



ctp

 Baden

 AT

REGIONAL BENEFITS

## Ideal location for a wide variety of businesses and close proximity to SK and HU

CTPark Baden is characterised by its excellent location close to the Austrian capital of Vienna. Thanks to its location in the southern catchment area, which is one of the most sought-after commercial locations, it reaches an enormous target group of potential customers and buyers. The A2 motorway is only a few minutes away and connects the site to the city limits of Vienna in just 20 minutes by car. The location is ideal for small and medium-sized businesses. Hall sizes from 400 m<sup>2</sup> can be offered. The space offers the latest technical standards and enables a wide range of uses.

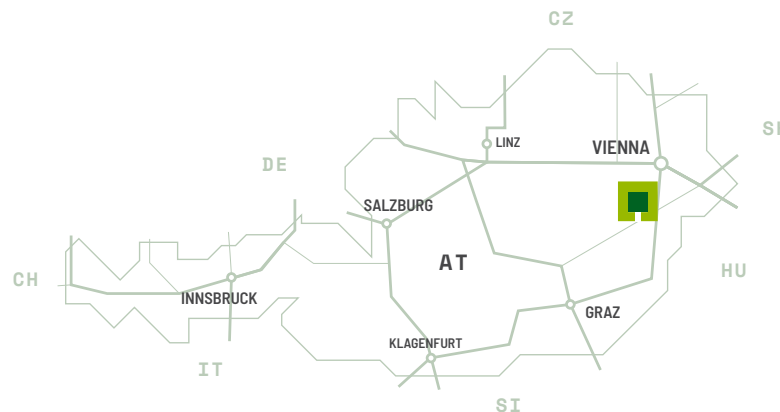
- ▶ Built according to BREEAM standards for accessibility and infrastructure
- ▶ Offers the highest technical CTP standards
- ▶ Hub for many consumer goods connecting West and Eastern Europe



 A2 HIGHWAY 2,4 KM	 BADEN 3,4 KM
 VIENNA 41,1 KM	 BUS STOP 1 KM, TRAIN STOP 1,9 KM

MAJOR CITIES

Vienna City center	37,7 km	0h 40min
Sopron	48,2 km	0h 45min
Bratislava	104 km	1h 10min
Graz	169 km	1h 50min
Linz	186 km	2h 00min



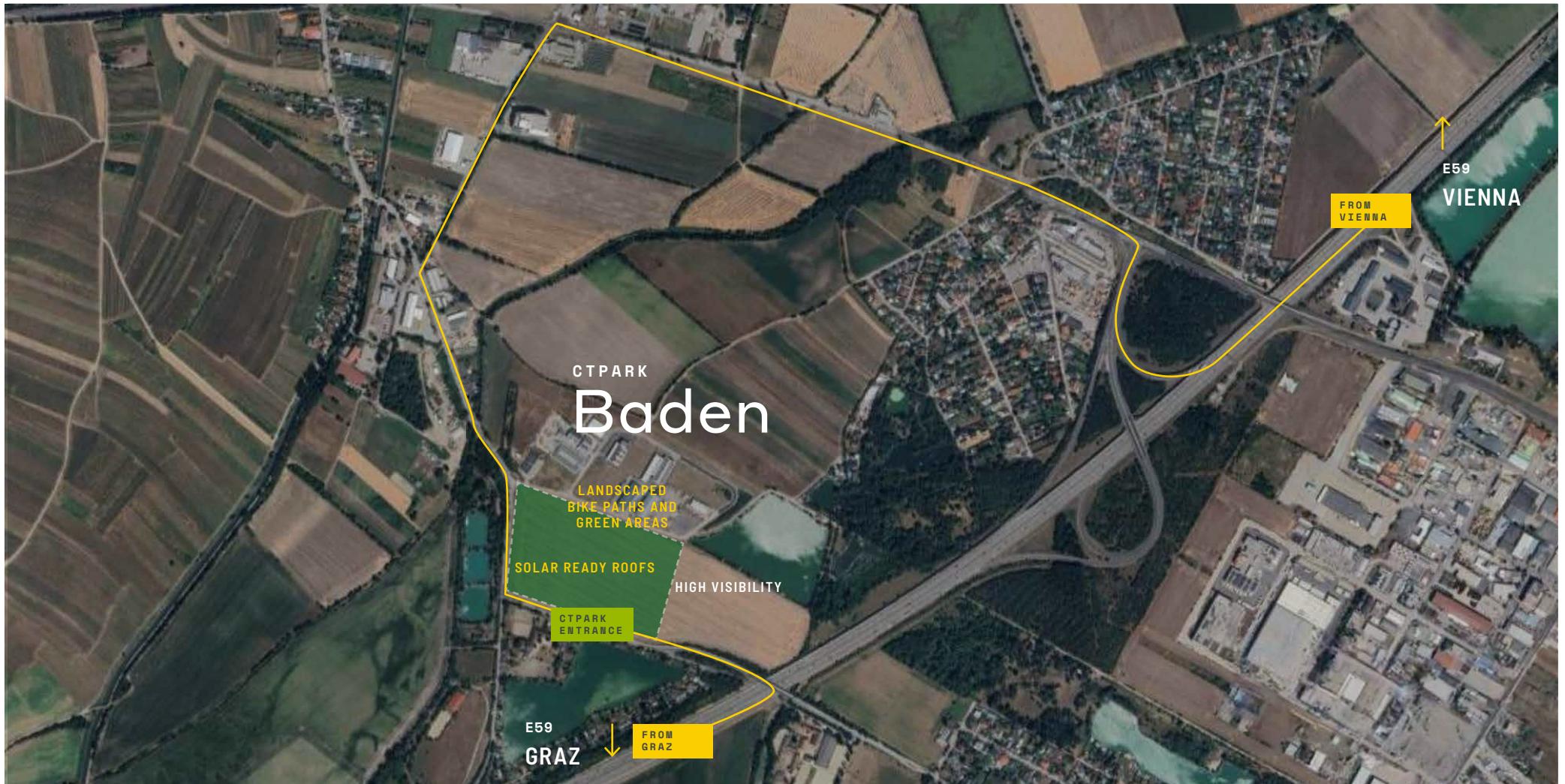
## LOCAL ACCESS

Excellent customer visibility due to proximity to the A2 highway




Vienna is not only located in the "heart" of Europe, but is also considered the economic heart of Austria with over 200 multinational companies that call this city their home. Because of its strong economy, the city attracts foreign enterprises from vastly different sectors. The economy owes its strength to high productivity and a qualified workforce in combination with low wage costs per unit of output. Most impressively, the city has ranked at the very top of the Mercer Quality of Living Ranking for 10 years in a row, sealing its enviable title as the world's best city to live in.

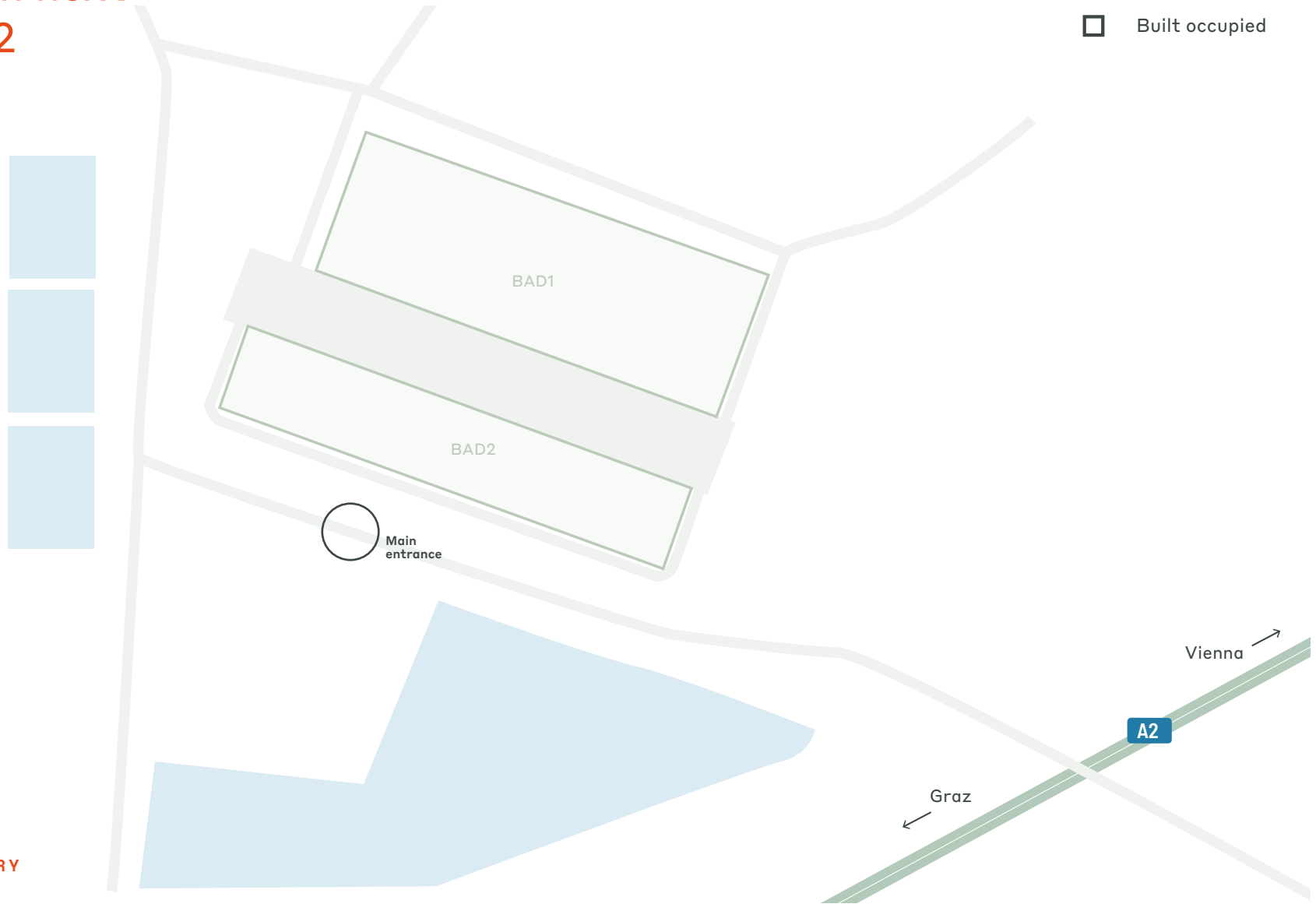
## PARK FEATURES

- ▶ Solar power in place
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity
- ▶ Electric charging stations



# CTPark Baden next to highway A2

-  Built available
-  Planned
-  Built occupied



## AVAILABILITY & DELIVERY

BAD1	22,000 sqm	planned
BAD2	13,000 sqm	planned

KEY PARK DATA

# CTPark Baden



AVAILABLE NOW

**0 sqm**

DEVELOPMENT OPPORTUNITY

**35,000 sqm**

BUILT-UP AREA

**0 sqm**

TOTAL AREA

**7.45 ha**





WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

11.8 million sqm  
GLA

SPACE FOR YOU TO GROW

23.4 million sqm  
landbank

LONG TERM PARTNER

>1,000 clients



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CONTACT ME

