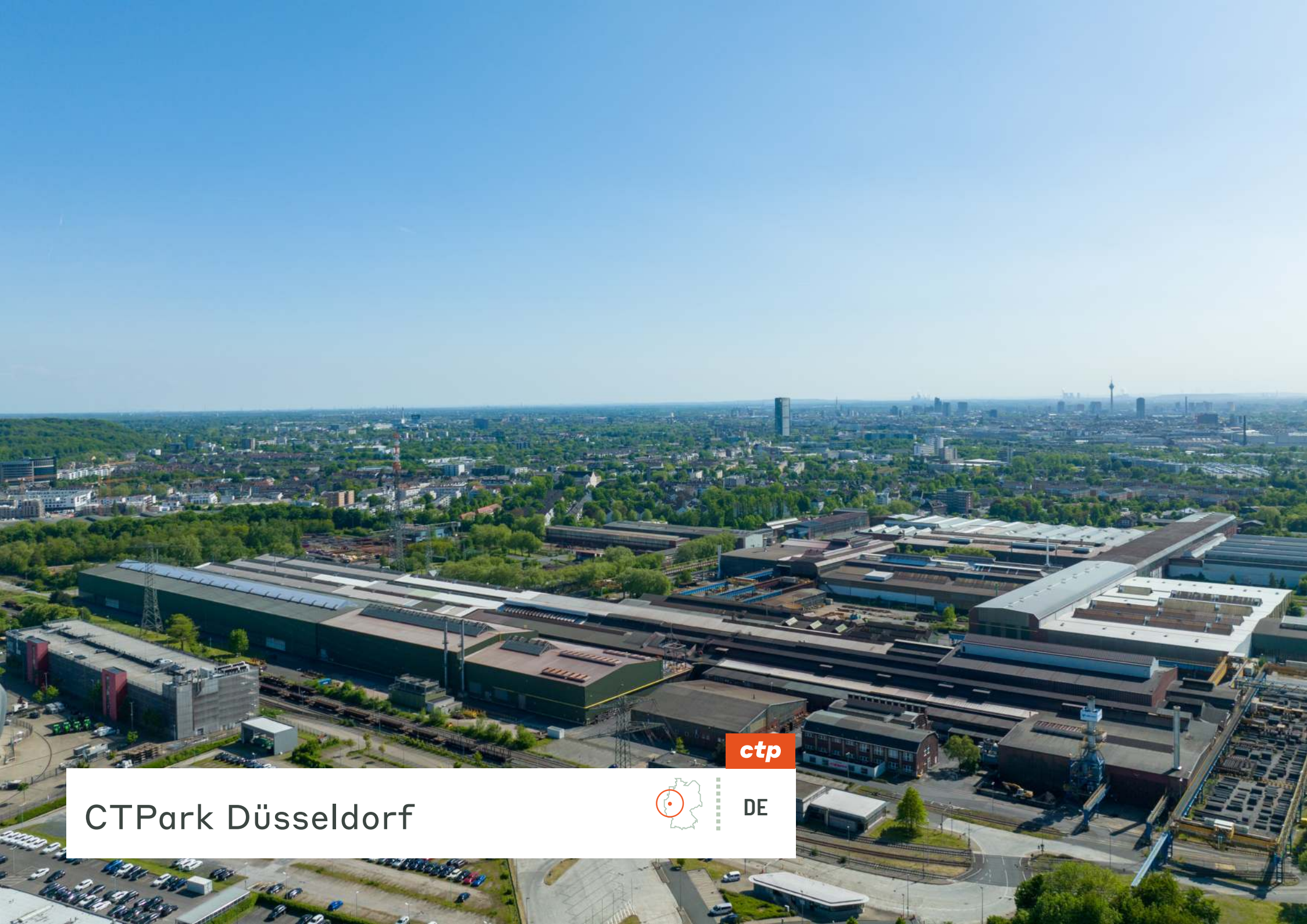




ctp



DE

CTPark Düsseldorf

A Thriving Metropolitan Hub with International Connectivity

The state capital Düsseldorf, with approximately 615,000 inhabitants, is located in the metropolitan regions of Rhineland and Rhine-Ruhr. Düsseldorf therefore has a catchment area of nearly 19 million residents. The Netherlands can be reached within 45 minutes by car, and Düsseldorf is connected to the international ports in Rotterdam and Amsterdam, both of which are accessible within a 2.5-hour drive. As a university and college city, Düsseldorf is home to nearly 50,000 students. The unemployment rate is 7.9%, and the trade tax rate is 440%.

 AIRPORT
DÜSSELDORF 2,4 KM

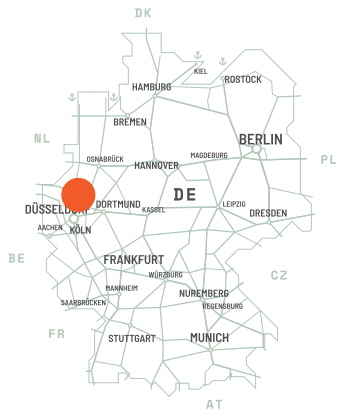
 S-BAHN (RATH) 1,7 KM

 D-DOME/AM
HÜLSERHOF 0,2 KM

 A52 0,6 KM

MAGYOBB VÁROSOK

Duisburg	26,7 km	27 min
Wuppertal	38,5 km	35 min
Essen	28,7 km	36 min



Prime Location with Excellent Connectivity and Proximity to Key Infrastructure

The CTP site's prime location in northern Düsseldorf offers direct highway access and proximity to public transportation. Nearby are the Daimler Benz Sprinter plant, Hoberg & Driesch, the ISS Dome, and Düsseldorf International Airport, just minutes away via the highway. The S-Bahn station in Düsseldorf-Rath and local amenities are also close by.

PARK JELLEMZŐI

- ▶ Kiváló közlekedési kapcsolatok
- ▶ Rail connection
- ▶ Access to public transportation
- ▶ Helyi szolgáltatások



Transforming a Historic
Industrial Area into a Premier
Business Hub



ELÉRHETŐSÉG ÉS SZÁLLÍTÁS

DUS1	31 530 m ²	Tervezett
DUS2	31 530 m ²	Tervezett
DUS5	24 867 m ²	Tervezett
DUS6	24 867 m ²	Tervezett
DUS12	14 584 m ²	Tervezett
DUS7	12 080 m ²	Tervezett
DUS8	12 080 m ²	Tervezett
DUS3	11 982 m ²	Tervezett
DUS4	11 982 m ²	Tervezett
DUS11	11 451 m ²	Tervezett
DUS13	8 067 m ²	Tervezett
DUS10	7 848 m ²	Tervezett
DUS15	6 133 m ²	Tervezett
DUS9	6 040 m ²	Tervezett
Parkolás	4 787 m ²	Tervezett
DUS16	4 107 m ²	Tervezett
DUS14	4 056 m ²	Tervezett
Élő	3 498 m ²	Tervezett
DUS17	520 m ²	Tervezett

- Beépített elérhető
- Tervezett
- Beépített foglalt

A PARK LEGFONTOSABB ADATAI

CTPark Düsseldorf

ÉRHETŐ EL MOST

0 m²

FEJLESZTÉSI LEHETŐSÉG

232 009 m²

BEÉPÍTETT TERÜLET

0 m²

TELJES TERÜLET

83 ha



IPARÁGAK A PARKBAN

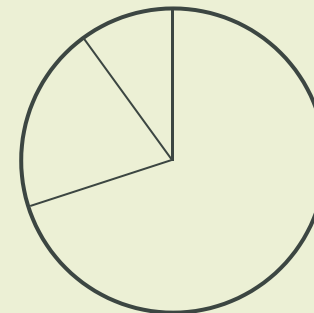
70%

Szolgáltatások

20%

Nagykereskedelem

10% Egyéb



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