



SAITAMA CITY BUSINESS SOLUTIONS

Welcome to the core city of eastern Japan:
Saitama City.

Guide to Establishing New Business Facilities

Eastern Japan Regional Business Hub Saitama City

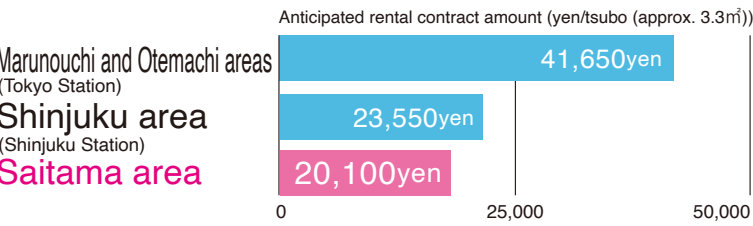
Saitama City has Omiya Station, which connects with six different Shinkansen lines: the Hokkaido Shinkansen, Tohoku Shinkansen, Akita Shinkansen, Yamagata Shinkansen, Joetsu Shinkansen, and Hokuriku Shinkansen lines. There is also an extensive network of expressways, providing excellent access to various cities in eastern Japan. Having a base of operations in Saitama City means your business area can encompass the entirety of eastern Japan, **which is more than half of Japan, both in terms of land area and population.** The proximity to central Tokyo, along with a business area which includes all of eastern Japan, makes Saitama City **an ideal base for business operations over a wide-area.**

Greater Tokyo Area Terminal City Saitama City

Saitama City is a terminal city offering convenient access to central Tokyo's major areas. Compared with central Tokyo, office rental in Saitama City is cheaper, making it possible to keep costs down as you expand your business. With many businesses fundamentally rethinking their office arrangements and choosing to separate or relocate their offices to promote work style reform and innovation, Saitama City is a perfect choice for companies wanting to **transfer their head office operations outside of central Tokyo.**

Comparison of Office Rents with Major Areas in Tokyo

Compared with the Marunouchi and Otemachi areas, office rental is around **50% cheaper!**



Source: CBRE K.K. Japan Office MarketView Q2 2025
*All-Grade (floor area of 1,000 tsubo or more, rental office building meeting latest earthquake resistance standards)

From Omiya Station by Shinkansen to

Sendai Station: 65min.
(from Tokyo: 90 min.)

Niigata Station: 67min.
(from Tokyo: 89 min.)

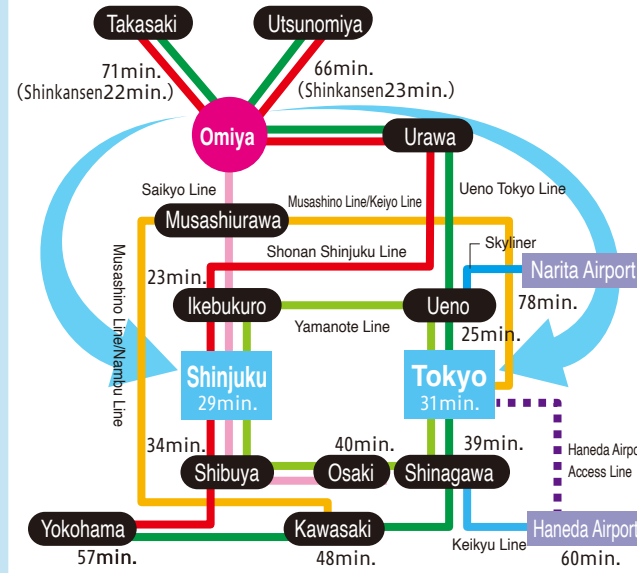
Kanazawa Station: 122min.
(from Tokyo: 145 min.)

Hokkaido Shinkansen
Planned extension to Sapporo
From Shin-Hakodate-Hokuto Station to Sapporo Station (approx. 210km)

Tokyo Metropolitan Area Railway Route Map

To Tokyo/Shinjuku in approx. 30min.

Easier access to Tokyo's main metro areas via Omiya Station than Tokyo Station



*This is an estimate of the required travel time from Omiya Station using local lines.

Direct buses run from Omiya, Saitama Shintoshin, etc., to Haneda and Narita international airports

Haneda Airport Access Line
(scheduled to open in 2031)
Allows travel from Omiya Station without changing trains
From Omiya Station to Haneda Airport will be reduced from 60 min. to 49 min. (expected shortening of approx. 11 min.)

*Required travel times to major cities are estimates for Shinkansen lines.

Developing New Business Hubs: Saitama City

Ten districts within Saitama City are being developed into new industrial centers to welcome businesses expanding into the city.

In addition, redevelopment projects are underway around Omiya Station and Urawa Station as part of even more urban development taking place within the city.

The city serves as a one-stop source of support to **accommodate the various needs** of incoming companies, from helping with site selection for facilities for R&D, manufacturing, or logistics, to finding office space.

Urawa Station Surrounding District

Urawa Station West Exit Minami-Takasago District Urban Redevelopment Project

- Use / Commercial, business, residential, public facilities, parking
- Completion / Scheduled for June 2026



Perspective drawing (concept)

Omiya Station / Saitama Shintoshin Surrounding District

(Tentative name) Omiya South Gate (extension)

- Use / Business
- Completion / Scheduled for December 2025
- Total office floor area: Approx. 18,495m²



Perspective drawing (concept)

Sakuragi PPJ Office Building

- Use / Business
- Completion / Scheduled for April 2027
- Total office floor area: Approx. 9,117m²



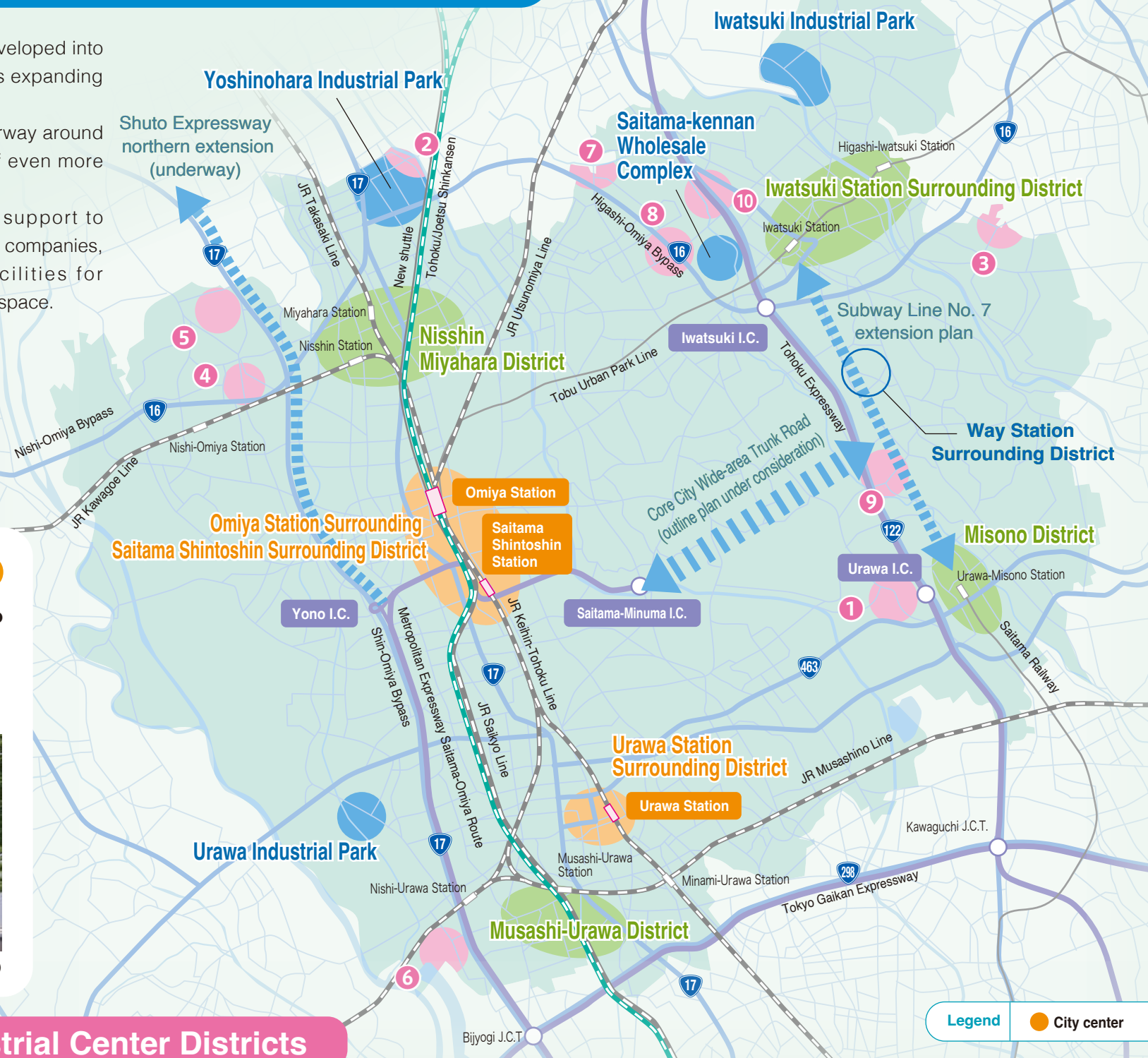
Perspective drawing (concept)

Omiya Station East Exit Daimoncho 3-chome Central District Urban Redevelopment Project

- Use / Commercial, business, parking

Omiya Station West Exit 3-A and D District Urban Redevelopment Project

- Use / Commercial, business, residential, parking



Overview of 10 New Industrial Center Districts

1 Urawa Interchange Western District (Midori Ward)

- Area / approx. 5.7ha
- Target industry / Logistics facilities
- Progress / Completion of individual development by two incoming companies and facilities are beginning operation (from 2025)

2 Yoshinohara Industrial Park Eastern District (Kita Ward)

- Target industry / R&D facilities, manufacturing
- Progress / Guidelines for District Planning in Urbanization Control Areas have been established (2021)
- Future plans / Depending upon the status of right holder consensus formation, local urban planning proposals for district planning will be put forward

3 Kawadori District (Iwatsuki Ward)

- Area / approx. 45.1ha
- Target industry / Manufacturing, logistics facilities
- Progress / Local preparatory committee established; Takenaka Civil Engineering & Construction, Nomura Real Estate, and Showa Group chosen as presumptive business agents (2022)
- Future plans / Anticipated commercialization from fiscal 2027

4 Shuto Expressway Northern Extension / Miyamae District (Nishi Ward)

- Area / approx. 6.8ha
- Target industry / R&D facilities, manufacturing, logistics facilities
- Progress / City plan changed and land readjustment association established; Toda Corporation chosen as business agent (2025)

5 Shuto Expressway Northern Extension / Seiganji Northern District (Nishi Ward)

- Target industry / manufacturing, logistics facilities
- Future plans / Business development will be pursued based on progress of Shuto Expressway extension work

6 Tajima District (Sakura Ward)

- Target industry / R&D facilities, manufacturing, logistics facilities
- Progress / Local council established (2024)
- Future plans / Formulate a development policy while seeking consensus among rights holders

7 Marugasaki District (Minuma Ward)

8 Miyagayato District (Minuma Ward)

9 Sasakubo District (Iwatsuki Ward)

10 National Route 122 Extension Area (Iwatsuki Ward)

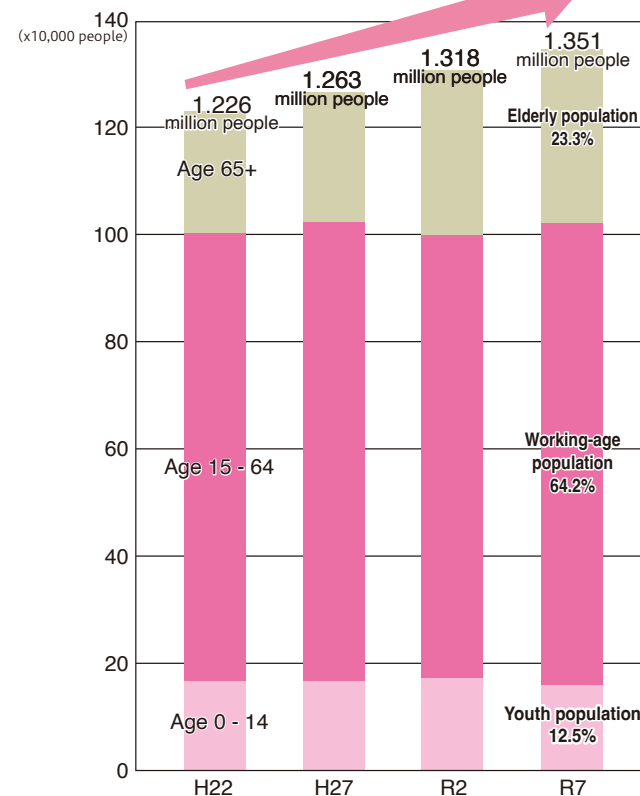
To further develop industrial clusters, four new districts will be selected in addition to the six existing districts (2025)

A Consistent Favorite City: Saitama City

1 Abundant Human Capital

Population of Saitama City

Saitama City's population is increasing every year and has now exceeded 1.35 million people, making it an ideal place to find human capital.



Source: Population according to the basic register of residents (as of January 1 of each year)

The population continues to grow

Population growth

Nationally No.4

Source: Population, demographic and household numbers according to the basic register of residents (as of January 1, 2025); from the Ministry of Internal Affairs and Communications; all municipalities except for the Tokyo Metropolitan Special Wards

The choice of those in the parenting-age demographic

Influx surplus (Age 0 - 14)

Among Japan's designated cities No.2

Source: Basic Register of Residents Population Movement Report (results for 2024) Ministry of Internal Affairs and Communications

Increase in number of residents in their working prime

Working-age Population growth rate

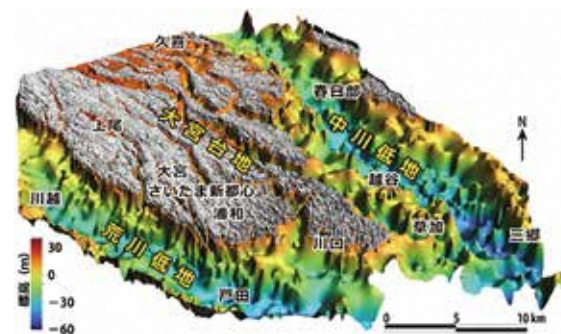
Among Japan's designated cities No.6

Source: Basic Register of Residents Population Movement Report (results for 2024) Ministry of Internal Affairs and Communications

2 A City Less Prone to Disasters

Subsoil stability

Saitama City is an inland city which sits atop the Kanto Loam Layer, which helps to make the ground stable.



Arakawa River Flood Control Project

The Arakawa River runs along the western side of Saitama City, and, in order to protect the local area from flooding, the city undertakes embankment reinforcement and maintains the No.1 Regulating Reservoir. In addition, Saitama is working on further embankment building projects and on the maintenance of a No. 2 and No. 3 Regulating Reservoirs.



Source: Ministry of Land, Infrastructure, Transport and Tourism Kanto Regional Development Bureau Arakawa Upstream River Office

Flood Hazard Map

In preparation for possible flood damage, the city has created flood hazard maps for rivers managed by the national and Saitama prefectural governments.



Saitama City Flood Hazard Map

For Companies Considering Business Development and Expansion in Saitama City

Business Facility Establishment Subsidies



Companies that manufacture products or provide technology related to industries targeted by the city will receive partial subsidies for expenses when opening new offices or other facilities with eligible functions in Saitama City.

Target industry sectors

Life science, information and communications, environment, nanotechnology and materials, energy, manufacturing technology, social infrastructure, frontier technologies, and food-related fields

Target functions

Head office, East Japan activity hub, research and development, manufacturing
*East Japan activity hub refers to the branch office that oversees East Japan (applies only to business offices and sales functions).

Saitama City Industrial Location Promotion Subsidy

(10% of the investment amount when constructing or acquiring a business establishment¹, up to a maximum of 1 billion yen)

Business plan confirmation by the city is required before starting construction of a building or signing a sales contract.

		Large-scale special cases	General	Small-to-medium-sized enterprise
Subsidy grant requirements	Business performance	At least three years	At least one year	
	Floor area	Over 1,000m ²	Over 1,000m ²	
	Full-time employees	At least 500		
	Invested fixed capital amount	At least 5 billion yen	At least 300 million yen	At least 100 million yen
	Mandatory continuation period	Ten years from the date of business commencement		
Subsidy	Subsidy amount	10% of invested fixed capital ²		
	Maximum amount	1 billion yen	200 million yen	
	Provision method	Provided in 10-year allotments		

*1 In cases of building acquisition, applies only to construction undertaken to improve asset value.

*2 Invested fixed capital refers to construction/acquisition costs for buildings essential to development and maintenance of offices, plants, etc., and to acquisition costs for depreciable assets.

Saitama City Incoming Industry Promotion Office Rental Subsidy

(Subsidies of up to 10 million yen, equivalent to three months' rent for business premises and the like)

For specified area special cases (Urgent Urban Revitalization Areas¹), there are no restrictions on the target industry².

Business plan confirmation by the city is required before signing a lease on a building.

		Large-scale special cases	General	Specified area special cases		
				Large-scale special cases	General	
Subsidy grant requirements	Target industry	Industries that manufacture products or provide technology for that purpose		Industry not a factor ²		
	Business performance	At least three years	At least one year	At least three years	At least one year	
	Floor area	Over 1,000m ²	10 or more people (small-to-medium-sized enterprises, research and development functions: five or more people)	Over 1,000m ²		
	Full-time employees	or over 100 people		or over 100 people	or over 50 people	
	Mandatory continuation period	Three years from the date of business commencement				
Subsidy	Subsidy amount	Three months' building rent ³				
	Maximum amount	10 million yen	5 million yen	10 million yen	5 million yen	
	Provision method	Lump-sum provision				

*1 The Urgent Urban Revitalization Areas are the areas around Omiya Station and Saitama Shintoshin.

*2 The target businesses are those that are not primarily engaged in adult entertainment business, as defined in Article 2, Paragraph 1 of the Act on Control and Improvement of Amusement Business, special business related to sexual entertainment, as defined in Paragraph 5 of the same article, or specific entertainment restaurant-related business, as defined in Paragraph 11 of the same article, and those that are not engaged in business related to religious or political activities.

*3 Subsidy amount refers to building rental fees (excluding deposit and security) for three months from the month in which fees began being charged after expansion into Saitama City.

Small-to-Midsize Business Support Center Saitama City Foundation for Business Creation

- (Startup and entrepreneurial support) Start-up consultations, founder-focused reception events, subsidies for founders, advice from experts
- (Research and development support) Advice on obtaining government subsidies (R&D funds and manufacturing subsidies), consultation on industry-academia collaboration, matching corporate needs with university/research institute seeds, and advice on obtaining R&D funds through industry-academia collaboration (Growth-oriented SME R&D Support Program [Go-Tech Program]).
- (Support for market development) Subsidies for exhibiting at exhibitions, subsidies for research and investigation, advice on marketing strategies and sales channel development methods
- (Digital transformation (DX) promotion support) DX-related human capital development seminars, expert advice, and subsidies to promote DX

Saitama City Foundation for Business Creation

TEL:048-851-6652 Website:https://www.sozo-saitama.or.jp



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Welcome to the core city of eastern Japan:
Saitama City.

Guide to Establishing New Business Facilities

Please do not hesitate to get in contact if you are considering
establishing a new business facility in Saitama City.
You can call us or visit our website for more information.

Saitama City Establishing New Business Facilities

Search



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