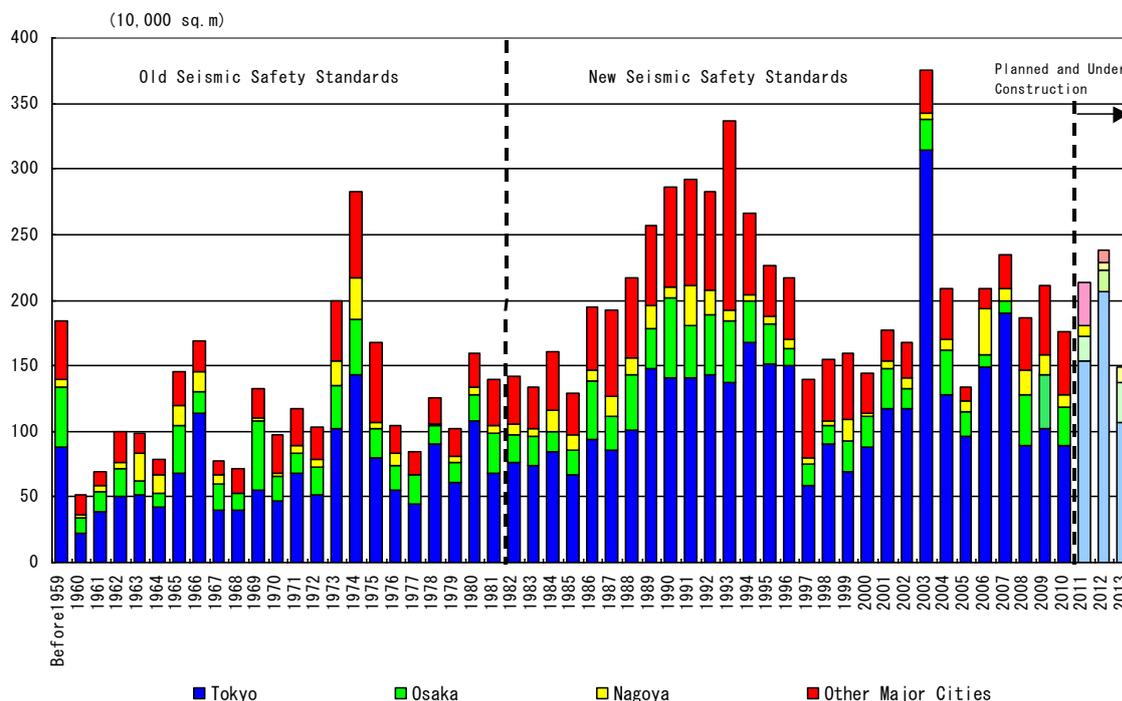


Table 1-1 Office Building Inventory in December 2010

	Total Floor Area (10,000 sq. m)	Number of buildings
Tokyo	5,007	2,493
Osaka	1,364	838
Nagoya	518	348
Yokohama	475	371
Fukuoka	344	357
Sapporo	248	242
Sendai	213	215
Chiba	194	105
Kobe	185	175
Hiroshima	167	196
Kyoto	112	135
Saitama	102	103
<b>Total</b>	<b>8,929</b>	<b>5,578</b>

## (2) Office Building Inventory by Year Built

Figure 1-2 Office Building Inventory by Year Built



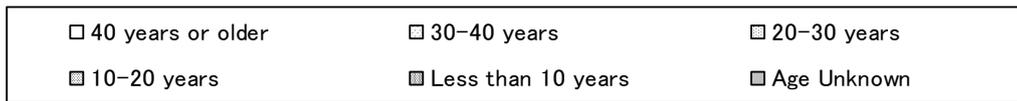
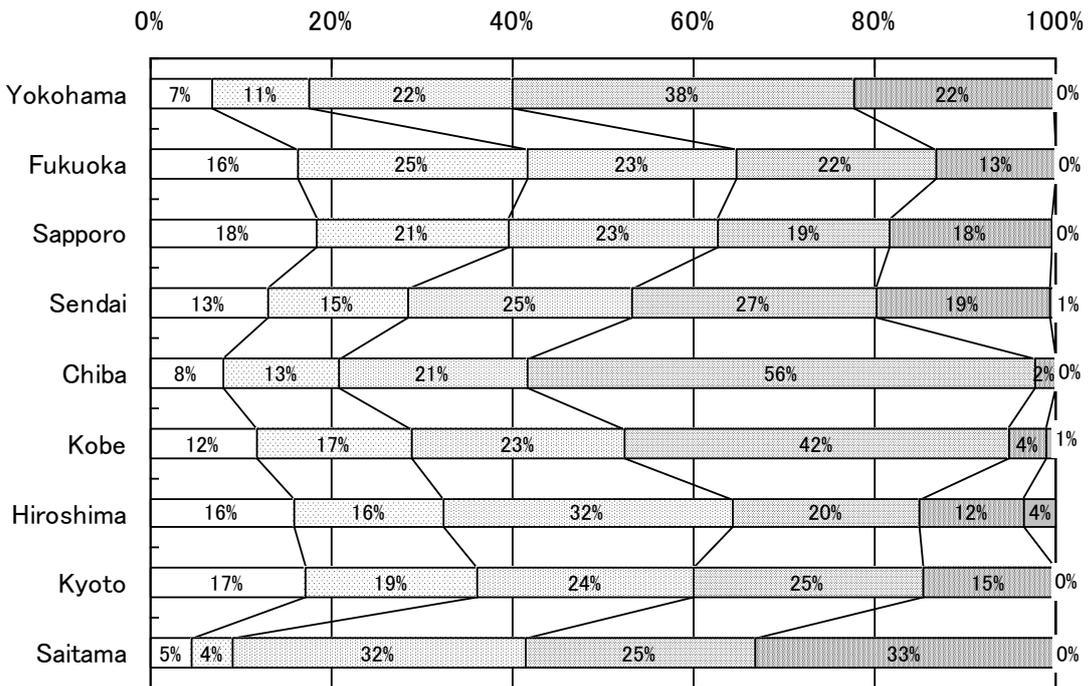
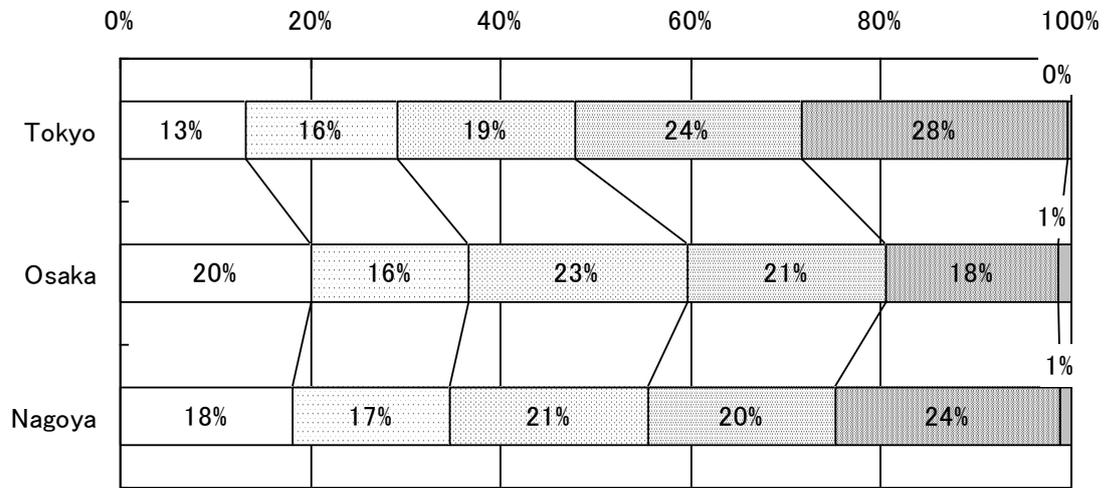
Note) This survey does not track demolished buildings of each year. The above bar graph in each year indicates the total floor area of office buildings built in that year and still existed on December 31, 2010. In other words, the above amount of office buildings in each year does not necessarily correspond with the total office space actually found at that time in that particular year.

**Table 1-2 Office Building Inventory by Year Built**

	Total Floor Area: 10,000 sq.m					Number of buildings					
	Tokyo	Osaka	Nagoya	Other Major Cities	Total	Tokyo	Osaka	Nagoya	Other Major Cities	Total	
Old Seismic Safety Standards	Before 1959	88	47	6	44	184	46	22	5	40	113
	1960	22	12	2	15	52	14	6	3	10	33
	1961	39	15	5	10	69	24	7	1	14	46
	1962	51	21	5	23	99	38	10	3	20	71
	1963	52	11	21	15	98	32	10	7	12	61
	1964	42	11	13	12	79	40	8	7	14	69
	1965	68	36	16	25	145	44	21	11	22	98
	1966	114	17	15	23	169	64	12	6	24	106
	1967	40	20	6	12	78	23	14	4	15	56
	1968	40	13	0	19	71	23	14	0	19	56
	1969	55	53	2	22	132	25	19	2	20	66
	1970	47	19	2	29	98	26	22	2	30	80
	1971	68	15	6	28	117	44	14	4	35	97
	1972	52	21	6	25	104	51	16	4	28	99
	1973	102	33	18	46	199	59	23	15	55	152
	1974	143	43	31	67	283	85	33	20	93	231
	1975	79	22	5	61	167	51	16	5	51	123
	1976	55	20	9	22	105	24	10	5	21	60
	1977	44	22	0	18	85	37	16	0	23	76
	1978	90	14	1	20	126	43	14	2	19	78
1979	61	15	5	21	102	33	11	4	24	72	
1980	108	20	5	26	160	39	11	4	28	82	
1981	67	32	5	35	139	42	14	3	40	99	
1982	76	20	8	37	142	44	16	7	41	108	
1983	74	23	6	32	134	39	16	6	37	98	
1984	85	15	16	45	161	47	10	17	57	131	
1985	66	20	11	32	129	59	17	9	37	122	
1986	94	44	9	48	195	59	23	6	67	155	
1987	85	26	15	66	192	76	20	10	75	181	
1988	101	42	13	61	217	75	26	11	68	180	
1989	148	30	17	61	257	100	28	15	74	217	
1990	141	61	8	75	286	89	35	9	63	196	
1991	140	41	30	82	292	92	31	20	81	224	
1992	143	45	19	75	282	99	30	15	79	223	
1993	137	47	8	144	336	104	29	7	88	228	
1994	168	31	5	62	266	74	24	4	49	151	
1995	151	31	7	39	227	44	16	4	31	95	
1996	151	12	8	46	217	33	6	3	40	82	
1997	59	16	4	60	140	27	11	3	25	66	
1998	90	15	3	47	155	34	11	3	39	87	
1999	69	24	16	50	160	26	9	6	36	77	
2000	88	24	2	30	144	25	11	2	18	56	
2001	118	30	5	23	177	40	11	4	28	83	
2002	117	15	8	27	168	44	6	5	19	74	
2003	314	23	5	33	375	64	12	4	24	104	
2004	128	34	8	39	209	47	14	7	24	92	
2005	97	18	9	11	134	30	7	2	11	50	
2006	149	9	34	16	209	38	9	7	10	64	
2007	191	9	10	25	235	39	8	9	26	82	
2008	89	38	19	40	187	45	16	13	36	110	
2009	102	41	14	53	211	36	21	12	32	101	
2010	89	29	9	48	176	36	9	6	14	65	
				Planned and Under Construction							
2011	153	19	9	32	213	38	8	7	13	66	
2012	207	16	6	9	238	28	2	4	6	40	
2013	107	30	11	1	149	21	3	1	1	26	

### (3) Office Building Inventory by Age

Figure 1-3 Breakdown of Office Building Inventory (Total Floor Area) by Age

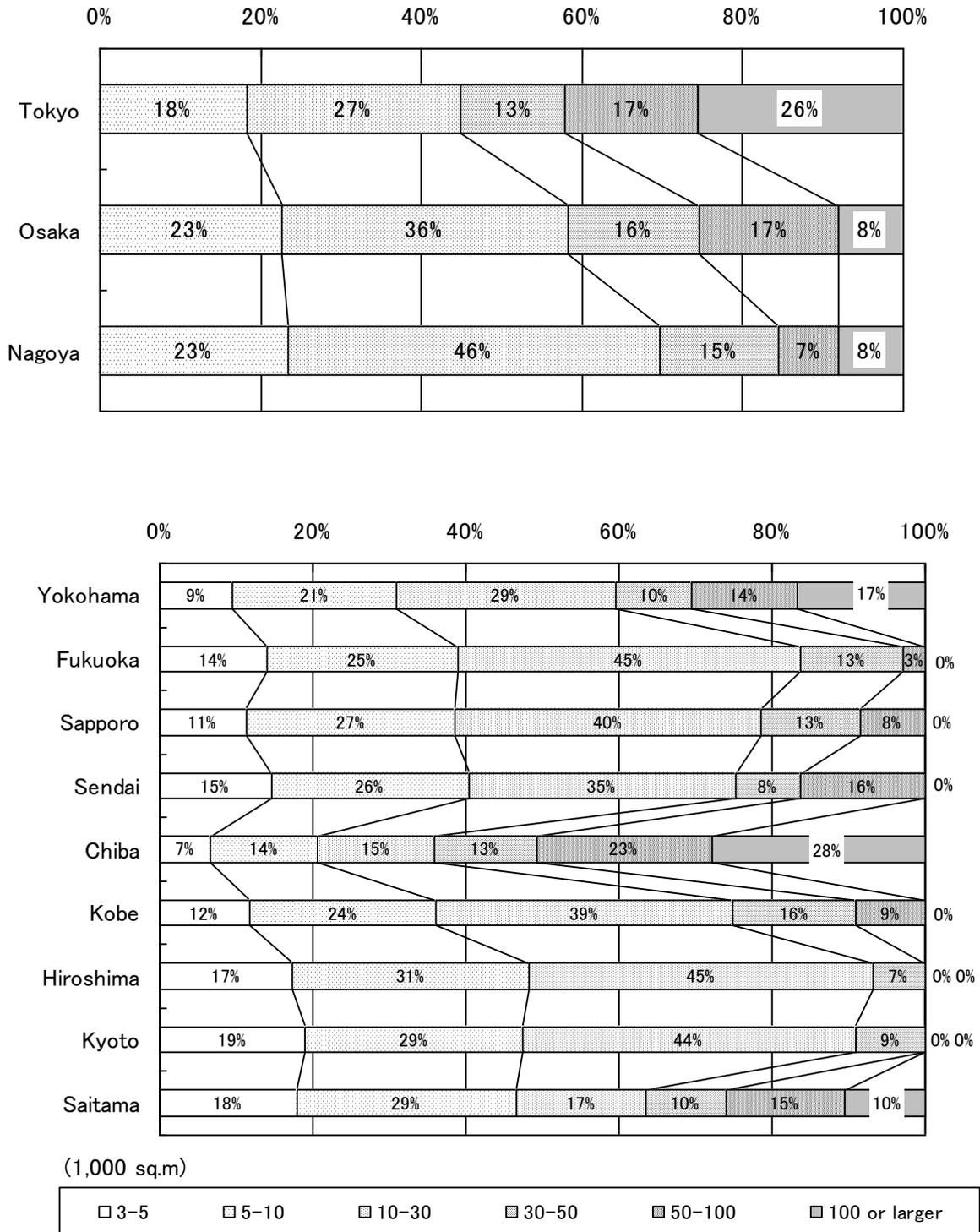


**Table 1-3 Breakdown of Office Building Inventory by Age**

(10,000 sq.m) (Number of buildings)	Age of Office Buildings						Age Unknown	Total
	40 years or older	30-40 years	20-30 years	10-20 years	Less than 10 years			
Tokyo	656	803	937	1,196	1,395	20	5,007	
	399	466	630	558	419	21	2,493	
Osaka	275	225	313	286	247	18	1,364	
	165	164	205	178	113	13	838	
Nagoya	94	85	108	101	123	6	518	
	51	63	93	67	69	5	348	
Yokohama	32	51	106	179	105	1	475	
	37	56	133	98	45	2	371	
Fukuoka	56	87	80	76	45	0	344	
	38	84	105	79	50	1	357	
Sapporo	45	53	57	47	44	1	248	
	42	56	65	55	23	1	242	
Sendai	28	33	53	58	41	2	213	
	26	42	54	65	26	2	215	
Chiba	16	25	40	109	4	0	194	
	14	28	23	32	8	0	105	
Kobe	22	32	43	78	8	2	185	
	25	34	47	58	9	2	175	
Hiroshima	27	27	54	34	19	6	167	
	31	39	64	39	18	5	196	
Kyoto	19	21	27	28	16	0	112	
	20	28	35	28	24	0	135	
Saitama	5	5	33	26	34	0	102	
	7	10	33	32	21	0	103	
Total	1,274	1,448	1,852	2,219	2,081	56	8,929	
	855	1,070	1,487	1,289	825	52	5,578	

(4) Office Building Inventory by Size

Figure 1-4 Breakdown of Office Building Inventory (Total Floor Area) by Size



**Table 1-4 Breakdown of Office Building Inventory by Size**

(10,000 sq.m) (Number of buildings)	Size of Office Buildings (1,000 sq.m)						Total
	3-5	5-10	10-30	30-50	50-100	100 or larger	
Tokyo	-	917	1,330	647	835	1,278	5,007
	-	1,314	816	165	118	80	2,493
Osaka	-	310	485	223	237	109	1,364
	-	440	297	60	32	9	838
Nagoya	-	121	240	76	38	42	518
	-	177	144	19	5	3	348
Yokohama	45	102	136	47	66	79	475
	112	148	86	12	9	4	371
Fukuoka	49	86	154	46	10	0	344
	124	120	99	13	1	0	357
Sapporo	28	67	99	32	21	0	248
	72	93	65	9	3	0	242
Sendai	31	55	74	18	35	0	213
	81	77	47	5	5	0	215
Chiba	13	27	29	26	44	54	194
	33	38	18	6	7	3	105
Kobe	22	45	71	30	17	0	185
	55	65	44	8	3	0	175
Hiroshima	29	52	76	11	0	0	167
	73	72	48	3	0	0	196
Kyoto	21	32	49	10	0	0	112
	55	45	32	3	0	0	135
Saitama	18	29	17	11	16	11	102
	46	42	9	3	2	1	103
Total	256	1,843	2,761	1,178	1,318	1,573	8,929
	651	2,631	1,705	306	185	100	5,578

(5) Newly-Built and Demolished Office Buildings in the Last Three Years

Figure 1-5 Newly-Built and Demolished Office Buildings (2008 – 2010) and Buildings Planned and Under Construction (2011–2013)

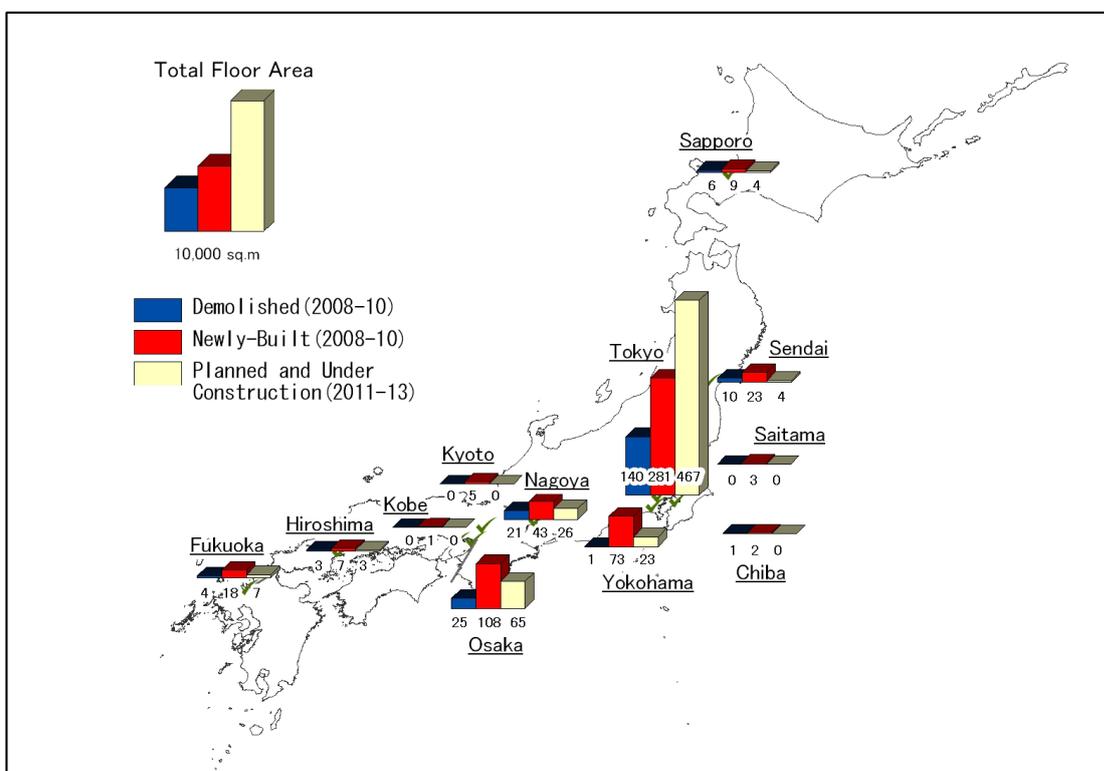


Table 1-5 Newly-Built and Demolished Office Buildings (2008 – 2010) and Buildings Planned and Under Construction (2011 – 2013)

	Demolished (2008~2010)			Newly-Built (2008~2010)		Planned and Under Construction (2011~2013)	
	Total Floor Area (10,000 sq.m)	Number of buildings	Average Age (Years)	Total Floor Area (10,000 sq.m)	Number of buildings	Total Floor Area (10,000 sq.m)	Number of buildings
Tokyo	140	101	38	281	117	467	87
Osaka	25	17	41	108	46	65	13
Nagoya	21	17	41	43	31	26	12
Yokohama	1	2	36	73	23	23	7
Fukuoka	4	6	39	18	18	7	4
Sapporo	6	4	35	9	5	4	3
Sendai	10	13	36	23	13	4	4
Chiba	1	1	34	2	4	0	0
Kobe	0	0	-	1	2	0	1
Hiroshima	3	4	46	7	6	3	1
Kyoto	0	1	34	5	6	0	0
Saitama	0	1	35	3	5	0	0
Total	212	167	38	573	276	600	132

(6) Statistics of Central Area Office Buildings by City

• Tokyo

Figure 1-6 Office Building Statistics of Central Tokyo by Submarket

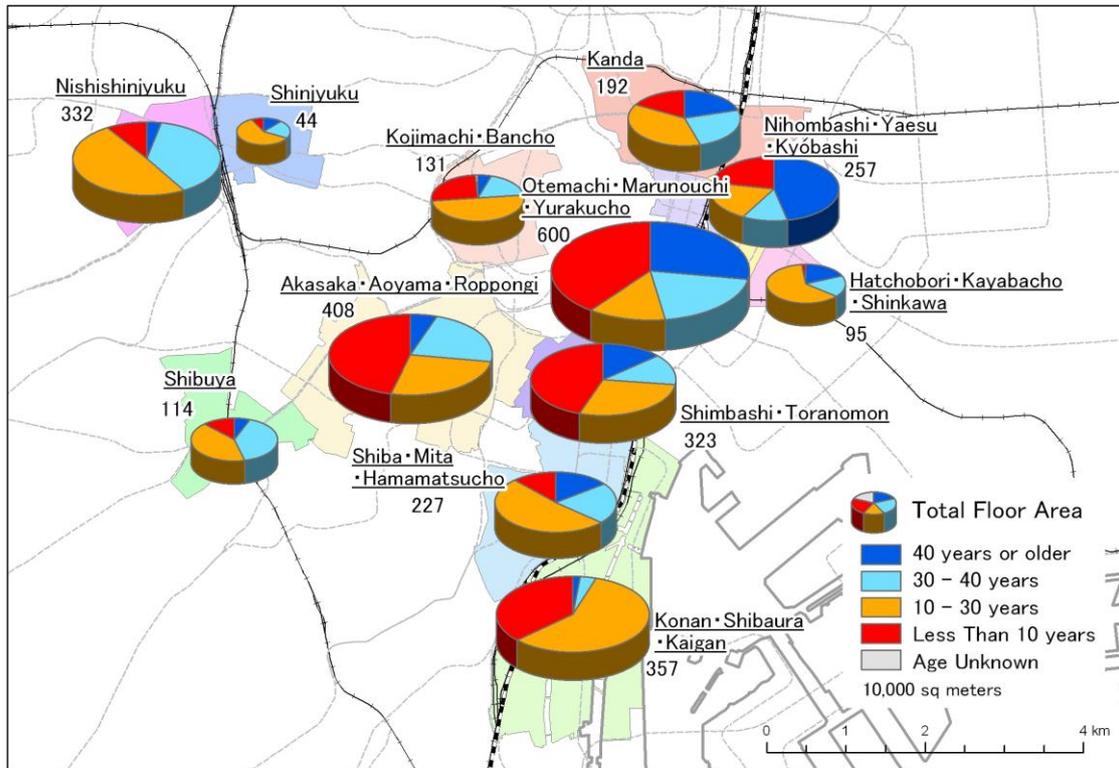


Table 1-6 Office Building Statistics of Central Tokyo by Submarket

	Total Floor Area (10,000 sq.m)	Number of buildings	Average Size (10,000 sq.m)	40 years or older (%)	30-40 years (%)	20-30 years (%)	10-20 years (%)	Less than 10 years (%)	Age Unknown (%)	Newly-Built		Demolished	
										Floor Area (10,000 sq.m)	Number of buildings	Floor Area (10,000 sq.m)	Number of buildings
Otemachi, Marunouchi, Yurakucho	600	87	6.9	27.0	19.6	7.8	8.5	37.1	0.0	60	4	31	8
Kojimachi, Bancho	131	112	1.2	6.6	16.8	28.1	22.0	25.1	1.3	13	5	9	6
Kanda	192	167	1.1	21.5	21.9	22.5	14.8	19.0	0.3	9	9	11	4
Nihombashi, Yaesu, Kyobashi	257	185	1.4	44.8	15.0	10.1	6.5	22.6	1.0	17	8	26	23
Hatchobori, Kayabacho, Shinkawa	95	77	1.2	20.2	13.3	38.8	25.3	2.4	0.0	0	0	2	3
Shimbashi, Toranomon	323	156	2.1	16.1	10.4	16.5	14.1	42.6	0.2	7	7	10	9
Akasaka, Aoyama, Roppongi	408	162	2.5	7.2	19.7	13.8	14.6	44.5	0.3	31	9	10	7
Shiba, Mita, Hamamatsucho	227	116	2.0	17.0	16.9	34.6	16.9	14.5	0.0	5	3	1	1
Konan, Shibaura, Kaigan	357	111	3.2	2.3	4.5	24.9	34.0	34.4	0.0	11	3	4	3
Nishishinjyuku	332	76	4.4	4.4	34.7	19.0	30.2	11.7	0.0	17	4	1	2
Shinjyuku	44	52	0.8	13.8	17.4	46.7	12.9	9.3	0.0	2	3	3	4
Shibuya	114	84	1.4	7.9	36.6	11.6	29.1	14.8	0.0	2	2	3	3
Tokyo	5,007	2,493	2.0	13.1	16.0	18.7	23.9	27.9	0.4	281	117	140	101

• Osaka

Figure 1-7 Office Building Statistics of Central Osaka by Submarket

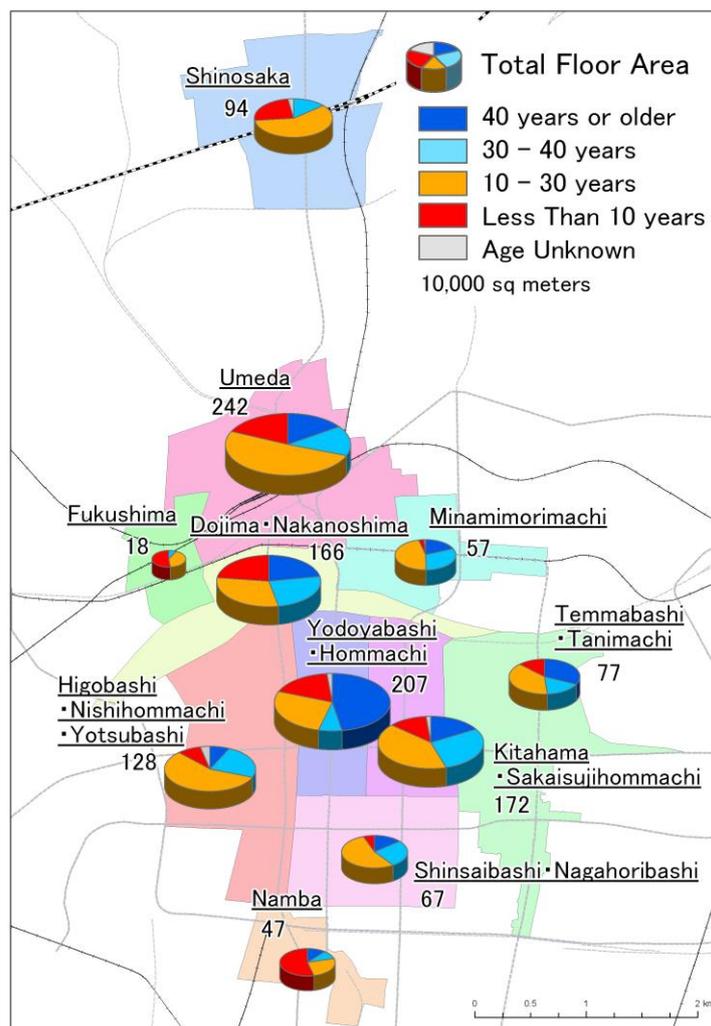


Table 1-7 Office Building Statistics of Central Osaka by Submarket

	Total Floor Area (10,000 sq.m)	Number of buildings	Average Size (10,000 sq.m)	40 years or older (%)	30-40 years (%)	20-30 years (%)	10-20 years (%)	Less than 10 years (%)	Age Unknown (%)	Newly-Built		Demolished	
										Floor Area (10,000 sq.m)	Number of buildings	Floor Area (10,000 sq.m)	Number of buildings
Yodoyabashi, Hommachi	207	126	1.6	46.2	9.0	13.6	10.5	18.6	2.1	21	9	1	1
Kitahama, Sakaisuihommachi	172	145	1.2	18.5	25.0	18.5	22.1	13.9	2.0	12	10	1	1
Temmabashi, Tanimachi	77	56	1.4	30.3	17.8	18.0	18.9	15.1	0.0	3	3	0	0
Shinsaibashi, Nagahoribashi	67	66	1.0	16.4	21.4	33.6	21.1	7.5	0.0	2	3	5	3
Namba	47	25	1.9	13.5	8.3	12.2	11.0	55.1	0.0	11	2	0	0
Higobashi, Nishihommachi, Yotsubashi	128	118	1.1	9.3	20.1	31.0	24.8	10.1	4.7	8	5	6	6
Umeda	242	89	2.7	17.7	11.4	19.6	31.0	19.9	0.4	29	6	1	1
Dojima, Nakanoshima	166	53	3.1	22.9	22.9	11.2	19.5	23.5	0.0	11	3	9	3
Minamimorimachi	57	59	1.0	20.1	29.4	25.2	20.2	4.0	1.0	0	0	0	0
Shinosaka	94	67	1.4	0.9	16.1	28.8	28.0	22.9	3.2	4	2	2	1
Fukushima	18	13	1.4	0.0	9.7	2.8	35.5	51.9	0.0	7	3	0	0
Osaka	1,364	838	1.6	20.2	16.5	23.0	21.0	18.1	1.3	108	46	25	17

• Nagoya

Figure 1-8 Office Building Statistics of Central Nagoya by Submarket

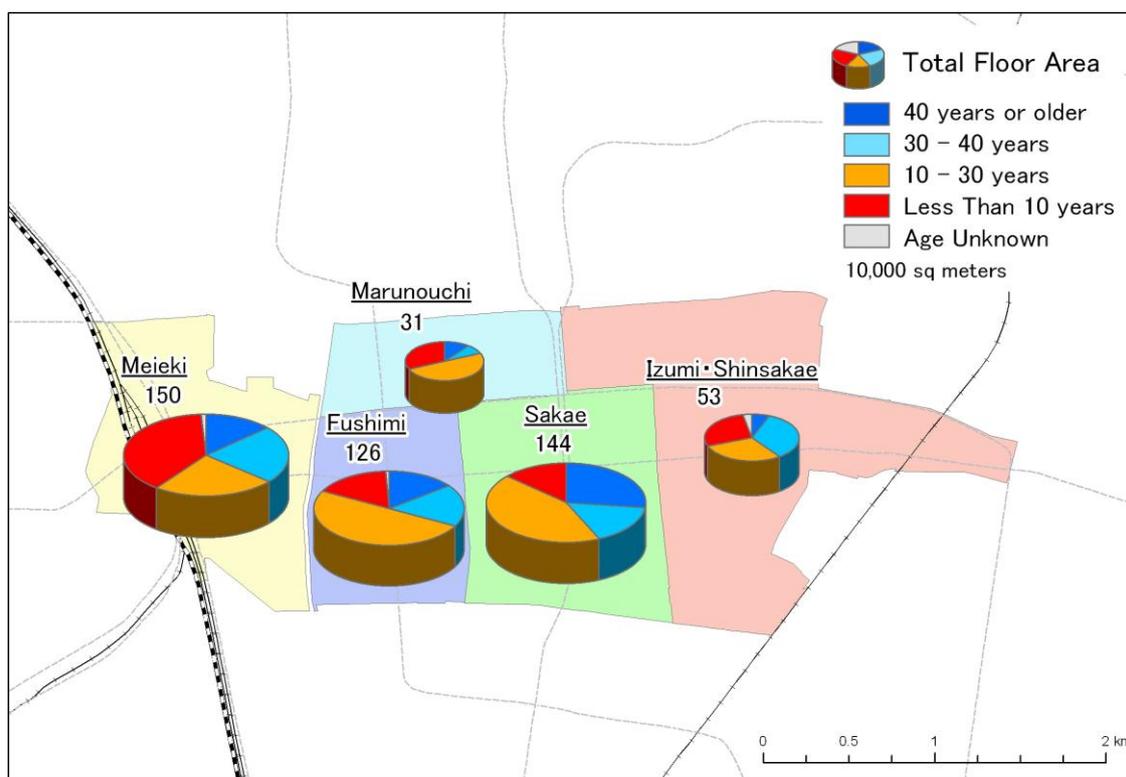


Table 1-8 Office Building Statistics of Central Nagoya by Submarket

	Total Floor Area (10,000 sq.m)	Number of buildings	Average Size (10,000 sq.m)	40 years or older (%)	30-40 years (%)	20-30 years (%)	10-20 years (%)	Less than 10 years (%)	Age Unknown (%)	Newly-Built Floor Area (10,000 sq.m)	Newly-Built Number of buildings	Demolished Floor Area (10,000 sq.m)	Demolished Number of buildings
Meieki	150	77	1.9	16.0	17.5	12.5	17.0	35.6	1.4	14	8	5	5
Sakae	144	93	1.5	26.4	14.5	20.6	22.6	15.9	0.0	6	5	1	1
Fushimi	126	90	1.4	17.2	13.6	30.9	18.9	18.3	1.1	11	8	5	6
Marunouchi	31	29	1.1	13.0	7.1	17.4	32.4	30.1	0.0	5	6	8	3
Izumi, Shinsakae	53	49	1.1	8.2	29.1	16.7	16.8	24.8	4.3	5	3	1	2
Nagoya	518	348	1.5	18.2	16.5	20.9	19.6	23.7	1.1	43	31	21	17

• Other Major Cities

Figure 1-9 Office Building Statistics of Other Major Cities

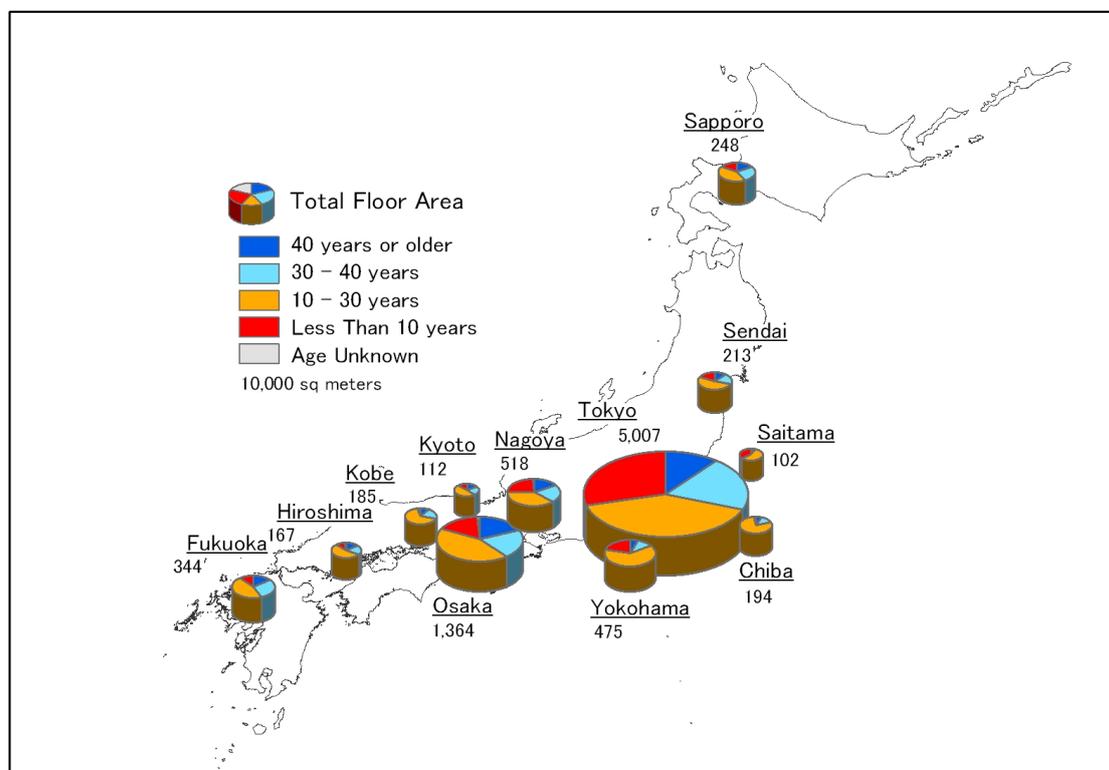


Table 1-9 Office Building Statistics of Other Cities

	Total Floor Area (10,000 sq.m)	Number of buildings	Average Size (10,000 sq.m)	40 years or older (%)	30-40 years (%)	20-30 years (%)	10-20 years (%)	Less than 10 years (%)	Age Unknown (%)	Newly-Built		Demolished	
										Floor Area (10,000 sq.m)	Number of buildings	Floor Area (10,000 sq.m)	Number of buildings
Yokohama	475	371	1.3	6.8	10.8	22.4	37.7	22.1	0.2	73	23	1	2
Fukuoka	344	357	1.0	16.3	25.4	23.2	22.0	13.1	0.1	18	18	4	6
Sapporo	248	242	1.0	18.2	21.3	23.1	19.0	17.9	0.4	9	5	6	4
Sendai	213	215	1.0	12.9	15.5	24.7	27.1	19.1	0.7	23	13	10	13
Chiba	194	105	1.8	8.1	12.8	20.7	56.1	2.3	0.0	2	4	1	1
Kobe	185	175	1.1	11.8	17.2	23.5	42.3	4.1	1.1	1	2	0	0
Hiroshima	167	196	0.9	15.9	16.4	32.1	20.5	11.6	3.5	7	6	3	4
Kyoto	112	135	0.8	17.1	19.0	23.9	25.3	14.7	0.0	5	6	0	1
Saitama	102	103	1.0	4.5	4.5	32.4	25.5	33.2	0.0	3	5	0	1
Major Cities	2,040	1,899	1.1	12.2	16.4	24.2	31.1	15.5	0.6	142	82	26	32

## 2. Description of Survey

### (1) Purpose

This survey was undertaken to compile basic market data, including the number, total floor area, and year built of office buildings in major cities in Japan. Before this survey, there was no similar research that deals with office building inventories in the country although some big real estate brokerage firms publish their reports on new office supply for Tokyo and other major cities.

### (2) Criteria for Building Selection

Table 2-1 and Figure 2-1 show the area boundaries and minimum total floor areas of office buildings that were counted in this survey. These areas represent the office building concentration of each monitored city. An office building is defined as a property that houses office space in more than 50 percent of its total floor area. Office space in this survey includes floor areas convertible to office from other uses, such as residential, lodging, and performance theater uses. Government office buildings were excluded from this survey.

### (3) Method

This survey followed the next steps: (i) picked buildings that we judged meet our selection criteria using Zenrin's Building Maps (*Jutaku Chizu*); (ii) obtained the recorded documents of the buildings; (iii) checked the records for their use and floor areas; and (iv) compiled office buildings data eligible for this survey. If an office building was not recorded at the registry office and if there were alternative data available for the building, we used the data instead.

**Table 2-1 Area Boundaries**

Name of Cities		Survey Areas	Size of Buildings
Three Major Cities	Tokyo	Chiyoda-ku, Chuo-ku, Minato-ku, Shinjuku-ku, Shibuya-ku, Hongo-Koraku, Ikebukuro, Shinagawa-Osaki, Kinshicho, Toyochō, Toyosu-Ariake, Ueno, Meguro, Omori-Kamata	5,000 square meters or more of total floor area
	Osaka	Shinosaka, Umeda, Dojima-Nakanoshima, Minamirimachi, Tenjinbashi, Fukushima, Yodoyabashi-Hommachi, Kitahama-Sakaisujihommachi, Temmabashi-Tanimachi, Higobashi-Nishihommachi-Yotsubashi, OBP, Namba, Abeno	
	Nagoya	Meieki, Fushimi, Sakae, Marunouchi, Izumi-Shinsakae, Kanayama	
Other Major Cities	Sapporo	Sapporoeki-kitaguchi, Ekimae-odori, Odori	3,000 square meters or more of total floor area
	Sendai	Aoba-dori, Hirose-Dori, Kotodai, Sendaieki-higashiguchi	
	Saitama	Omiya, Saitama-Shintoshin, Urawa	
	Chiba	Chiba, Makuhari	
	Yokohama	Yokohamaeki, Kannai, Shinyokohama, YBP	
	Kyoto	Kyotoekimae, Shijyo-Karasuma	
	Kobe	Sannomiya, Kobe-Harborland, Kobeeki	
	Hiroshima	Kamiyacho, Hachobori, Otemachi, Heiwa-Odori, Hiroshimaeki	
Fukuoka	Tenjin, Daimyo, Watanabedori, Gofukumachi, Hakataeki		

When more than one building are recorded in a single file, we analyzed the use and total floor area of each building separately by adjusting the information at the registry.

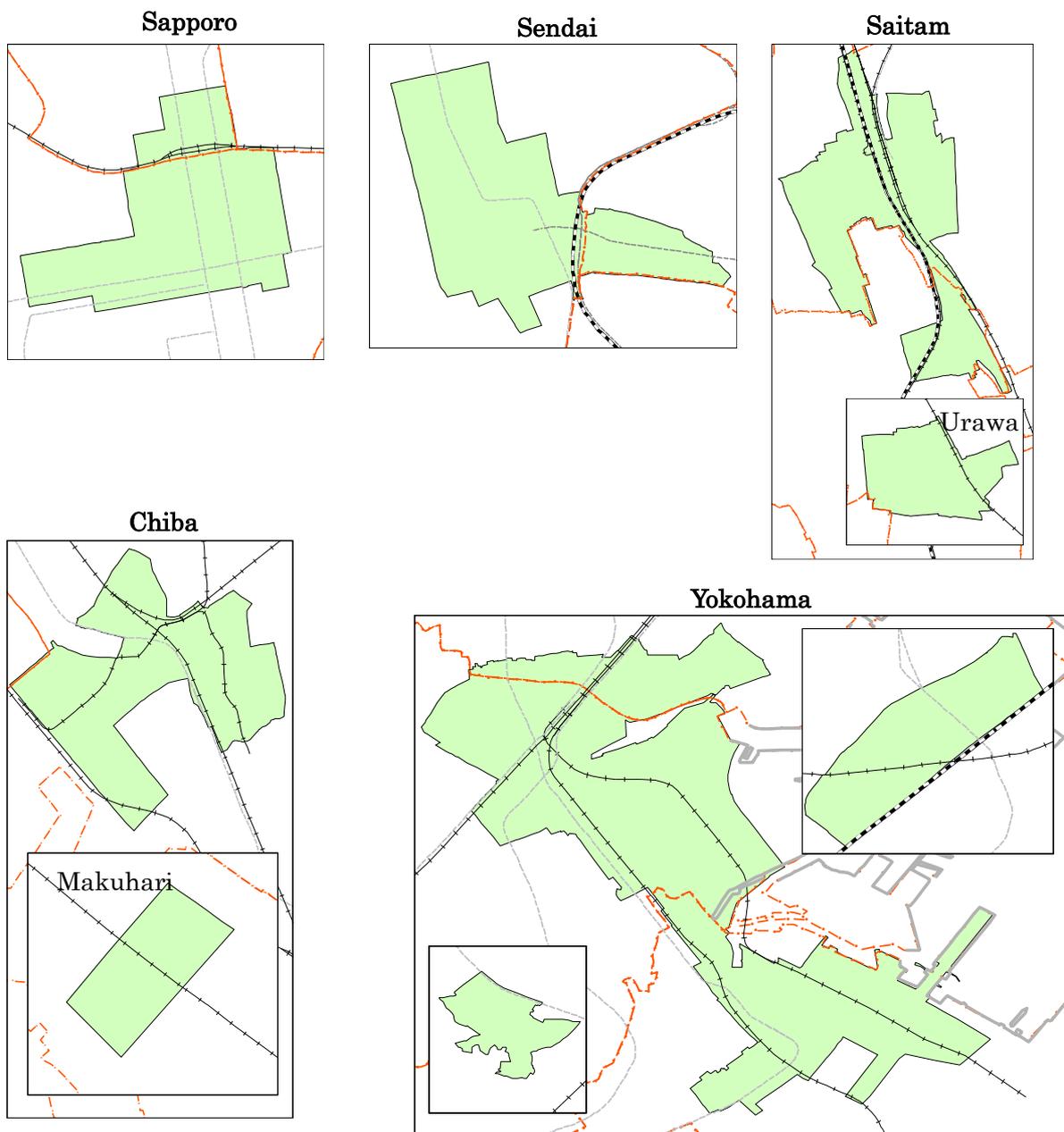
In terms of larger buildings\*, we reviewed usage on a floor-by-floor basis. For underground floors, we multiplied the size of underground space by the same ratio of office space against the total floor area for above ground levels.

\* Definition of Larger Buildings

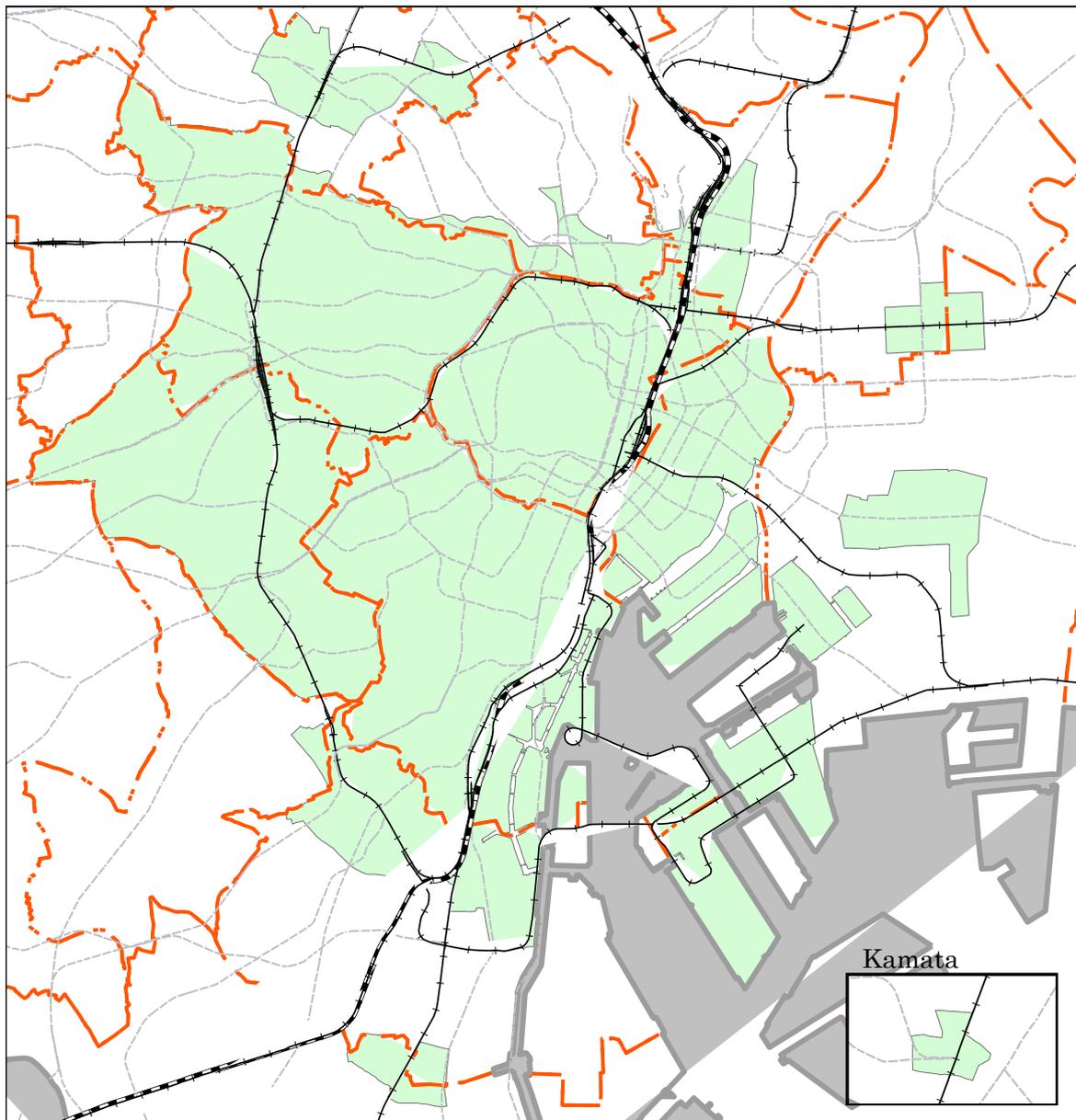
Cities in the three largest metro areas: 50,000 square meters or more of total floor area

Other major cities: 30,000 square meters or more of total floor area

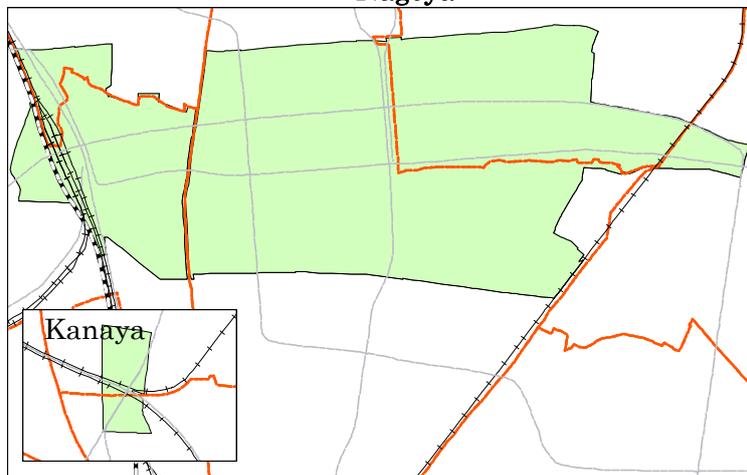
Figure 2-1 Area Boundaries



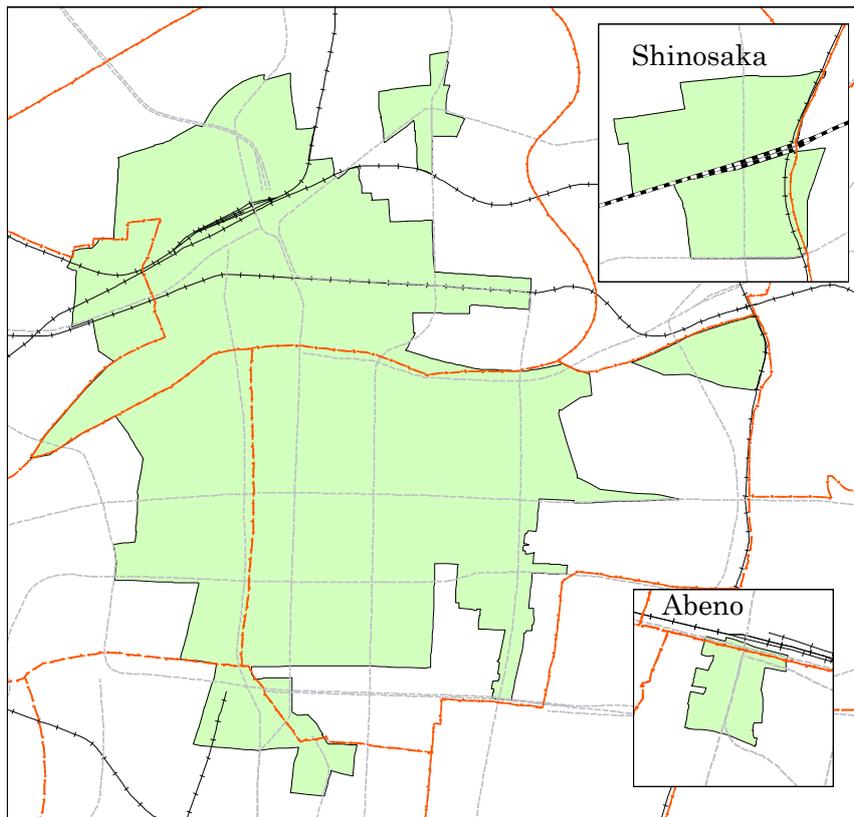
Tokyo



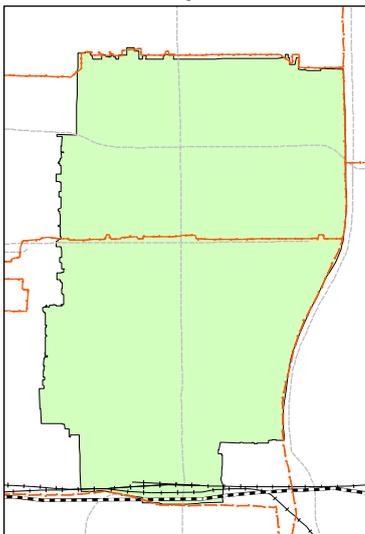
Nagoya



**Osaka**



**Kyoto**



**Kobe**





Source) Maps drawn by JREI based on “National Land Data Book (*Kokudo Suchi Joho*)” published by the Ministry of Land, Infrastructure, Transport, and Tourism.

## Notes to the Reader

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