

# CTPark Aachen



**ctp**

DE

## Strategic Location with Excellent Connectivity

Located in western North Rhine-Westphalia near the borders of Belgium and the Netherlands, Aachen is a key economic region. As a historic university city, it combines its rich heritage with modern industry and innovation. Its proximity to international markets and strong ties to research – particularly through RWTH Aachen University – attract businesses from technology, mechanical engineering, and science. With excellent infrastructure and business-friendly conditions, the region is an attractive location for both small and medium-sized enterprises as well as large corporations. This international connectivity and regional dynamism provide an ideal foundation for sustainable growth and innovative business models.



ГОЛЕМИ ГРАДОВЕ

Maastricht (NL)	40 km	33 min
.....	.....	.....
Köln	82 km	57 min
.....	.....	.....
Дюселдорф	86 km	60 min
.....	.....	.....
Bonn	90 km	63 min
.....	.....	.....
Вупертал	108 km	80 min



## Flexible, Modern Commercial Spaces for Innovative Businesses

The property at Jülicher Straße 495 is in Aachen's northeastern industrial area, offering excellent connectivity with access to the B57 and A4/A44 highways, linking to Cologne, Düsseldorf, Belgium, and the Netherlands. With two access points, it's easily reachable for both passenger and freight traffic. The area hosts a mix of commercial and industrial businesses, with good public transport links to the city center.

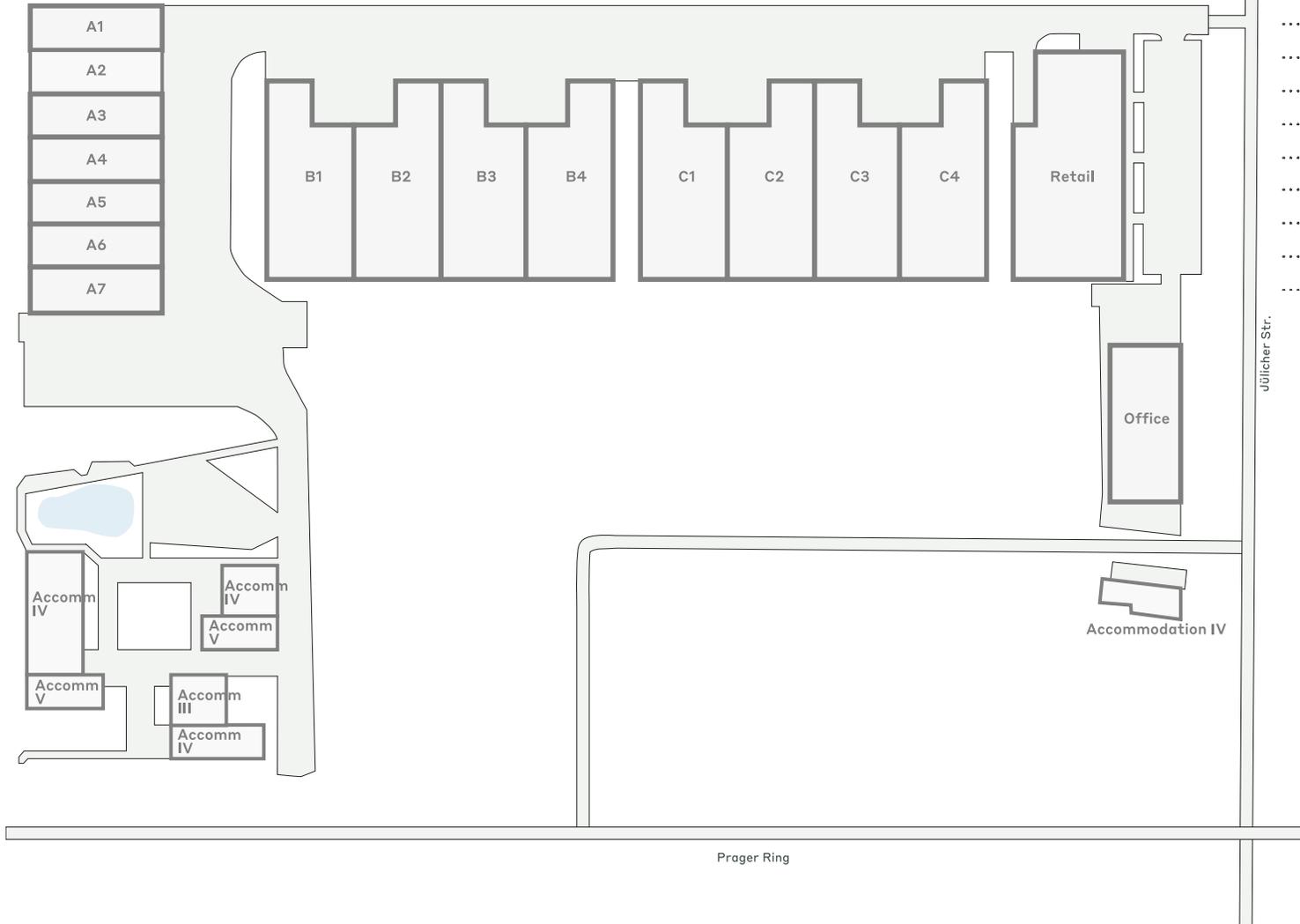
### ХАРАКТЕРИСТИКИ НА ПАРКА

- ▶ Excellent transport connections
- ▶ Dynamic business location
- ▶ Proximity to educational and research institutions
- ▶ Flexible usage possibilities



# A Thriving Economic Hub with Strong Academic Ties

## НАЛИЧНОСТ И ДОСТАВКА



Търговия на дребно	1 777 кв.м.	Планирано
Б1	1 226 кв.м.	Планирано
Б4	1 226 кв.м.	Планирано
С1	1 226 кв.м.	Планирано
С4	1 226 кв.м.	Планирано
Б2	1 190 кв.м.	Планирано
Б3	1 190 кв.м.	Планирано
С2	1 190 кв.м.	Планирано
С3	1 190 кв.м.	Планирано
Офис	873 кв.м.	Планирано
А1	471 кв.м.	Планирано
А7	471 кв.м.	Планирано
А23333	447 кв.м.	Планирано
А3	447 кв.м.	Планирано
А4	447 кв.м.	Планирано
А5	447 кв.м.	Планирано
А6	447 кв.м.	Планирано

- Налично за построяване
- Планирано
- Построено

КЛЮЧОВИ ДАННИ ЗА ПАРКА

# CTPark Aachen

НАЛИЧНО СЕГА

0 КВ.М.

ВЪЗМОЖНОСТ ЗА РАЗВИТИЕ

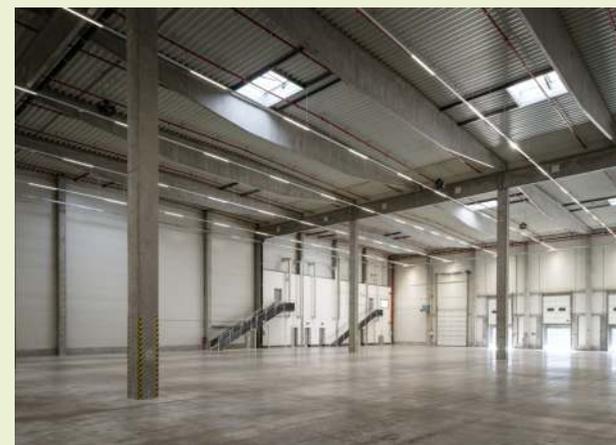
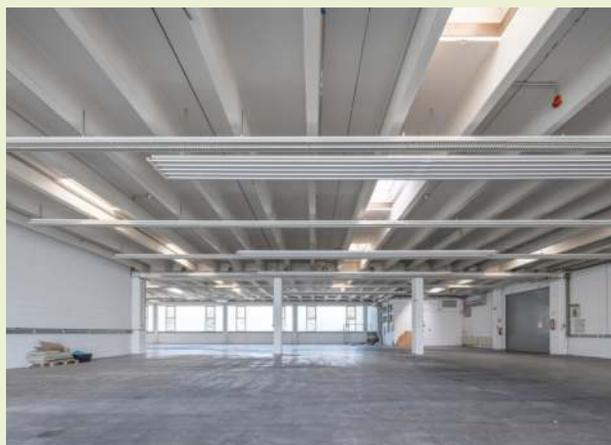
15 491 КВ.М.

ЗАСТРОЕНА ПЛОЩ

0 КВ.М.

ОБЩА ПЛОЩ

4,29 хектара



ctp

# ctPark NETWORK

WHERE YOU NEED TO BE  
**11 countries**

TRACK RECORD OF SUCCESS  
**14.6 mil. sqm GLA**

SPACE FOR YOU TO GROW  
**25.7 million sqm landbank**

SPACE FOR YOU TO GROW  
**≈1,500 clients**

**KEY**

- CTParks >100,000 sqm GLA
- CTP Locations <100,000 sqm GLA
- Mixed-use Parks
- Planned

**MARKETS**

- Core markets
- Growth markets
- Western European markets

ctp

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СВЪРЖЕТЕ СЕ С МЕХ