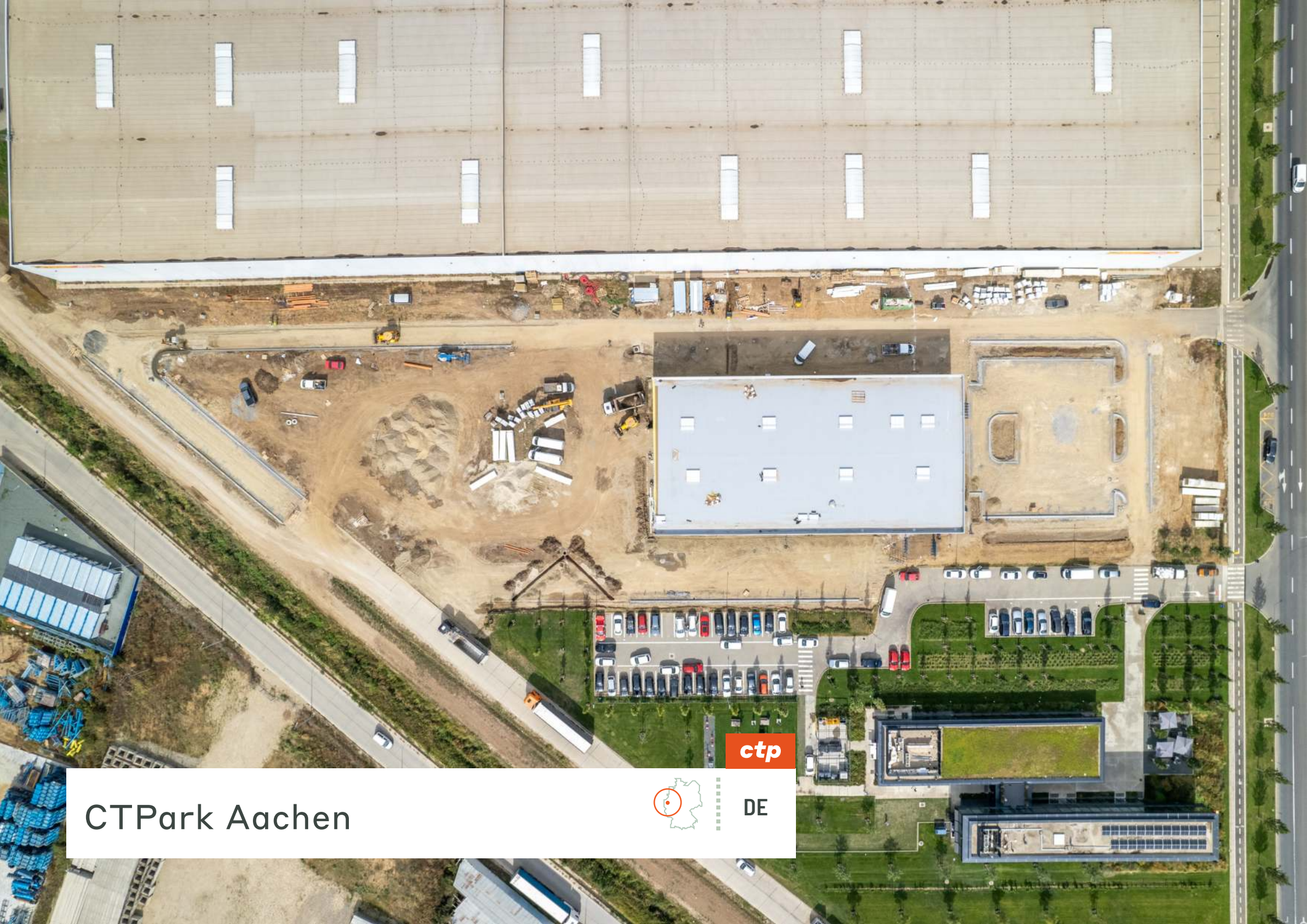




CTPark Aachen



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.



MAASTRICHT AACHEN
(MST) 40 KM



AACHEN HBF 6 KM

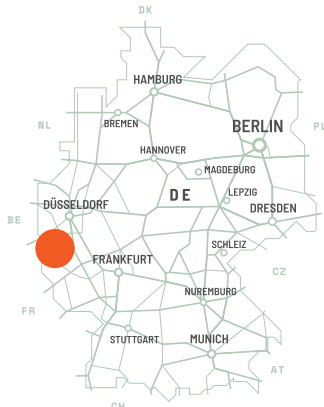


JÜLICHER STR. 0,4
KM



A4 3 KM

GRANDI CITTÀ		
Maastricht (NL)	40 km	33 min
Köln	82 km	57 min
Düsseldorf	86 km	60 min
Bonn	90 km	63 min
Wuppertal	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.

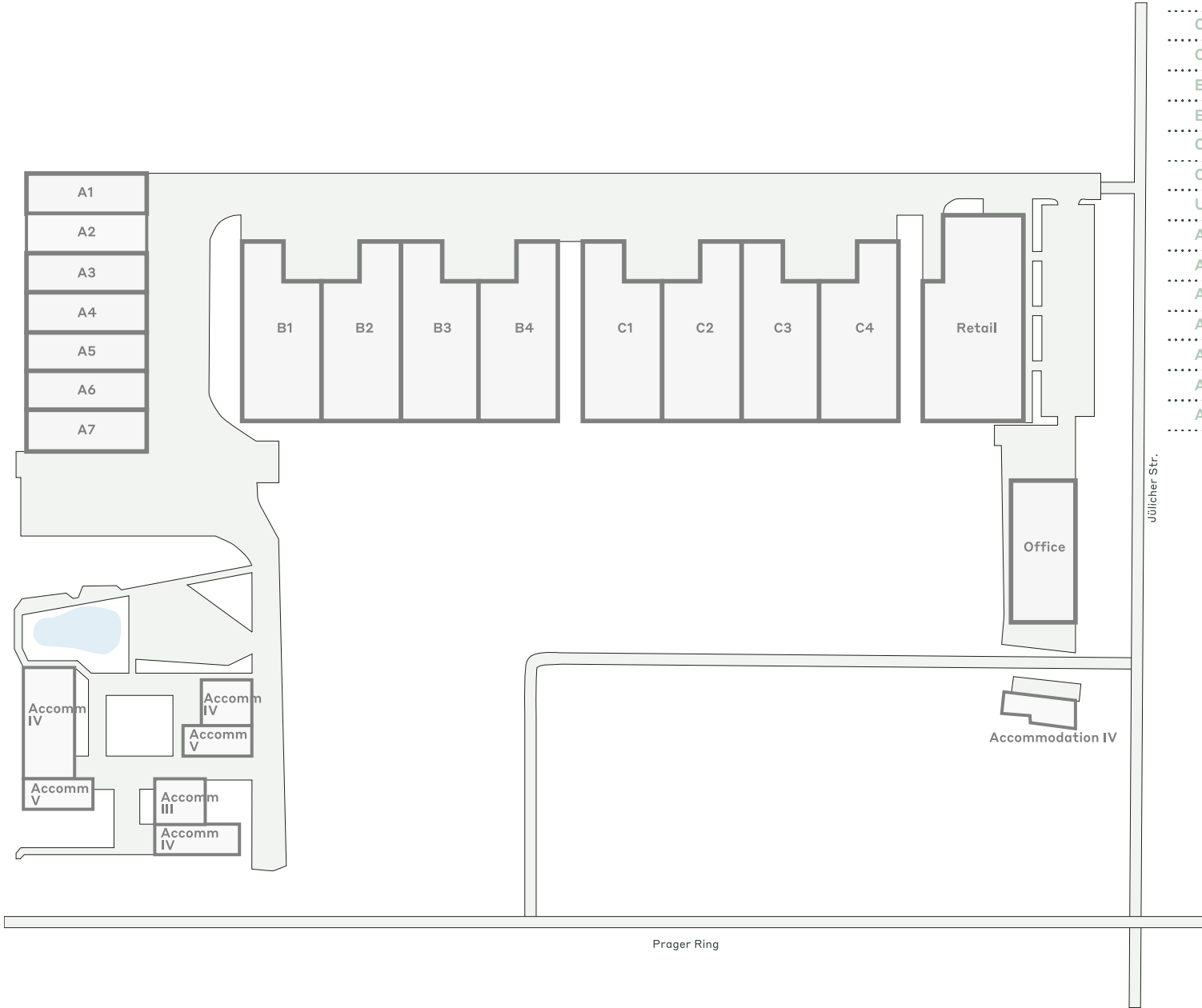
CARATTERISTICHE DEL PARCO

- ▶ Ottimi collegamenti di trasporto
- ▶ Dynamic business location
- ▶ Proximity to educational and research institutions
- ▶ Flexible usage possibilities



A Thriving Economic Hub with
Strong Academic Ties

DISPONIBILITÀ E CONSEGNA



Vendita al dettaglio	1.777 m ²	Pianificato
B1	1.226 m ²	Pianificato
B4	1.226 m ²	Pianificato
C1	1.226 m ²	Pianificato
C4	1.226 m ²	Pianificato
B2	1.190 m ²	Pianificato
B3	1.190 m ²	Pianificato
C2	1.190 m ²	Pianificato
C3	1.190 m ²	Pianificato
Ufficio	873 m ²	Pianificato
A1	471 m ²	Pianificato
A7	471 m ²	Pianificato
A23333	447 m ²	Pianificato
A3	447 m ²	Pianificato
A4	447 m ²	Pianificato
A5	447 m ²	Pianificato
A6	447 m ²	Pianificato

DATI CHIAVE DEL PARCO

CTPark Aachen

DISPONIBILI ORA

0 m²

OPPORTUNITÀ DI SVILUPPO

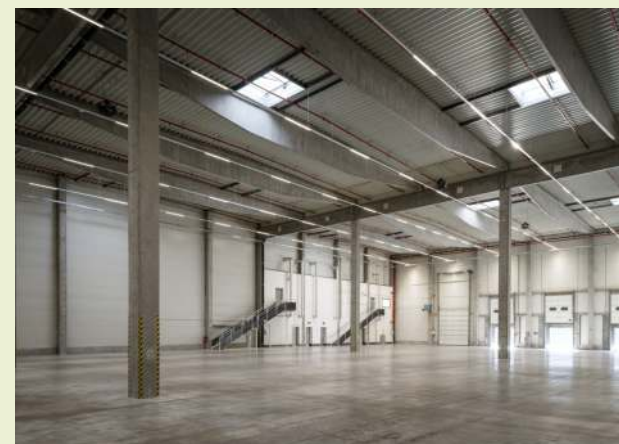
15.491 m²

AREA EDIFICATA

0 m²

SUPERFICIE TOTALE

4,29 ha



ctp

ctPark NETWORK

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

13.8 mil. sqm
GLA

SPACE FOR YOU TO GROW

25.7 million sqm
landbank

SPACE FOR YOU TO GROW

~1,500 clients

ctp

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KEY

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

MARKETS

- Core markets
- Growth markets
- Western European
markets

CONTATTAMI