



kaarst*

Visualization © Landmark AG, Hildesheim

Commercial areas

***think ahead!**

Kaarst-Ost
Kaarster Kreuz
Holzbüttgen-Ost
Hüngert

wifö **kaarst***
Die Wirtschaftsförderung

Welcome to the city of kaarst*

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Kaarster Kreuz	page 12
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Hüngert	page 22

kaarst* Demographics



Location

- * Düsseldorf metropolitan region: 8.9 million residents and 503,000 companies
- * 500 km radius: 31 % of the EU population and 50 % of EU purchasing power
- * Alongside “Greater London” and “Paris-Île-de-France”, the Düsseldorf metropolitan region is one of the most important in Europe for foreign direct investment
- * 40 foreign consulates and 33 foreign chambers of commerce and export-import organisations within a distance of 15 minutes
- * Two world-renowned trade fair locations: Cologne and Düsseldorf
- * International school & kindergarten
- * Japanese community in Oberkassel (Düsseldorf)
- * Attractive shopping opportunities along the Kö/Düsseldorf and Roermond/NL

Urban life

- * 6 km to Düsseldorf
- Town of Kaarst**
- * 44,200 inhabitants
 - * Attractive residential area
 - * Urban town centre
 - * More than 60 restaurants and gastronomy offerings
 - * Attractive cultural programme, local recreation, lake scenery

Zahlen und Fakten

Business tax assessment rate 439%	Sewage charges Waste water Rainwater 1,92 €/cum 0.78 €/cum	Workforce about 9,500
Property tax B 468%	Retail centrality ratio 117.0 Retail centrality: relationship between retail trade turnover to the retail-relevant purchasing power available on site; according to Chamber of Industry and Commerce, average: 100)	Unemployment rate 4,8%

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Commercial areas

We care about sustainability in work, life and the environment.

Together with the companies in the commerical areas, we place a special emphasis on sustainability and climate protection/climate adaptation: your foundation for long-term business success and employee satisfaction.

Infrastructure

- * Direct motorway connection A 57/A 52/A 46
 - * Germany's third largest airport with over 200 worldwide destinations incl. direct flights to New York, Dubai, Doha und Madrid
 - * 20 min to Düsseldorf city centre
 - * Inland port Duisburg and Neuss
 - * Two S-Bahn connections/two bus connections to Düsseldorf
 - * Fibre-optic connection (1,000 Mbit/s)

Area concept

- * Innovative parking space concept
 - * S-Bahn connection
 - * City bus route
 - * Generous tree-planting concept
 - * Kaarster Kreuz: Bee and insect-friendly central square

Building concept

- * Photovoltaic desired
 - * Green roofs
 - * Individual, sustainable building measures
 - * Increased retail centrality ratio possible with sustainable development

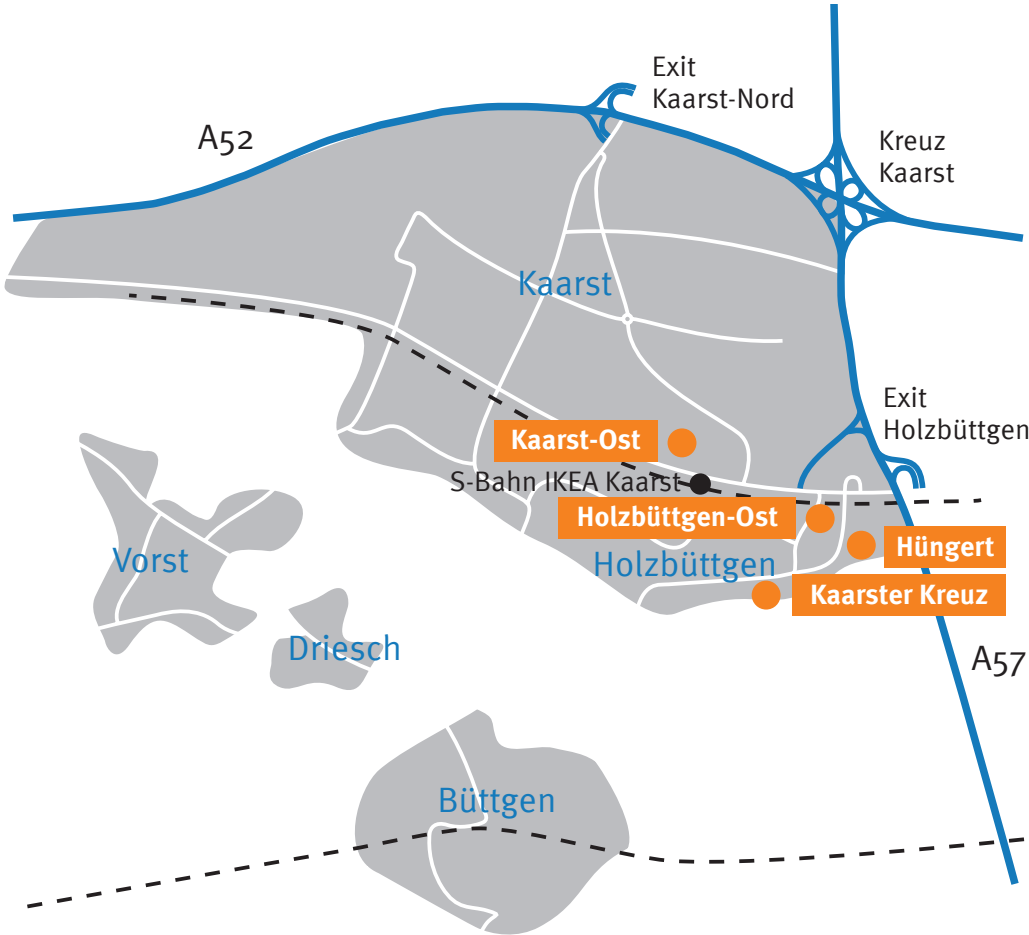
Social aspects

- * Relaxed traffic situation
 - * Expansive green spaces
 - * Grocers nearby
 - * Restaurants and other services

Enterprise aspect

- * Outstanding universities: RWTH Aachen, Cologne University, HHU Düsseldorf
 - * International companies located in the region: Ericsson, 3M, Toshiba Europe, Henkel, etc.
 - * Comprehensive gigabit broadband extension guaranteed availability of the fibre-optic technology (1,000 Mbit/s)
 - * Active networks: Rotary Club, Lions Club, entrepreneur networks
 - * Active business development

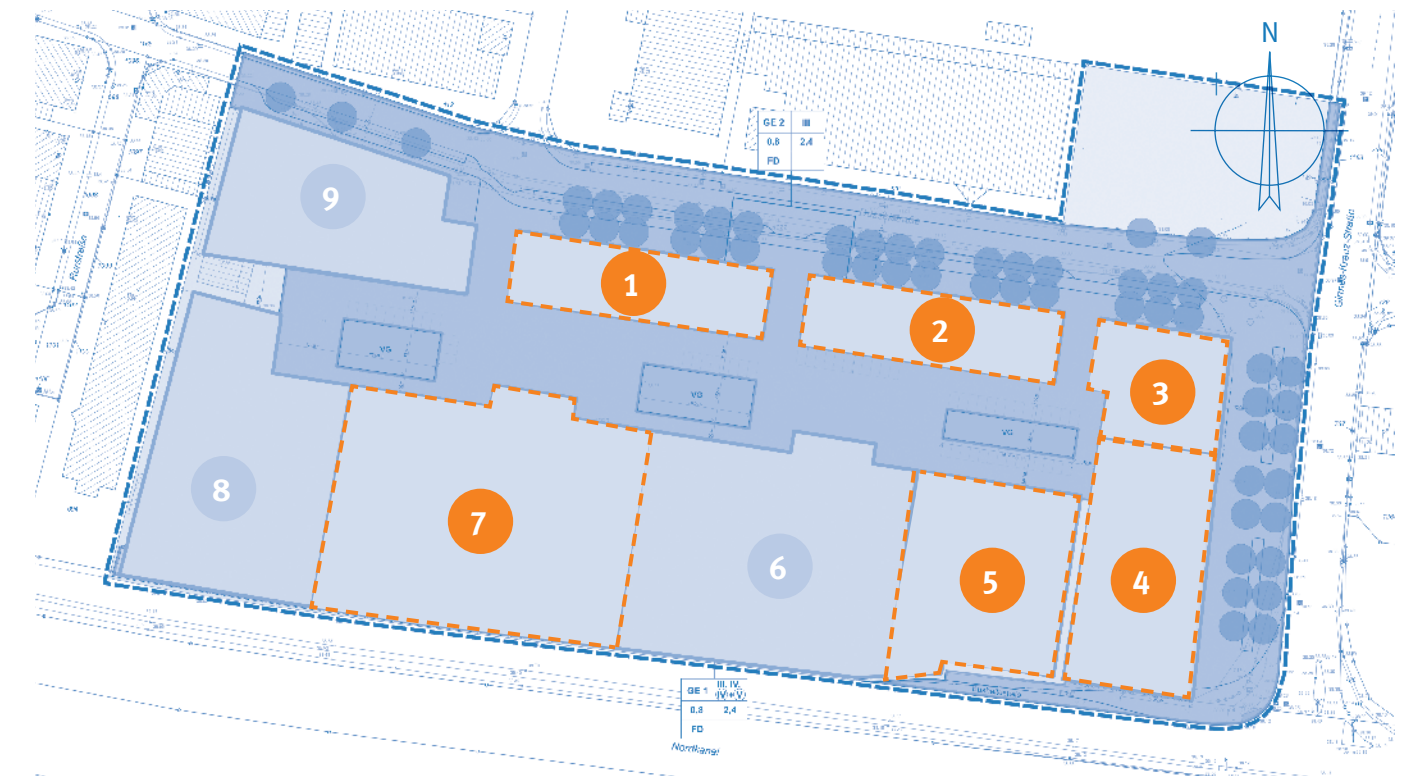
Prestigious location as entry point to the town centre





Construction of a new mixed-use commercial building for XIAO Kaarst in Kaarst-Ost
© Marcus Wagner Architektur, Dortmund

Overview Kaarst-Ost



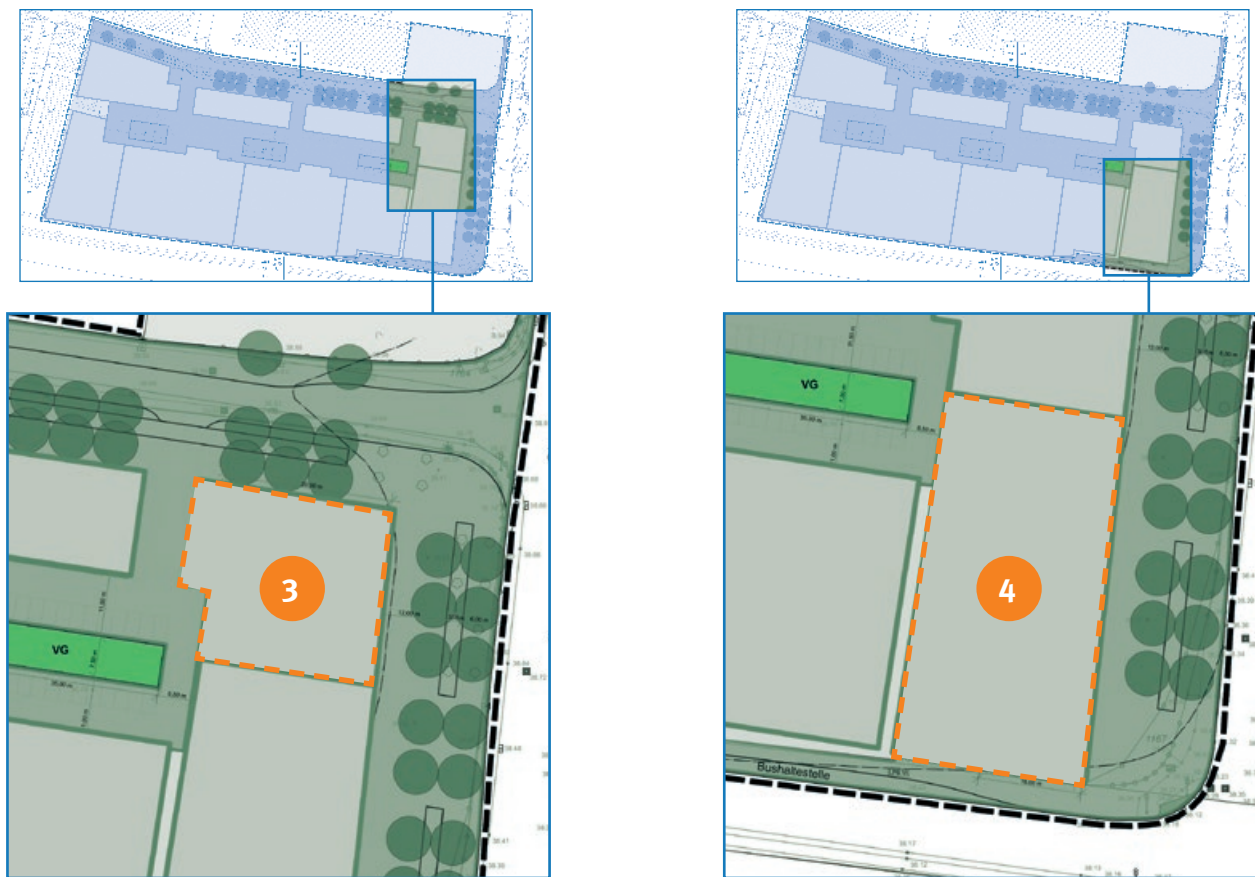
- | | |
|---------------|-------------------------------|
| Plot 1 | – Plot area approx. 1,350 sqm |
| Plot 2 | – Plot area approx. 1,350 sqm |
| Plot 3 | – Plot area approx. 1,050 sqm |
| Plot 4 | – Plot area approx. 2,300 sqm |
| Plot 5 | – Plot area approx. 2,190 sqm |
| Plot 6 | – Sold |
| Plot 7 | – Plot area approx. 4,900 sqm |
| Plot 8 | – Sold |
| Plot 9 | – Sold |

Dotted marking shows approximate area



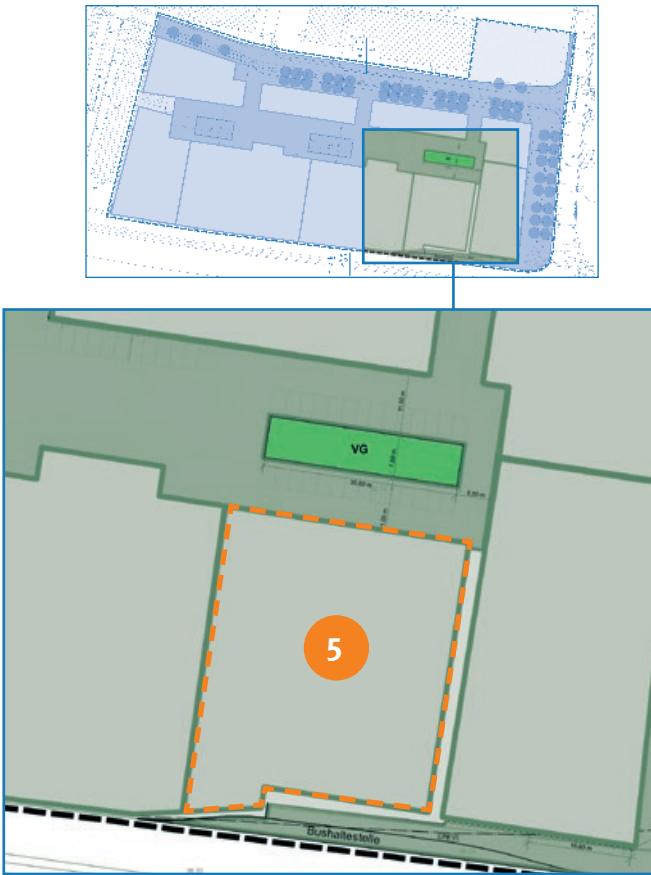
Plot area each approx. 1,350 sqm	Number of storeys up to 3 + Mezzanine
Plot area each to be built on up to approx. 1,080 sqm	Floor area each each up to approx. 3,240 sqm

Site occupancy index 0.8	FSI 2.4	* Expert assessment on the building plot available * Building permit can be applied for immediately
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Plot area approx. 1,050 sqm	Number of storeys 4 + Mezzanine	Plot area approx. 2.300 sqm	Number of storeys 3 to 5 + Mezzanine
Plot area each to be built on approx. 840 sqm	Floor area each up to approx. 2.500 sqm	Plot area each to be built on up to approx. 1,840 sqm	Floor area each up to approx. 5,500 sqm

Site occupancy index 0.8	FSI 2.4	* Expert assessment on the building plot available * Building permit can be applied for immediately	Several plots can be combined into one.
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Plot area approx. 2.190 sqm	Number of storeys 3 + Mezzanine
Plot area each to be built on up to approx. 1,750 sqm	Floor area each up to approx. 5,250 sqm

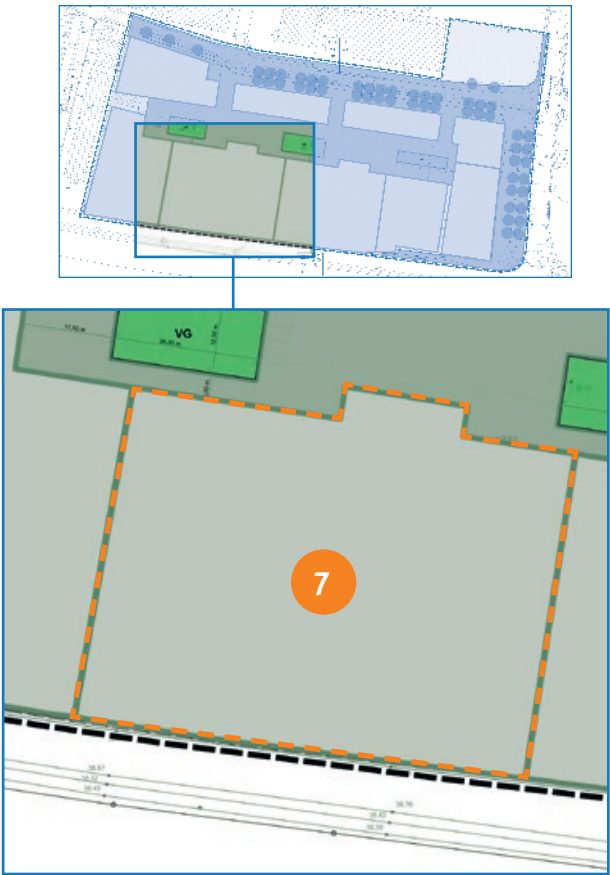
Site occupancy index
0.8

FSI
2.4

- * Expert assessment on the building plot available
- * Building permit can be applied for immediately

Several plots can be
combined into one.

Dotted marking shows approximate area



Plot area approx. 4.900 sqm	Number of storeys 3 to 4 + Mezzanine
Plot area each to be built on up to approx. 3,920 sqm	Floor area each up to approx. 11,760 sqm

Site occupancy index
0.8

FSI
2.4

- * Expert assessment on the building plot available
- * Building permit can be applied for immediately

Several plots can be
combined into one.

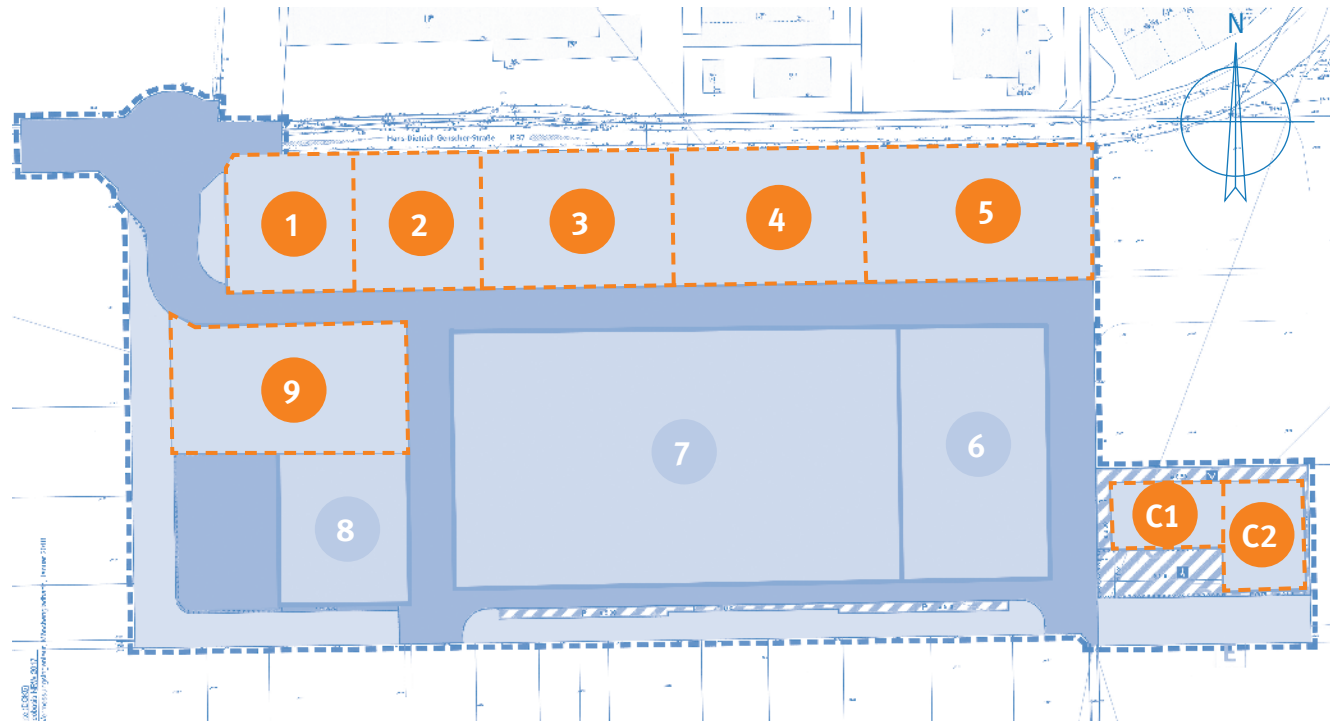
Dotted marking shows approximate area

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Commercial area Kaarster Kreuz

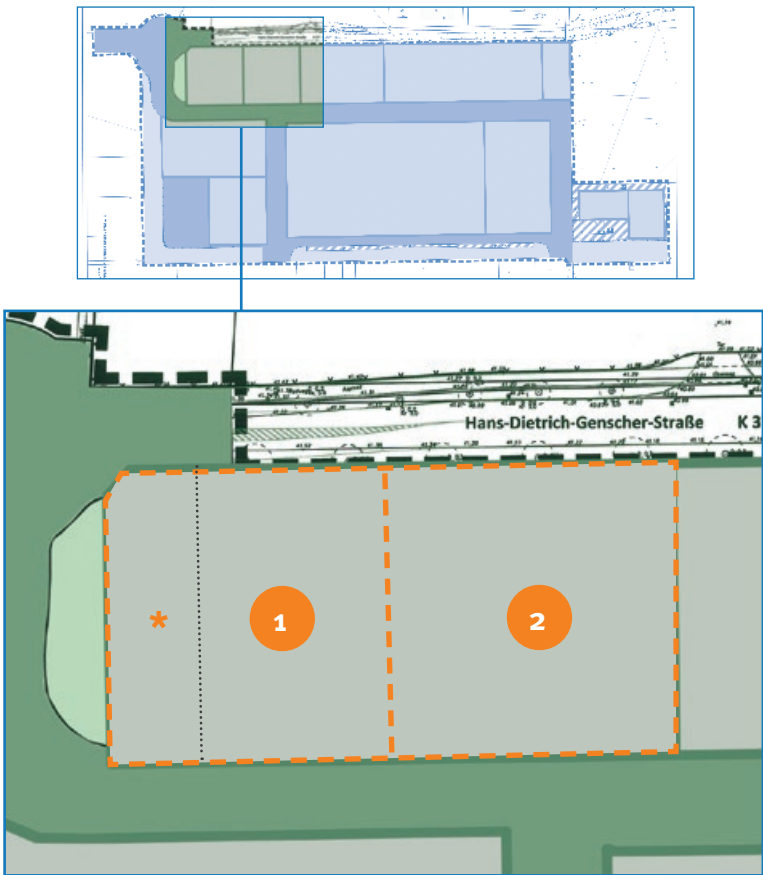


Overview Kaarster Kreuz



- | | |
|----------------|-------------------------------|
| Plot 1 | – Plot area 3,420 sqm |
| Plot 2 | – Plot area 3,420 sqm |
| Plot 3 | – Plot area 5,400 sqm |
| Plot 4 | – Plot area 5,400 sqm |
| Plot 5 | – Plot area 6,240 sqm |
| Plot 6 | – Sold |
| Plot 7 | – Sold |
| Plot 8 | – Sold |
| Plot 9 | – Plot area approx. 6,500 sqm |
| Central Area 1 | – Plot area approx. 1,508 sqm |
| Central Area 2 | – Plot area approx. 1,584 sqm |

Visualization of the construction project for the data center of the financial administration for North Rhine-Westphalia by Landmarken AG Architekten BDA on the southern plots of the Kaarster Kreuz commercial area



Plot area each
approx.
3,420 sqm

Permissible building height
up to 13 m
* up to 16 m

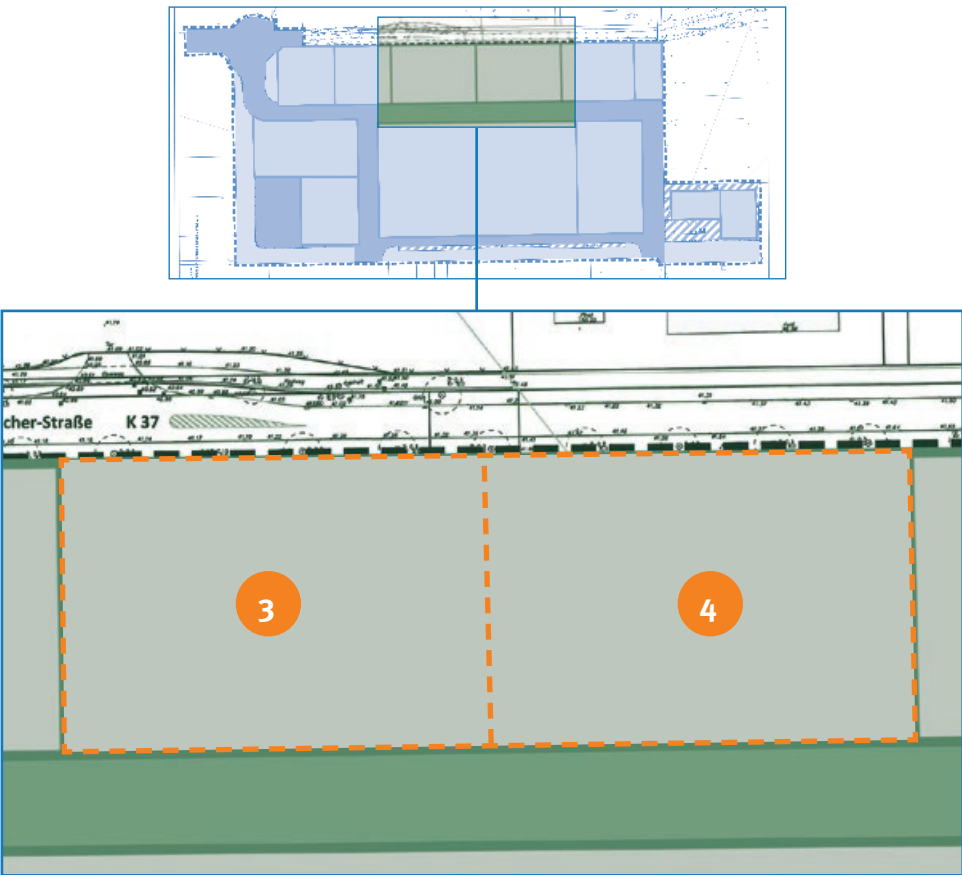
Site occupancy index
0.8*

* With green roofs there is the option
of achieving a site occupancy index of 0.9.

- * Expert assessment on the building plot
available
- * Building permit can be applied for
immediately

Several plots can be
combined into one.

Dotted marking shows approximate area



Plot area each
approx.
5,400 sqm

Permissible building height
up to 13 m

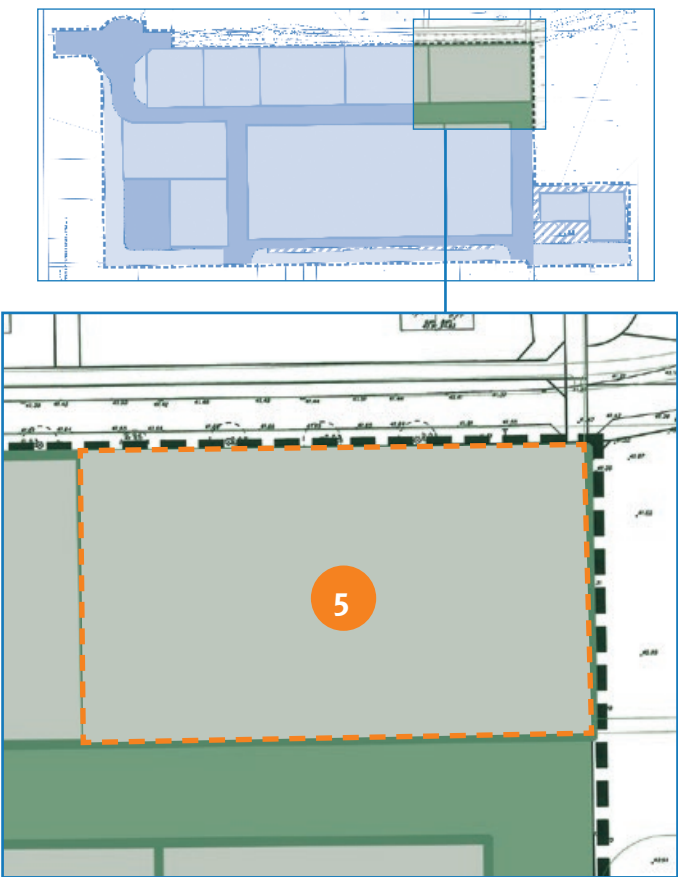
Site occupancy index
0.8*

* With green roofs there is the option
of achieving a site occupancy index of 0.9.

- * Expert assessment on the building plot
available
- * Building permit can be applied for
immediately

Several plots can be
combined into one.

Dotted marking shows approximate area



Plot area
approx.
6,240 sqm

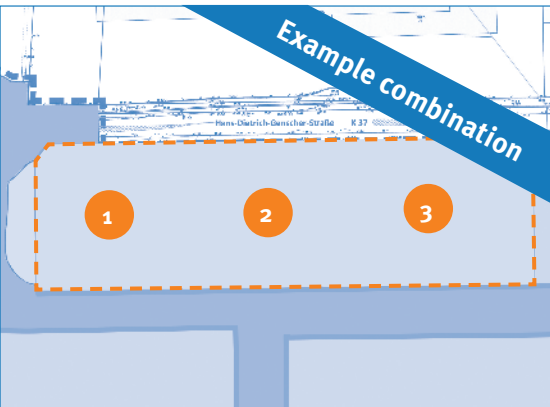
Permissible building height
up to 13 m

Site occupancy index
0.8*

* With green roofs there is the option
of achieving a site occupancy index of 0.9.

- * Expert assessment on the building plot
available
- * Building permit can be applied for
immediately

a

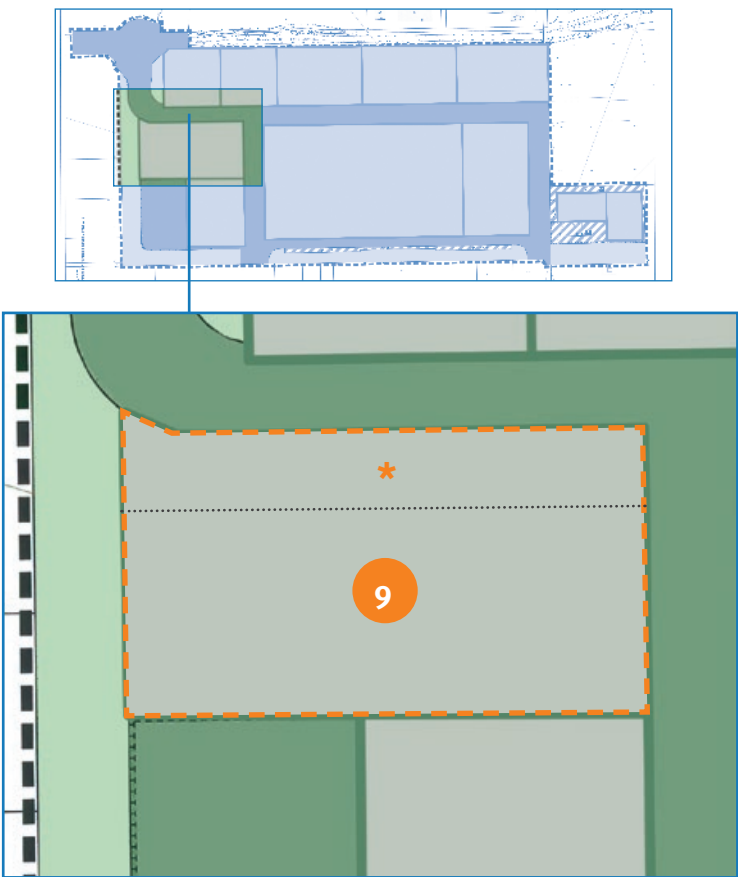


Example 1:
1 plot approx. 3,420 sqm
with one building
and one hall

Example 1 und 2:
2 plots together approx. 6,900 sqm
with one building

Example 1, 2 und 3:
3 plots together approx. 11,440 sqm
with two buildings
and one hall

Several plots can be
combined into one.



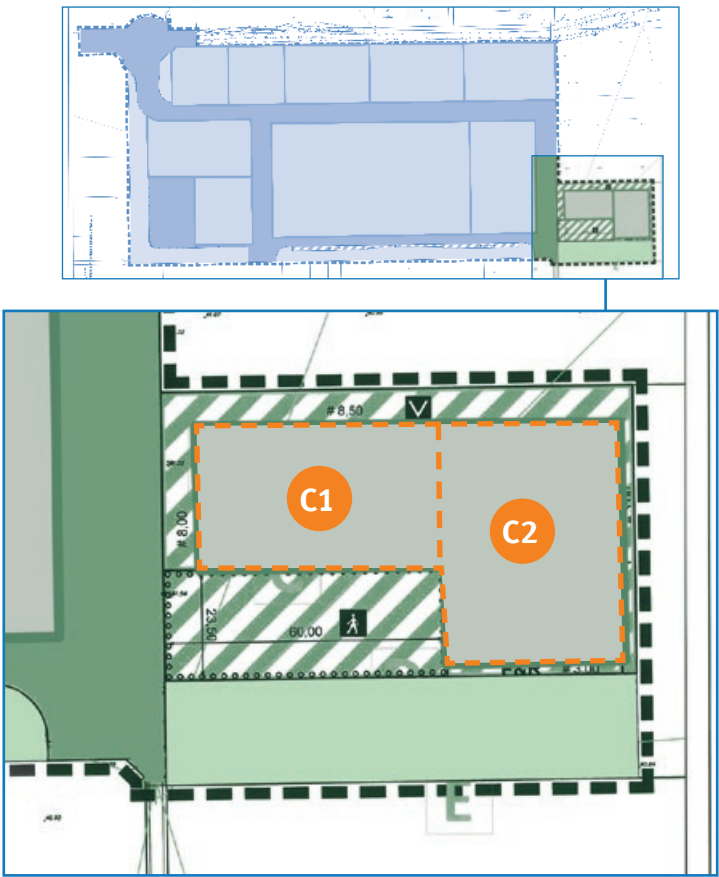
Plot area
approx.
6,500 sqm

Permissible building height
up to 13 m
* up to 16 m

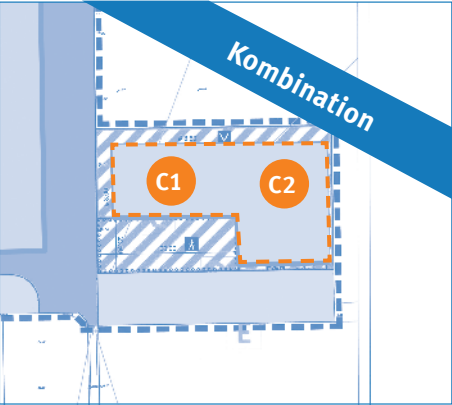
Site occupancy index
0.8*

* With green roofs there is the option
of achieving a site occupancy index of 0.9.

- * Expert assessment on the building plot available
- * Building permit can be applied for immediately



Plots C1 and C2
can be combined



Example C1 und C2:
2 plots together approx. 3,100 sqm

Plot arean
Z1¹⁾ – approx.
1,508 sqm
Z2²⁾ – approx.
1,584 sqm

Permissible building height
up to 13 m
up to 13 m

Site occupancy index

1) 1.0 / 2) 0.8*

* With green roofs there is the option
of achieving a site occupancy index of 0.9.

- * Expert assessment on the building plot
available
- * Building permit can be applied for
immediately

Several plots can be
combined into one.

Dotted marking shows approximate area



Central area

A lively center for a modern commercial area with sustainable future prospects

With the central square, the Kaarster Kreuz commercial area will have a modern social center. We want the new companies, as well as their employees, to feel comfortable in our modern commercial areas. For us, this includes creating an opportunity for exchange and joint activities on site. Of course, this also includes lunchtime meals. We will display all of this in the central square.

We are currently planning a gastronomic offering with changing options in the central square, and would also like to have a place where food trucks can stop regularly to supplement the offering.

What about company parties or meetings? The catering industry should also be a starting point for this.

Are you organizing a larger event, an anniversary, the launch of a new product, perhaps with partners or customers from abroad? No problem either: the central square will have an event room and meeting room for up to 200 people. So first show your guests your company before you briefly cross the street and reach a sufficiently large and representative conference room within a few minutes - with catering, of course.

We are also planning further low-threshold offers for companies and employees, an express parcel and a post hub with a kiosk - in case something is missing or needs to be sent quickly.

Furthermore we are planning to set up some offices that can be rented individually by start-ups, founders or even by companies if, for example, a project creates a temporary need for additional space.

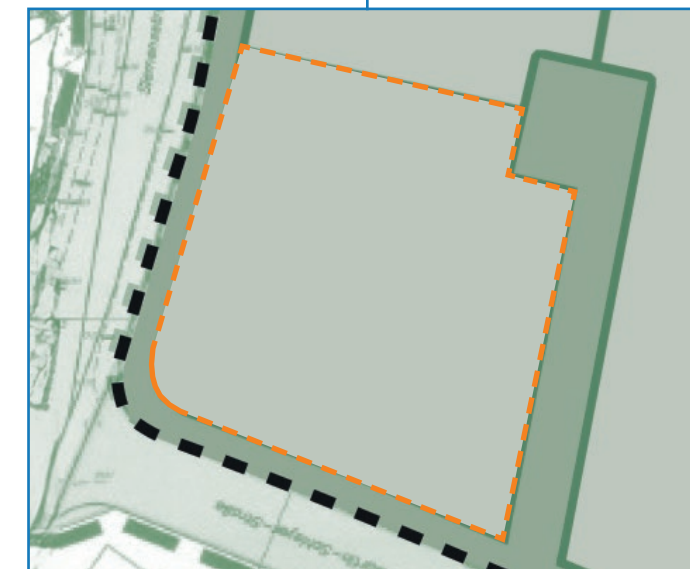
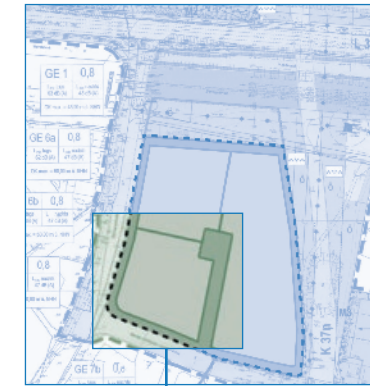
The commercial area should still be a lively and attractive place after work, which is why we are planning a sports and leisure facility in the central square in addition to the gastronomic and spatial offerings. For example, a bouldering or climbing hall with a green lounge area.

You don't see a "central" area yet, where should it be?

The central square will be created in the southeastern area of the commercial area. The area is not yet central, but in further expansion stages it is planned to close the gap to the Ikea site and double the commercial space to the south. The upcoming expansion of around 15 hectares is already included in the land use plan, and a third construction phase of around 9 hectares is included in the regional plan. The final commercial area will have an area of approximately 35 hectares. The central square is expected to be realized with the start of the second expansion stage.



New commercial building with hall in Holzbüttgen-Ost

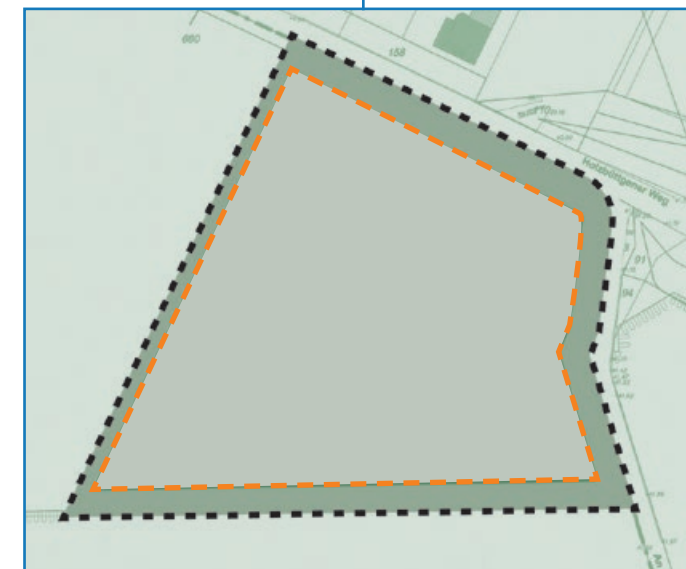
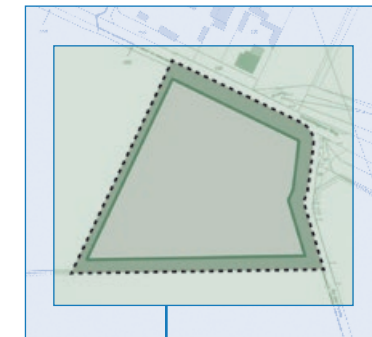


Plot area
approx.
4,700 sqm

Permissible building height
up to approx.
12 m

Site occupancy index
0.8

- * Expert assessment on the building plot available
- * Building permit can be applied for immediately



Plot area
approx.
12.500 sqm

Permissible building height
up to approx.
14 m

Site occupancy index
0.8

- * Expert assessment on the building plot available
- * Building permit can be applied for immediately

Dotted marking shows approximate area

Visualization of the construction project for AES motomation GmbH by Schrammen Architekten BDA on the northwestern plot of the commercial area Kaarst-Ost



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