



CTPark Düsseldorf



ctp

DE

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

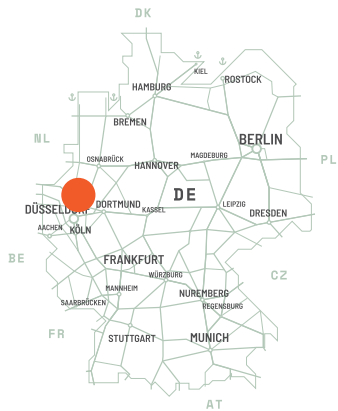


D-DOME/AM
HÜLSERHOF 0,2 KM



A52 0,6 KM

GRANDI CITTÀ		
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.

CARATTERISTICHE DEL PARCO

- ▶ Ottimi collegamenti di trasporto
- ▶ Rail connection
- ▶ Access to public transportation
- ▶ Local amenities



Transforming a Historic
Industrial Area into a Premier
Business Hub



DISPONIBILITÀ E CONSEGNA

DUS1	31.530 m ²	Pianificato
DUS2	31.530 m ²	Pianificato
DUS5	24.867 m ²	Pianificato
DUS6	24.867 m ²	Pianificato
DUS12	14.584 m ²	Pianificato
DUS7	12.080 m ²	Pianificato
DUS8	12.080 m ²	Pianificato
DUS3	11.982 m ²	Pianificato
DUS4	11.982 m ²	Pianificato
DUS11	11.451 m ²	Pianificato
DUS13	8.067 m ²	Pianificato
DUS10	7.848 m ²	Pianificato
DUS15	6.133 m ²	Pianificato
DUS9	6.040 m ²	Pianificato
Parccheggio	4.787 m ²	Pianificato
DUS16	4.107 m ²	Pianificato
DUS14	4.056 m ²	Pianificato
Living	3.498 m ²	Pianificato
DUS17	520 m ²	Pianificato

- Costruito disponibile
- Pianificato
- Costruito occupato

DATI CHIAVE DEL PARCO

CTPark Düsseldorf

DISPONIBILI ORA

0 m²

OPPORTUNITÀ DI SVILUPPO

232.009 m²

AREA EDIFICATA

0 m²

SUPERFICIE TOTALE

83 ha

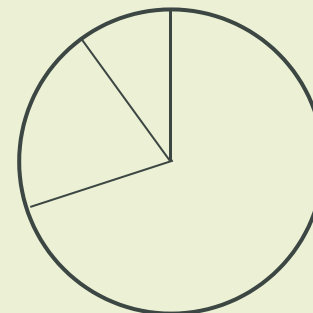


INDUSTRIE NEL PARCO

70% Servizi

20% Commercio
All'ingrosso

10% Altro



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