

To the Press

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# IKEUCHI GROUP

## Regarding the reconstruction plan for the “IKEUCHI GATE BLDG”

A new commercial complex designed by architect Toyo Ito.

A smart building with an original system that maximizes energy efficiency

MARUYO IKEUCHI Co., Ltd. (Headquarters: Sapporo City, Hokkaido. President and CEO: Kazumasa IKEUCHI) is rebuilding a new commercial complex “IKEUCHI GATE Building” at the site of the IKEUCHI GATE Building, 2-18 Minami 1-Jonishi, Chuo-ku, Sapporo and we would like to inform you of the progression of the plan.

The property is scheduled to be completed in the fall of 2022.

Our company, MARUYO IKEUCHI Co., Ltd., was founded in 1893 (Meiji 26), and this year marks the 129th anniversary of its founding.

The former IKEUCHI GATE BLDG was completed in 1949 (Showa 24), and over more than 70 years both the building and equipment deteriorated so that the IKEUCHI GATE BLDG closed for business on June 21, 2020 (Reiwa 2). The dismantling of the former building was been undertaken from that date and is has now been completed successfully.

The new "IKEUCHI GATE BLDG" will be reconstructed on the same site. The new "IKEUCHI GATE BLDG" is a commercial complex that we are planning to present to everyone as a new type of smart building in 2022 (Reiwa 4), which is the 130th anniversary of our founding.

### ■Image of the completed building (exterior perspective)



## 【Feature of the Plan】

### <Concept: A new type of smart building that combines art, technology and innovation>

IKEUCHI GROUP, as a company that produces culture-based regional revitalization, promotes businesses related to smart buildings and smart houses. In particular, we are focused on the planning, development and sales of technologies and products related to construction/equipment, and information/communication, and have been actively collaborating with industry/academia/government as well as overseas companies.

The new "IKEUCHI GATE BLDG" will introduce a Finnish-style ecosystem economy and aims to become a platform for future activities that contribute to the community.

### <Architectural Design>

Architect Toyo Ito was given the responsibility for the architectural design. This will be his first commercial complex project in Hokkaido.

The interior of the façade, which is reminiscent of a powerfully growing plant, secures sufficient floor height, reduces the number/size of pillars, and realizes a flexible space. Space with differing characteristics will be created on each floor. We aim to create a completely new type of smart building that combines the artistry of the building itself with technology and innovation.

### <IKEUCHI'S SMART BUILDING>

#### ■ Supremely air-tight & insulated

Three-layered glass with high heat-shielding & heat insulation performance developed by Saint-Gobain (France) is fitted into a highly heat-insulated aluminium sashes through the co-operation of Saint-Gobain, Fuji Sash, and IKEUCHI GROUP, and an external insulation method is adopted. Under the guidance of Associate Professor Koki Kikuta of Hokkaido University, we have realized a supremely air-tight and insulated building that is fully adapted to the severe winter season peculiar to cold regions through the planning and design of appropriate air conditioning equipment using NewHASP.

#### ■ Introducing cogeneration

The building introduces gas cogeneration that uses city gas as an energy source, and utilizes the generated power and exhaust heat for normal operation of air conditioning equipment to reduce operating costs.

#### ■ BCP compatible

The necessary power for operations is secured, even in the event of a disaster, with a mobile power supply vehicle and gas cogeneration to allow continuous business operation.

#### ■ The latest IT environment that also uses indoor positioning technology

Visualization of operations by BLE indoor positioning and PI System for internal equipment allows the promotion of an environment in which business operates with only smart devices by the realization of extension/outside line calls through the introduction of cloud PBX.

### <Contents>

The IKEUCHI GATE BLDG is a commercial complex that is open to all pioneers seeking to help Hokkaido move toward the future.

#### «Concept»

Vision: BE A PIONEER  
DESIGN IT YOURSELF

Mission: On The Street (We support you to go out and enjoy the city)  
Meet & Mingle (We support new encounters and exchanges)  
Radical Collaboration (We support diverse co-creation)

As a result, we will set up "IKEUCHI Lab." at the core of our activities.

#### —IKEUCHI Lab.—

In collaboration with Finland's DEMOLA Global, we will open a collaborative space on the 4th floor of the IKEUCHI GATE Building, which also has a Finnish-style incubator function.

This space acts as a laboratory that contributes to the sustainable development of Hokkaido by supporting collaboration with Hokkaido's start-up community and universities/research institutes as a platform for new technology and product development, innovative creation, learning, and user experience.

IKEUCHI GATE supports people who aim for "Innovation"

As an additional service, we plan to set up a cafe on each floor as a space to encourage diverse exchanges.

We will provide information on the progress of the plan in the future as specific content is finalized.  
IKEUCHI ZONE, which operates on the south side of the planned IKEUCHI GATE BLDG site, will continue to operate as usual. We look forward to working with you in the future.

**【Outline of the Reconstruction Plan】**

Building name	IKEUCHI GATE BLDG
Site	2-18 Minami 1-Jonishi, Chuo-ku, Sapporo
Access	1-min by foot from Odori subway station
Site area	1,338.63 m <sup>2</sup>
Total floor area	9,297.30 m <sup>2</sup>
Construction	Steel-framed reinforced concrete/Partially steel-framed
Structure	8 floors aboveground/ 1 basement floor
Building use	Commercial complex
Business entity	MARUYO IKEUCHI Co., Ltd.
Design	Toyo Ito Architects Co., Ltd.
Contractor	Iwata Chizaki Construction Co., Ltd.

※At the time of application for building confirmation



(Exterior image: West elevation)



(Internal image)



(Internal image)

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