



MAY 30, 2023



Identifying new Tokyo office with Green Lease checklist

We were quickly outgrowing our Tokyo headquarters as our headcount increased significantly over the past year, with expectations that the workforce will continue to expand in the next three years.

In 2022, we conducted a thorough relocation search for office space that would both meet our needs and align with Colliers' sustainability and wellbeing goals. Upon creating a shortlist of buildings, we used a set of rating systems to identify the ideal new property.

The first was our Colliers Green Lease requirements checklist, developed by our Occupier Services team to help clients measure the ecofriendliness of a building. The tool considers factors around the use of sustainable materials and products, air quality, water use, and energy consumption.

Next, we made a scoreboard to further rank criteria including proximity to public transport, building upkeep, sustainability initiatives implemented, surrounding environment and security, and availability of amenities.

We arrived at the Marunouchi Nijubashi Building in the city's central business district. It features state-of-the-art equipment equivalent to CASBEE S class high environmental performance, renewable energy sources, LED and natural lighting,

and offers multiple styles of office space to suit our team's needs. What's more: the landlord is the first Japanese company to achieve the Science-Based Targets' Net Zero Standard (in June 2022).

The new office boasts great views of the city, as well as indoor plants and natural light throughout, boosting the mood of our clients and professionals

The space also features dedicated wellbeing rooms for nursing and relaxation, and wheelchair-friendly meeting rooms and work areas. We reused 30% of the furniture from our previous office and leveraged our companywide partnership with Steelcase, which designs products that have a smaller impact on our planet, for remaining furniture.



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