

YOKOHAMA CITY



Main Business Districts



In Yokohama, there are 9 main business districts, each with distinct characteristics and functions. Here we will introduce each area, dividing them into two major categories: Office Districts and Industrial Areas.

Office Districts



1 Minato Mirai 21 District



2 Yokohama Station District



Industrial Areas



5 Keihin Waterfront Area



6 Southern Industrial Area



7 Southern Industrial Area



8 Northern Industrial Area



Source : Business Development Division, Economic Affairs Bureau, City of Yokohama, "Main Business Districts," *Investing in Yokohama* at <http://www.city.yokohama.lg.jp/keizai/yuchi/sinsyutu-e/districts.html> (as of March, 2016)



Office Districts

1. Minato Mirai 21 District

- **The new gateway of Yokohama, Japan's leading international city**
- **Multiple functions, such as business, commerce, culture and entertainment are concentrated in this district**
- **Construction of many new corporate headquarters and rental office buildings are expected**

Minato Mirai 21 (Future Port 21) is the name of a project launched with the intention to dramatically transform the metropolitan area of Yokohama. This project aims for the integration of the city's two major business districts (the Yokohama Station District and the Kannai District), the creation of new business and vitalization of the city. Its final goal is to create a district where 190,000 people work and 10,000 people live.

This project has 3 visions: "A Round-the-Clock International Cultural City", "A 21st Century Information City", and "An Inviting City Offering an Ample Waterfront, Open Space and Heritage". To achieve these goals, we are endeavoring to create a vibrant district where multiple functions such as business, commerce, culture, amusement and housing are concentrated, while making the most of this area's historical legacy.



In this district are the Metropolitan Expressway's ramp and several railway stations, providing excellent transportation access. It also has a disaster-proof infrastructure such as an earthquake-resistant berth and an emergency underground water tank that meets companies' information security needs. Currently, construction of a number of new corporate headquarter buildings and rental office buildings are going on in this district.

<p>DATA</p> <p><Average Monthly Office Rent> 15,680 yen/tsubo (1tsubo: about 3.3sqm)</p> <p><Average Vacancy Rate> 14.31% (December 2010)</p> <p><Access></p> <p>Car: "Minato Mirai" Ramp, Metropolitan Expressway Yokohane Line</p> <p>Railway: Minato Mirai Line "Minato Mirai" Station, "Shin-Takashima" Station, JR/Subway "Sakuragi-cho" Station</p> <p><Example of Companies></p> <p>Accenture Japan Ltd., Fuji Xerox Co., Ltd., JGC Corporation, Lenovo (Japan) Ltd., Mitsubishi Heavy Industries, Ltd., Nissan Motor Co., Ltd., Tata Consultancy Services Japan, Ltd., The Bank of Yokohama, Ltd.</p>

Source : Business Development Division, Economic Affairs Bureau, City of Yokohama, "Main Business Districts," *Investing in Yokohama* at <http://www.city.yokohama.lg.jp/keizai/yuchi/sinsyutu-e/districts.html> (as of March 2016)



Office Districts

2. Yokohama Station District

- **Center for business and commerce adjacent to Japan's leading terminal station**
- **Concentration of new office buildings in the Yokohama Portside District (east exit of Yokohama Station)**

Yokohama Station is one of the busiest terminal stations in Japan, with 9 train lines provided by 6 companies and over 2 million users a day.

In front of Yokohama Station, there is a concentration of commercial and accommodation facilities, creating a vibrant atmosphere in this area. The station is also surrounded by a number of large commercial and business facilities, whose main tenants are IT solution-related companies, branch offices of major companies, and so forth.



DATA

<Average Monthly Office Rent> 12,462 yen/tsubo (1tsubo: about 3.3sqm)

<Average Vacancy Rate> 11.39% (December 2010)

<Access>

Car: "Yokohama Station West Exit" Ramp, Metropolitan Expressway Yokohane Line

Railway: JR/Keikyu Line/Sotetsu Line/Minato Mirai Line/Yokohama City Subway "Yokohama" Station

<Example of Companies>

Nomura Research Institute, Ltd., Okamura Corporation, Renesas Micro Systems Co., Ltd., Sotetsu Holdings, Inc., Tokyo Electron Device Ltd.

Portside District

The Portside District is a newly developed town in the waterfront area adjacent to Yokohama Station. This district, with the concept of a "Town of Art & Design", is designed to offer multiple functions such as urban housing, offices, commerce, culture and services.

This district is directly connected to Yokohama Station by a pedestrian deck. Because of this excellent access, the Portside District is attracting attention as a new business area, and a number of office buildings are currently being constructed.





Office Districts

3. Kannai District

- **Concentration of government, finance, insurance, logistics, and communication industries**

The Kannai District has been developed as a political and economic core of Yokohama since the opening of its port in 1859. Many historical buildings are preserved in this chic district that still maintains the atmosphere of old times. Public offices, finance and insurance industries, transportation and communication industries, as well as other service industries are located in this district.



DATA

<Average Monthly Office Rent> 10,042 yen/tsubo (1tsubo: about 3.3sqm)

<Average Vacancy Rate> 10.60% (December 2010)

<Access>

Car: "Yokohama Park" Ramp, Metropolitan Expressway Yokohane Line

Railway: JR Negishi Line/Yokohama City Subway "Kannai Station", Minato Mirai Line "Nihon Odori Station"

<Example of Companies>

FANCL Corp., Johnson Company Ltd., MINTH Japan, NISSIN Corporation, Three F Co., Ltd.



Office Districts

4. Shin-Yokohama Station District

- **Convenient access to Tokyo, central and western Japan via the Tokaido Shinkansen bullet train that stops at Shin-Yokohama.**
- **Concentration of IT companies and foreign-affiliated companies.**

Shin-Yokohama Station, just 10 minutes from Yokohama station and 30 minutes from Central Tokyo area, has excellent access to different parts of Japan, including Nagoya, Osaka, Kyoto, Fukuoka, etc., by being a stop for the Tokaido Shinkansen Bullet Train. With this convenience of transportation and a highly-developed urban infrastructure, Shin-Yokohama is steadily developing as an "exciting town" that provides various functions such as offices, commerce, entertainment, cultural facilities, etc.

This excellent business environment is attracting many businesses, especially foreign-affiliated companies and IT-related companies such as semiconductor and software industries that plan to expand their businesses throughout Japan.



DATA

<Average Monthly Office Rent> 10,193 yen/tsubo (1tsubo: about 3.3sqm)

<Average Vacancy Rate> 15.69% (December 2010)

<Access>

Car: "Kohoku" IC, Daisan Keihin Line

Railway: JR Tokaido Shinkansen, Yokohama Line, Yokohama City Subway "Shin-Yokohama" Station

<Example of Companies>

FUJIFILM Software Co., Ltd., FUJITSU Semiconductor Ltd., Lasertec Corporation, NEC Mobiling, Ltd., TRANSTRON Inc., TUV Rheinland Japan Ltd., ROHM Co., Ltd.



Office Districts

9. Kohoku New Town District

- **Excellent transportation access and rich natural environment**
- **Numerous business and commercial facilities, research centers and data centers are located in this district**

Kohoku New Town is developing in the hilly northern part of Yokohama. Its excellent train and expressway networks enable easy access to the metropolitan area, Narita Airport and western Japan.

Its convenient access and rich natural environment attracts many commercial, R&D, housing, educational, medical and cultural facilities, making it a multi-functional district. Underground power-lines and a district heating and cooling system in its central area are attracting offices and commercial facilities, while its disaster-proof infrastructures such as solid ground and multiple highlines also make it an ideal place for data centers.



DATA

<Access>

Car: National Road 246 Line, Daisan Keihin Line "Tsunami" IC, Tomei Expressway "Yokohama Aoba" IC

Railway: Yokohama City Subway "Center Kita" "Center Minami" Station

<Example of Companies>

Bosch Corporation, KYOCERA Corporation, Nomura Research Institute, Ltd., Ricoh Company, Ltd, Shiseido Company, Ltd., SAKATA Seed Corp., Suzuki Motor Corporation



Industrial Areas

5. Keihin Waterfront Area

- Accumulation of Japan's leading manufacturing plants
- Research facilities with production functions are also located in this area

The Keihin Waterfront Area (the waterfront area along Yokohama Tsurumi Ward and Kanagawa Ward), where many manufacturing plants are clustered, played a major role in the nation's dramatic growth during the post-World War II years.

In recent years, however, changes in the industrial structure and economic globalization have led to a change in its role from a mass-production site into high-tech plants and R&D centers. The City of Yokohama is moving forward with the industrial and infrastructure development of this area in order to strengthen its international competitiveness.



Yokohama Science Frontier

As part of its efforts to turn the city into a life science hub, Yokohama is moving forward with the development of Yokohama Science Frontier (Suehiro Area, Tsurumi Ward), a research center for advanced R&D. A number of research organizations (ex. RIKEN Yokohama Institute, Yokohama City University Joint Graduate School, Yokohama Joint Research Center, Leading Venture Plaza) and companies are accumulated in this area, making it into a life science hub.

DATA

<Access>

Car: "Koyasu" Ramp, Metropolitan Expressway Yokohane Line, "Daikoku Futo" Ramp, Metropolitan Expressway Wangan Line

Railway: JR Keihin Tohoku Line/Tsurumi Line, Keikyū Line

<Example of Companies>

ASAHI Glass Co., Ltd., Kirin Holdings Co., Ltd., NISSAN Motor Co., Ltd., NTT Electronics Corp., Tokyo Gas Co., Ltd., The Tokyo Electric Power Company, Inc., Toshiba Corp.



Industrial Areas

6. Southern Waterfront Industrial Area

- Variety of manufactures concentrate in this area

There is a concentration of port facilities and large-scale manufacturing plants in the waterfront area of Naka and Isogo Ward.

In the waterfront area of Kanazawa Ward, there are two industrial estates, Kanazawa and Torihama, and approximately 1,200 firms, ranging from metal, machine, chemical to cutting-edge bio industries are located here. Yokohama Kanazawa High-Tech Center, a facility to provide comprehensive corporate R&D backup, and Techno-Core, a facility with a variety of laboratories, are also located in this area.



DATA

<Access>

Car: "Isogo" Ramp, Metropolitan Expressway Wannan Line

Railway: JR Negishi Line "Negishi" Station, Kanazawa Seaside Line "Fukuura" Station.

<Example of Companies>

IHI Corporation, Mitsubishi Heavy Industries, Ltd., NHK Spring Co., Ltd., Tokyo Gas Co., Ltd.,
The Nisshin OilliO Group, Ltd., The Tokyo ELeCtric Power Company



Industrial Areas

7. Southern Industrial Area

- Concentration of various manufacturing plants

Numerous large-scale plants (electric equipment, precision machines, food manufacturing, etc.) are located in the southwestern part of the city.

There is also an accumulation of small and medium-sized enterprises in the Kamiyabe industrial estates.

Maioka Research Park, the center of R&D functions of advanced technology industries, is located in this area. Expansion of this park is currently under consideration. This area is easily connected to Yokohama, the mid-western part of Kanagawa Prefecture and Tokyo by the JR Tokaido Line, Yokosuka Line and the Yokohama Municipal Subway. Further improvement of its road network is also going on.



DATA

<Example of Companies>

Bridgestone Corporation, Hitachi, Ltd., Koito Manufacturing Co., Ltd., NIKON Corporation, Pola Inc., Sumitomo Electric Industries, Ltd., Yamazaki Baking Co., Ltd.



Industrial Areas

8. Northern Industrial Area

- Concentraion of enterprises with unique technologies

In the northern part of Yokohama, along the Tsurumi River, there is a concentration of electrical equipment, printing and metal industries.

The opening of the Yokohama Municipal Subway Green Line in 2008 has improved the transportation convenience of this area. Hakusan High-tech Park, a research institute complex for advanced technology industries, is located in this area, providing an excellent business environment for both domestic and international enterprises.



DATA

<Access>

Car: "Kohoku" IC, Daisan Keihin Route, "Yokohama Aoba" IC, Tomei Expressway

Railway: JR Yokohama Line "Nakayama" "Kamoi" Station, Yokohama Municipal Subway "Kawanacho" Station

<Example of Companies>

Dai Nippon Printing Co., Ltd., Megmilk Snow Brand Co., Ltd., Murata Manufacturing Co., Ltd., Panasonic Mobile Communications Co., Ltd.