



ctp

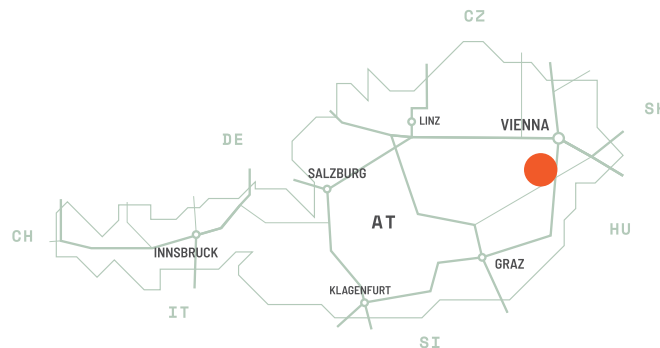
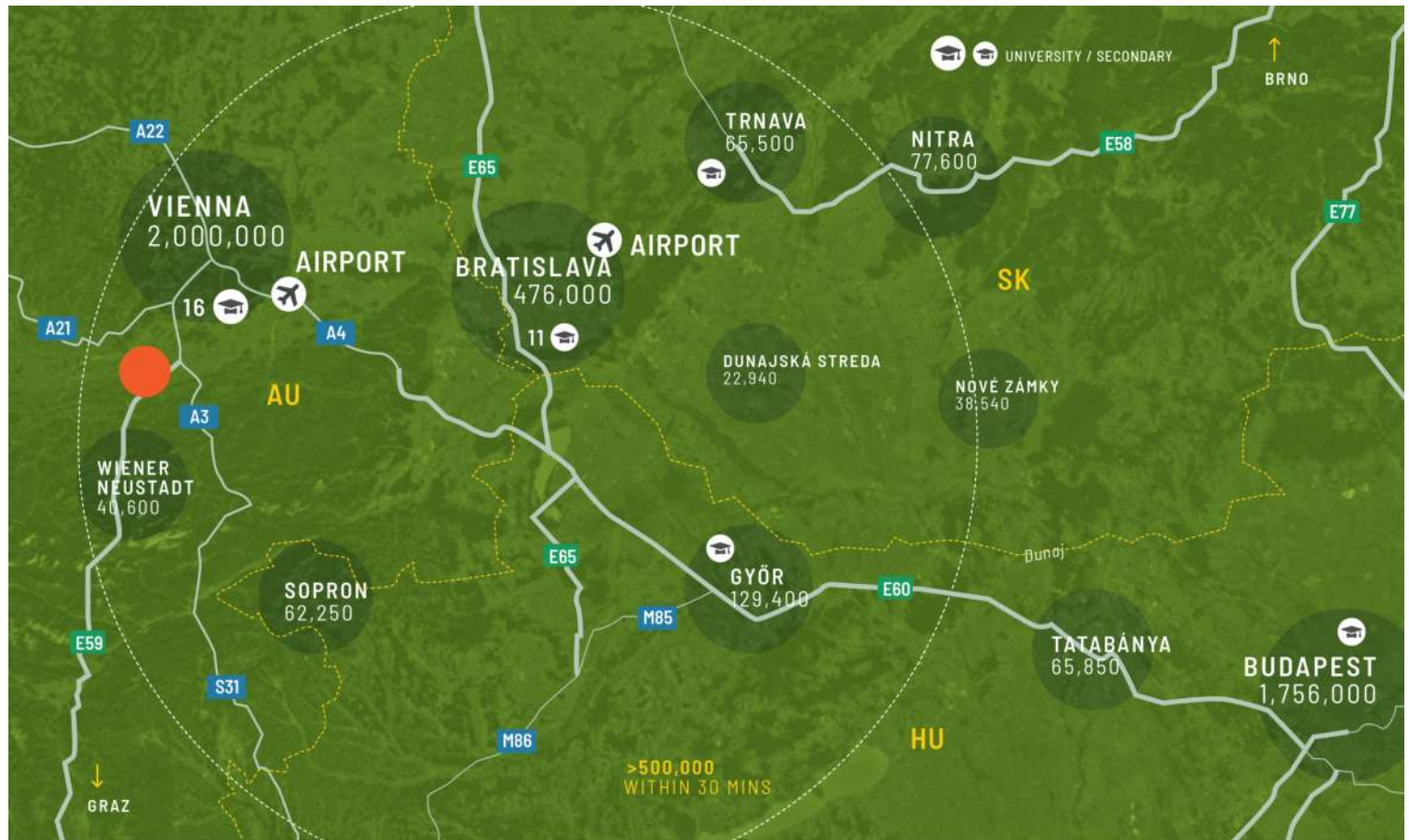
CTPark Baden



A

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 300 sqm can be offered. The spaces offer state-of-the-art technical standards and enable a wide range of utilisation options.



2,4 KM



1 KM



1,9 KM



41 KM

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.

CARATTERISTICHE DEL PARCO

- ▶ 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



CTPark Baden next to highway
A2

DISPONIBILITÀ E CONSEGNA

BADN03	8.452 m ²	Pianificato
BADN05	5.718 m ²	Pianificato
BADN06	5.718 m ²	Pianificato
BADN02	4.226 m ²	Pianificato
BADN04	4.226 m ²	Pianificato
BADN01	2.155 m ²	Pianificato



DATI CHIAVE DEL PARCO

CTPark Baden



PRONTO PER
L'ENERGIA
SOLARE



RICICLO
DELL'ACQUA



ARCHITETTURA
DEL PAESAGGIO



2 KM



2 KM



2 KM

DISPONIBILI ORA

0 m²

OPPORTUNITÀ DI SVILUPPO

30.495 m²

AREA EDIFICATA

0 m²

SUPERFICIE TOTALE

7,45 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

KEY

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

MARKETS

- Core markets
- Growth markets
- Western European
markets



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CONTATTAMI