



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***

Kaarst-Ost

page 6

Kaarster Kreuz

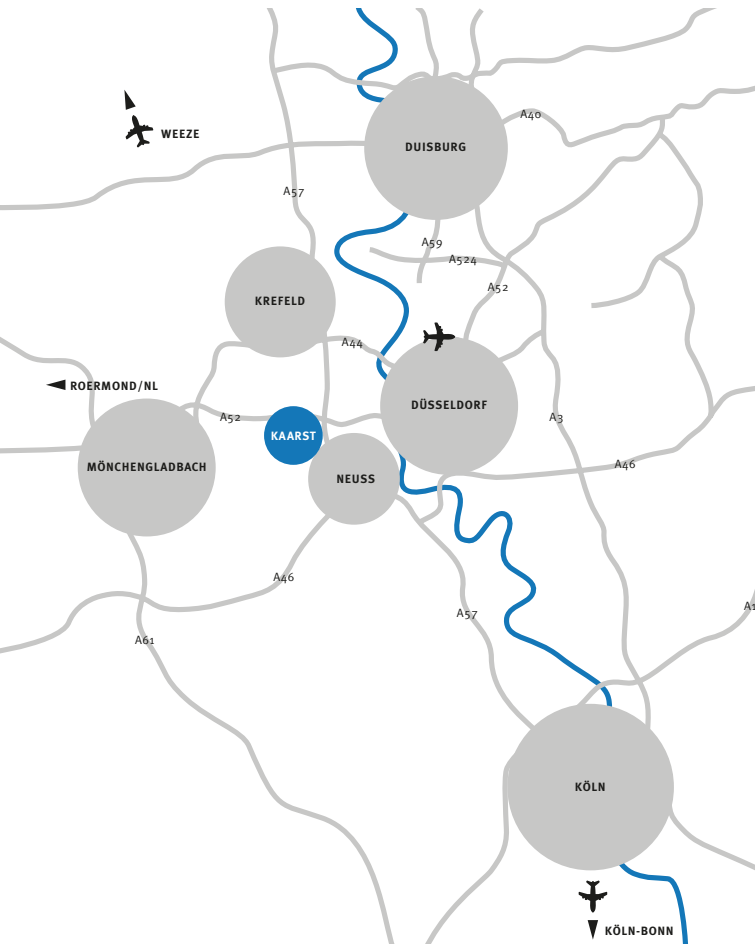
page 12

Holzbüttgen-Ost

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Hüngert

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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
- * In direct proximity to the DE-CIX Düsseldorf Internet Exchange

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% (449% as of 2027)	Sewage charges Waste water Rainwater 2.53 €/cum 0.90 €/cum	Workforce about 9,500
Property tax B 504%	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 Indus- try and Commerce, average: 100)	Unemployment rate 4,8%

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

Together with the companies in the commercial 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
- * Close to Düsseldorf, Germany's third-largest airport, offering connections to more than 160 destinations worldwide, including direct flights to New York, Dubai, Doha, and Madrid
- * Approx. 110 km to Eindhoven Airport
Approx. 130 km to Liège Airport
- * Approx. 20 min to Düsseldorf city centre
- * Two S-Bahn connections/two bus connections to Düsseldorf
- * Close to inland ports Duisburg and Neuss
- * 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



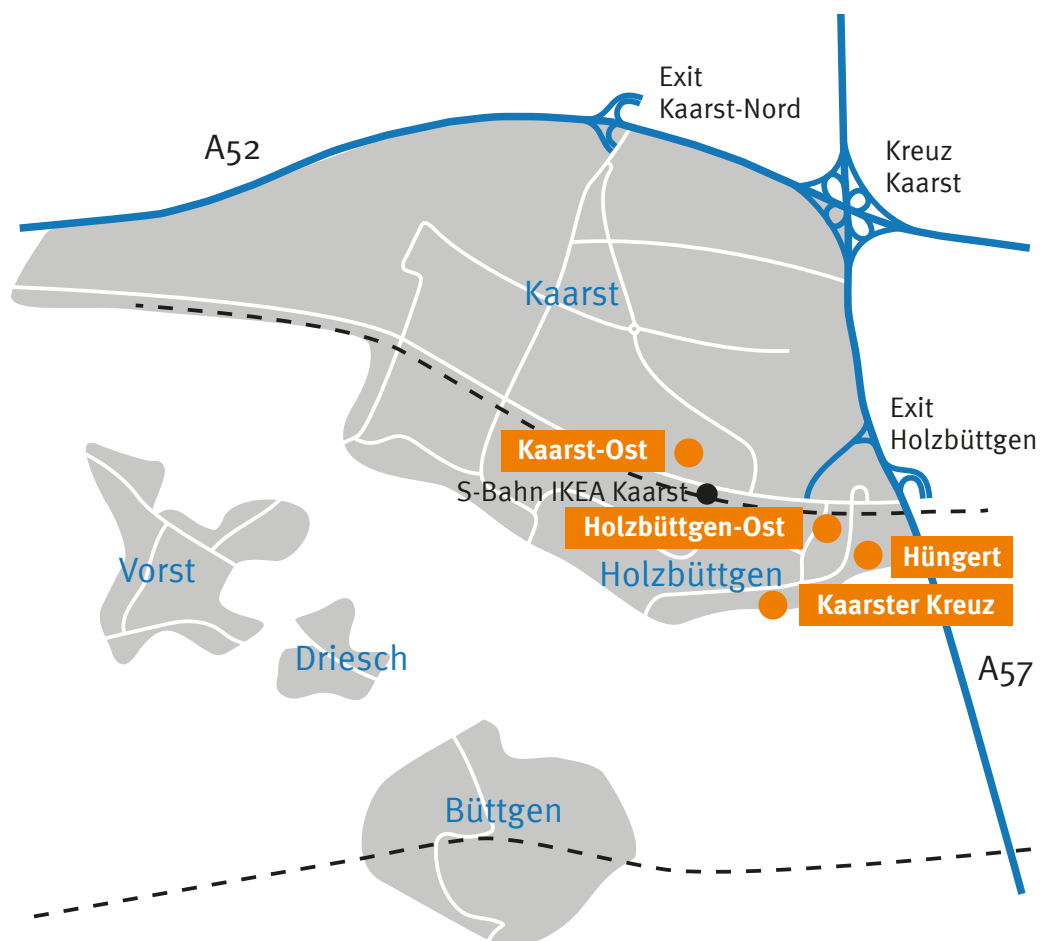
Social aspects

- * 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)
- * Rotary Club, Lions Club, entrepreneur networks, highly connected business community
- * Active business development

Prestigious location as entry point to the town centre



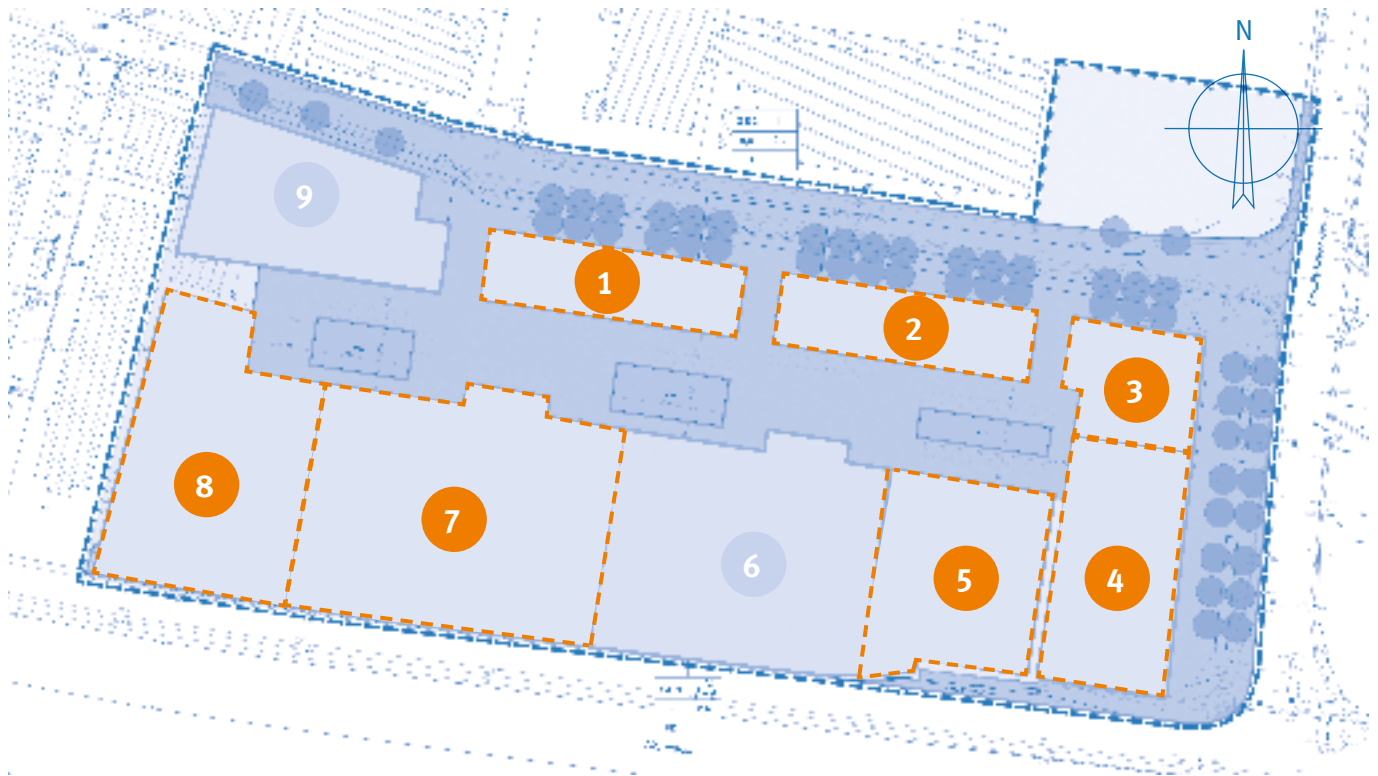
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Commercial area Kaarst-Ost



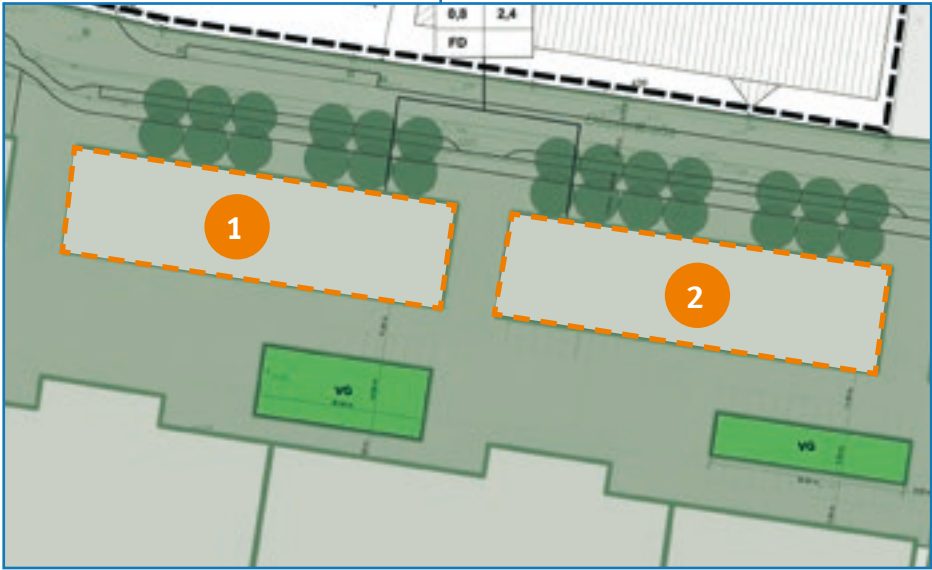
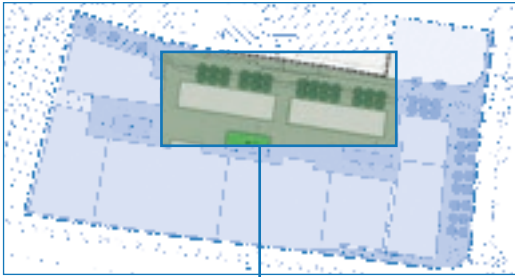
Construction of a new mixed-use commercial building for XIAO Kaarst in Kaarst-Ost
© Marcus Wagner Architektur, Dortmund

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	– Plot area approx. 3,660 sqm
Plot 9	– Sold

Kaarst-Ost **Plot 1 + 2**



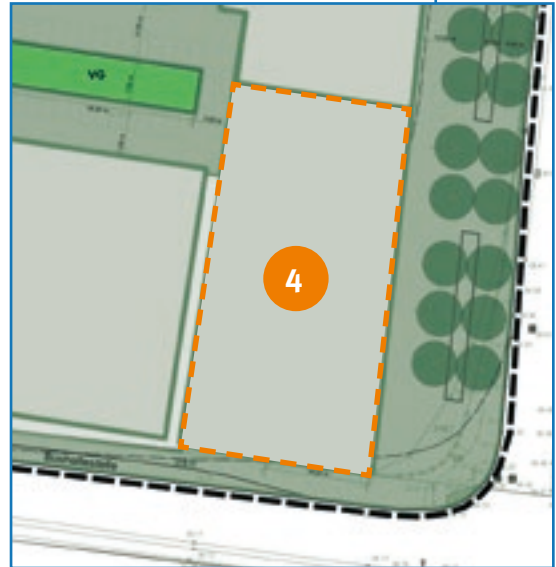
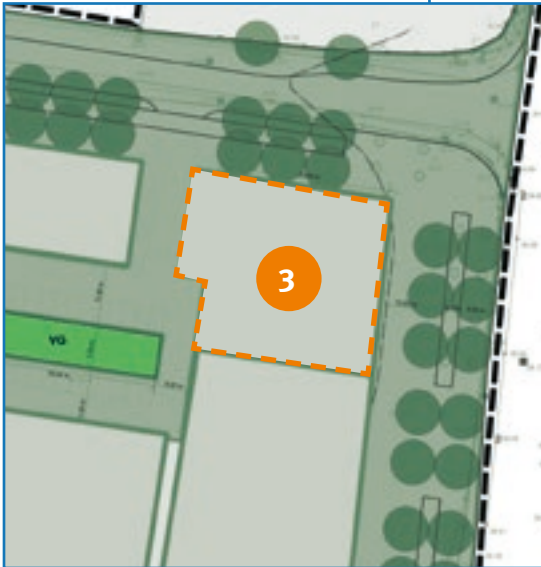
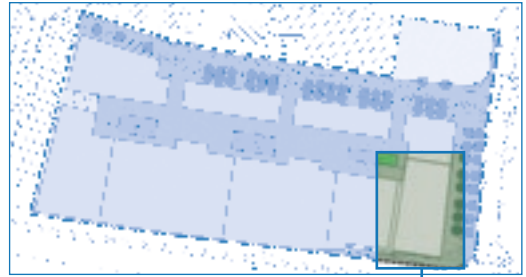
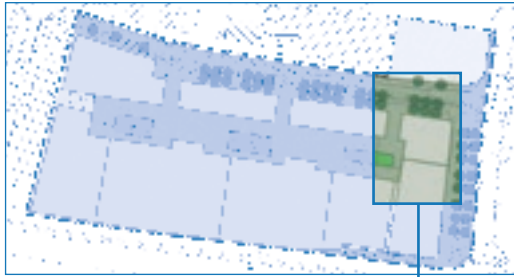
Plot area each approx. 1,350 sqm	Number of storeys up to 3 + Mezzanine
Plot area each to be built on up to approx. 1,080 sqm	Floor area each each up to approx. 3,240 sqm

Site occupancy index
0.8

FSI
2.4

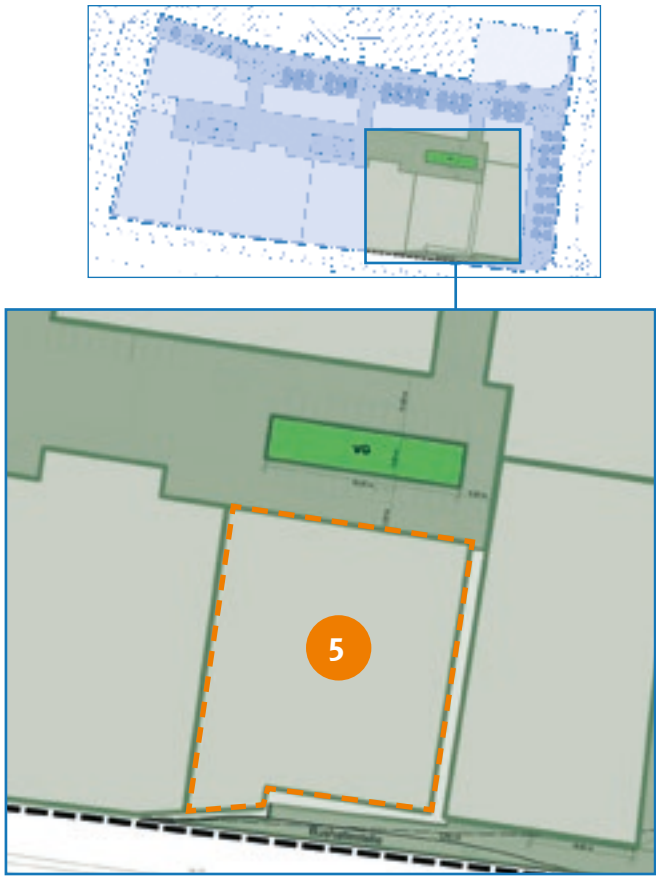
- * Expert assessment on the building plot available
- * Building permit can be applied for immediately

Plots 3 + 4 Kaarst-Ost



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.

Kaarst-Ost **Plot 5**



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

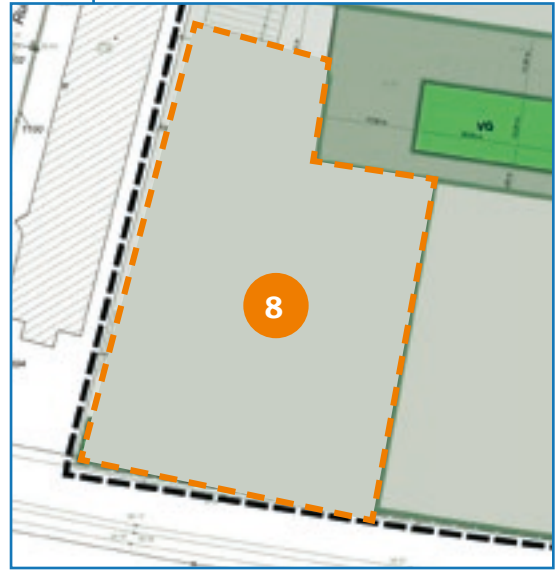
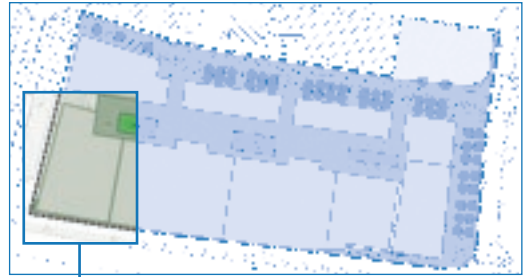
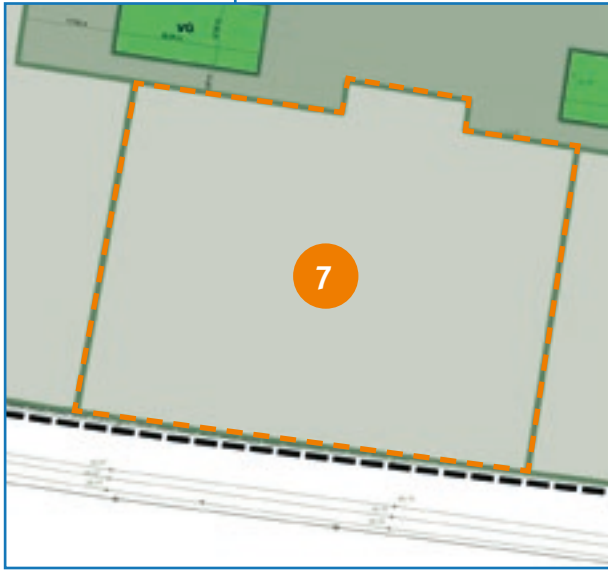
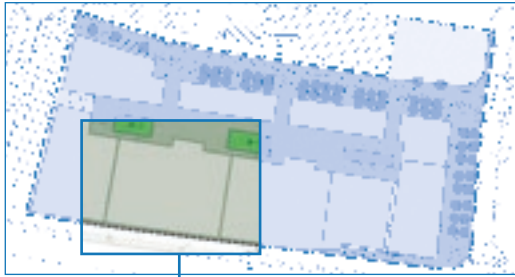
Site occupancy index
0.8

FSI
2.4

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

Several plots can be combined into one.

Plots 7 + 8 Kaarst-Ost



Plot area approx. 4,900 sqm	Number of storeys 3 to 4 + Mezzanine	Plot area approx. 3,660 sqm	Number of storeys 3 + Mezzanine
Plot area each to be built on up to approx. 3,920 sqm	Floor area each up to approx. 11,760 sqm	Plot area each to be built on up to approx. 2,930 sqm	Floor area each up to approx. 8,780 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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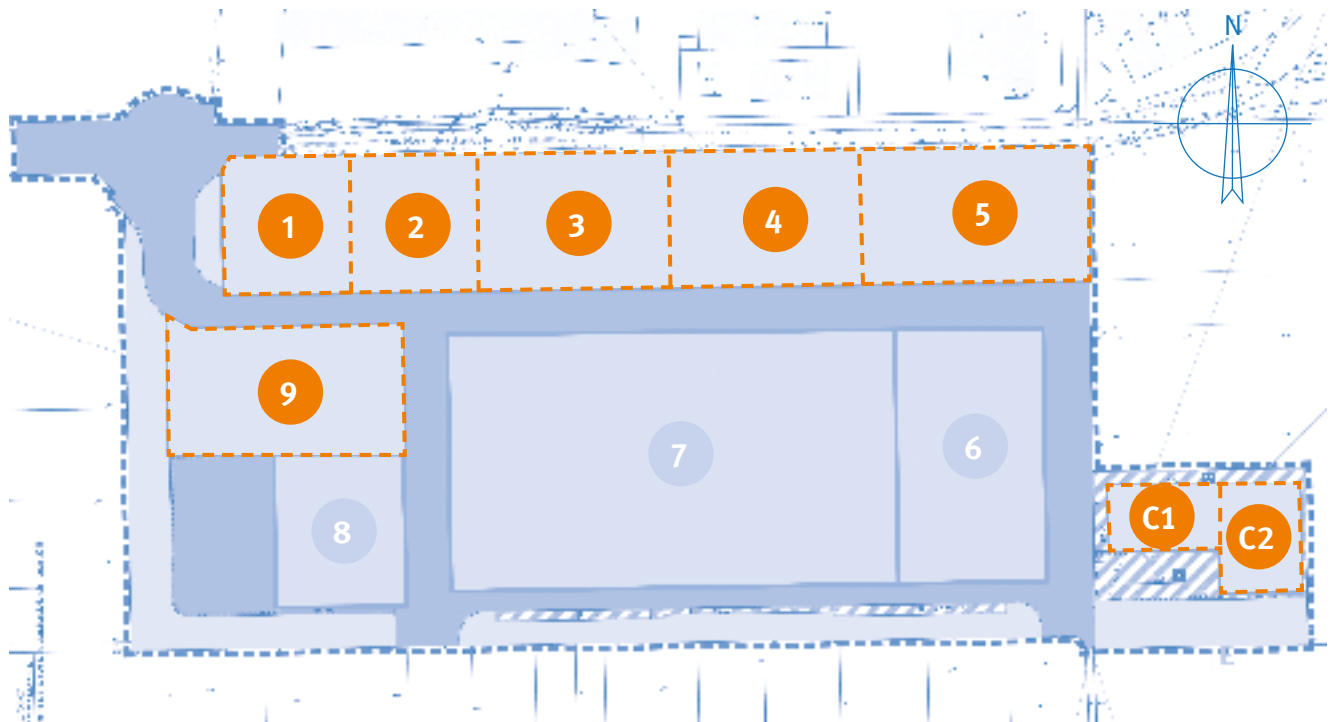
Commercial area Kaarster Kreuz



Visualisation © Landmarken AG, HH Vision

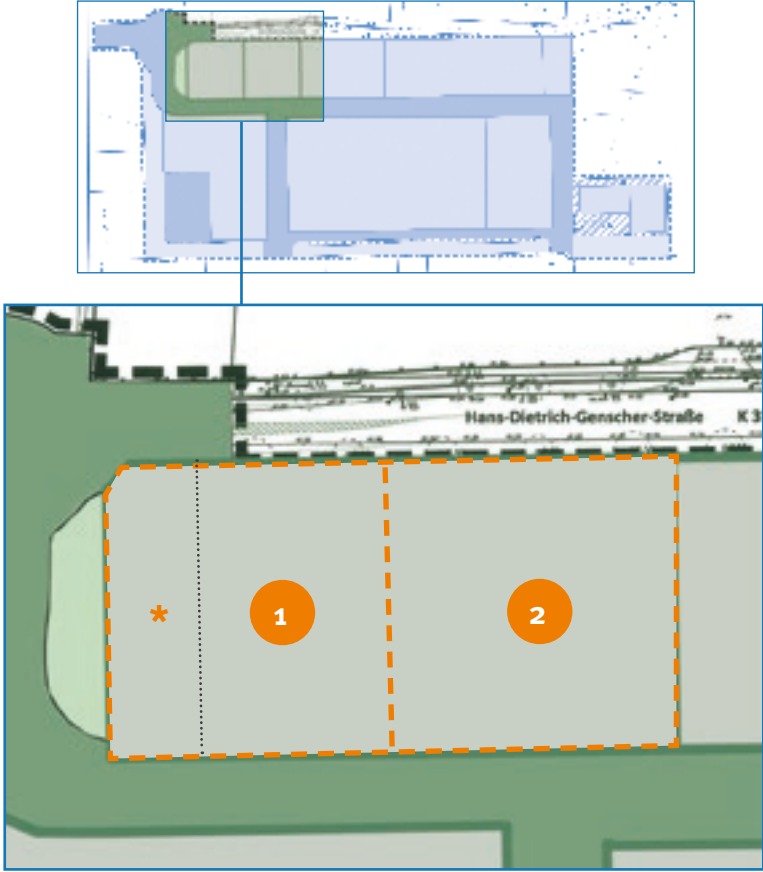
Visualization of the construction project for the data center of the financial administration for North Rhine-Westphalia by Landmarken AG Architekten BDA on the southern plots of the Kaarster Kreuz commercial area

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

Kaarster Kreuz Plot 1 + 2



Plot area each
approx.
3,420 sqm

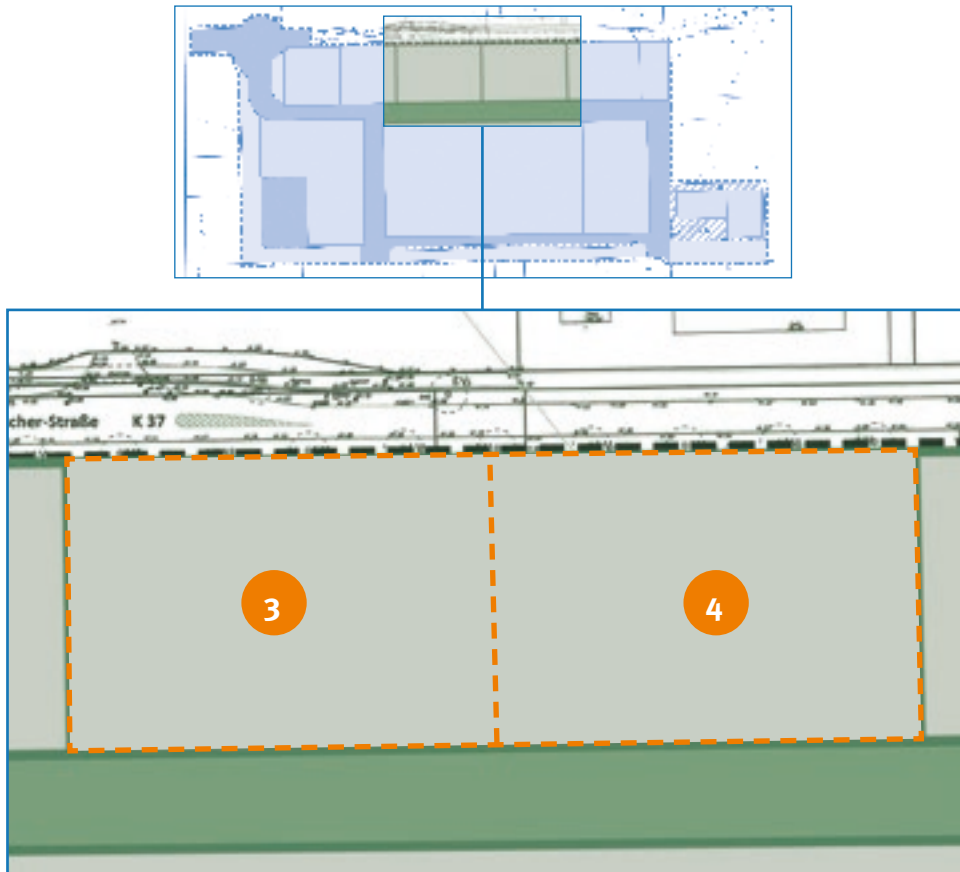
Permissible building height
up to 13 m
* up to 16 m

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.



Plot area each
approx.
5,400 sqm

Permissible building height
up to 13 m

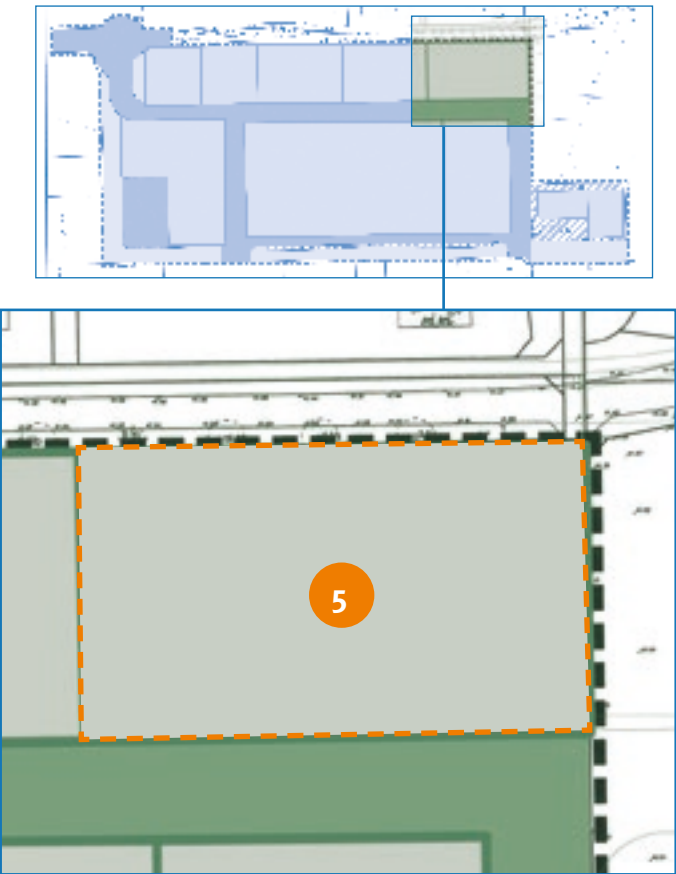
Site occupancy index

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.



Plot area
approx.
6,240 sqm

Permissible building height
up to **13 m**

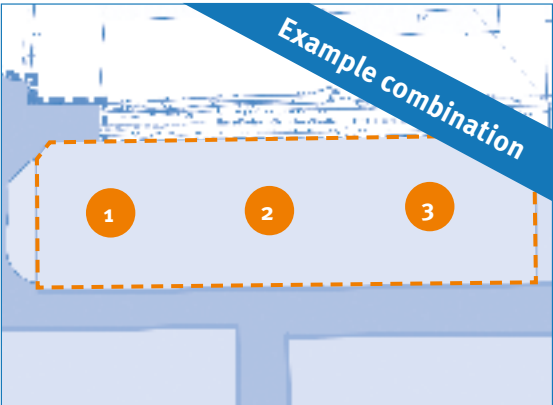
Site occupancy index
0.8*

* 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

Several plots can be
combined into one.

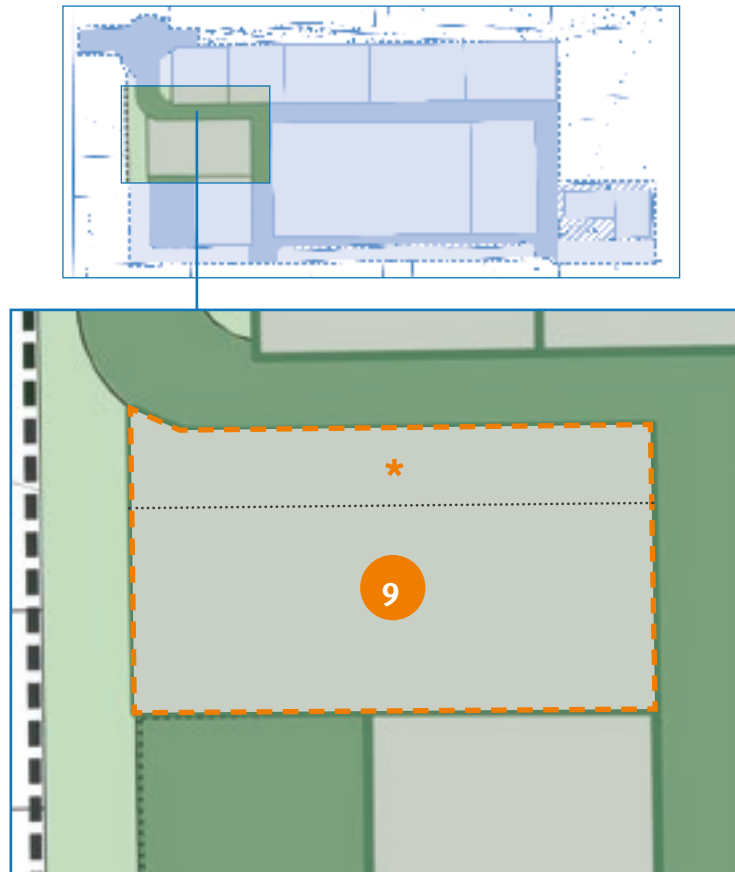
a



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



Plot area
approx.
6,500 sqm

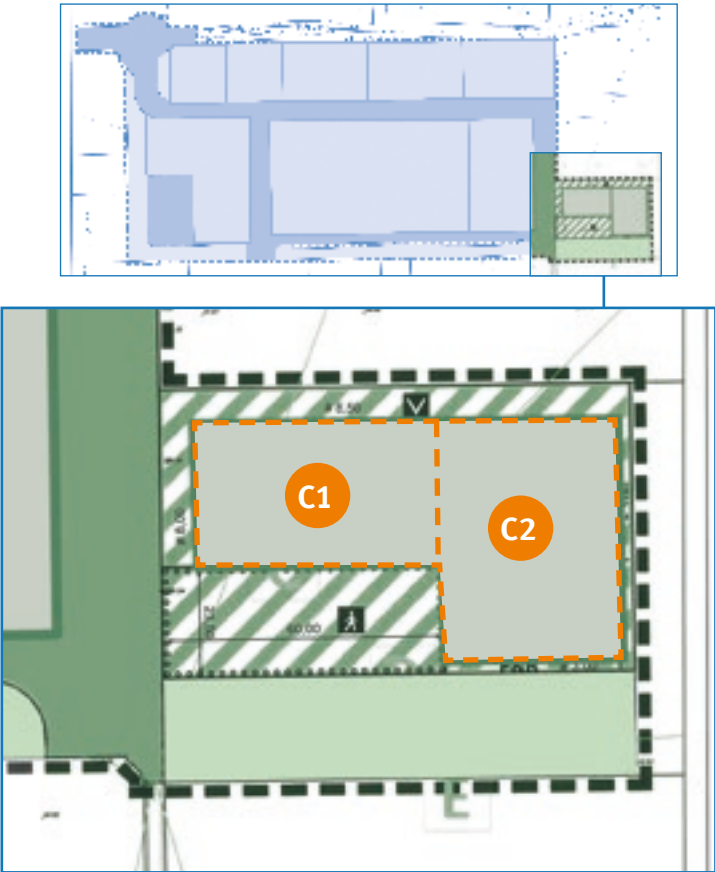
Permissible building height
up to 13 m
* up to 16 m

Site occupancy index
0.8*

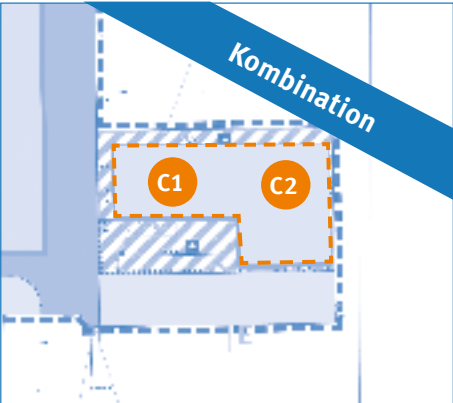
* With green roofs there is the option
of achieving a site occupancy index of 0.9.

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

Kaarster Kreuz Central area **C1** und **C2**



Plots C1 and C2
can be combined



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

Plot area

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.**



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?

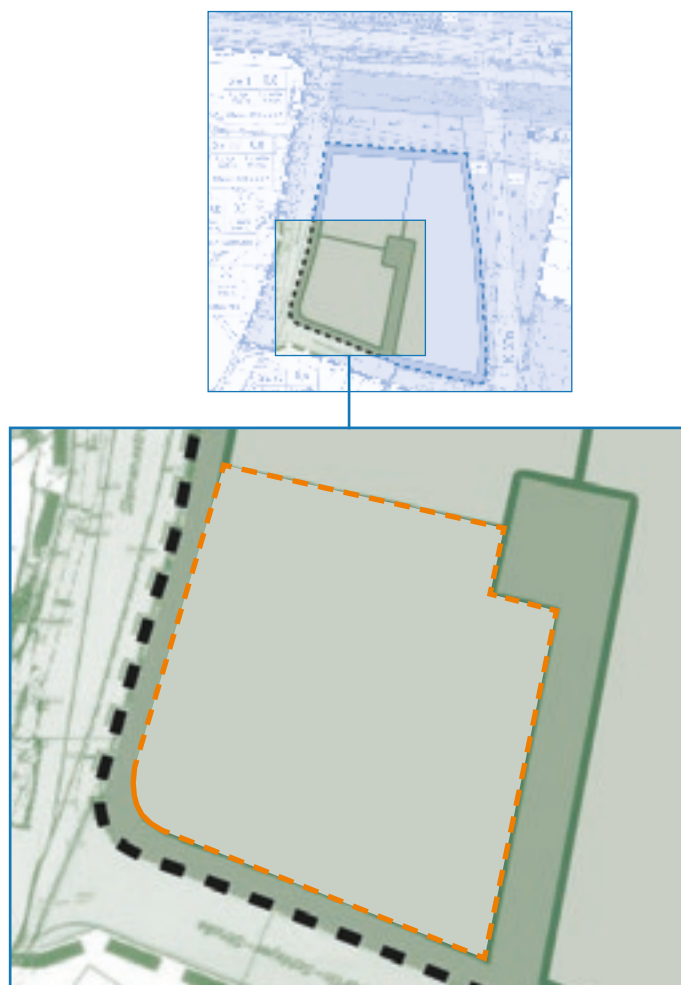
The central square will be created in the southeastern area of the commercial area. The area is not yet central, but in further expansion stages it is planned to close the gap to the Ikea site and double the commercial space to the south. The upcoming expansion of around 15 hectares is already included 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.

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Commercial area Holzbüttgen-Ost



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

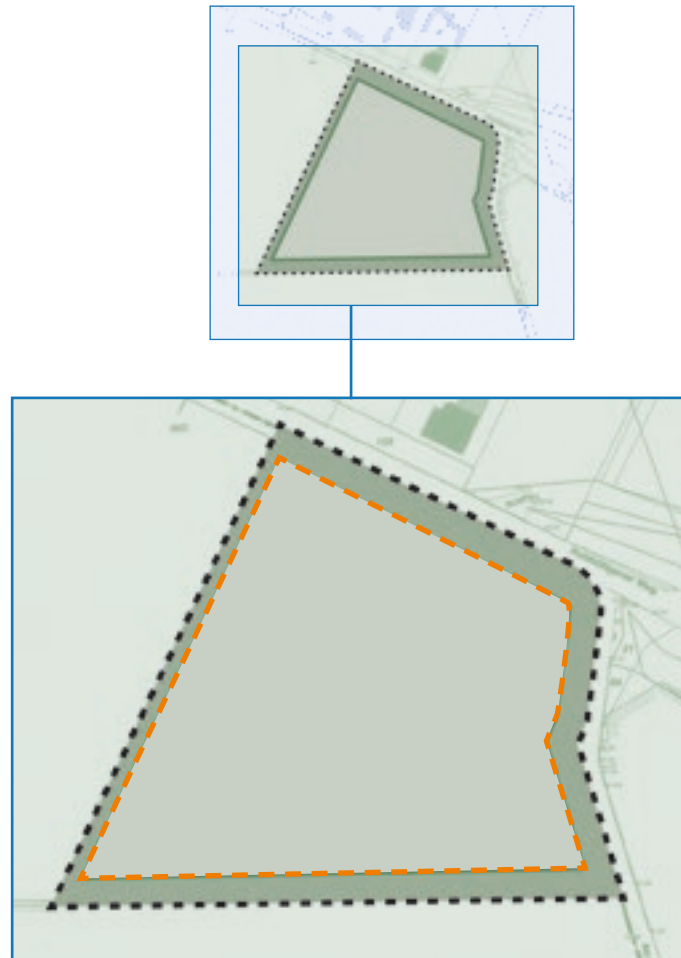
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Commercial area Hüngert



Visualization © Schrammen Architekten BDA

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



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



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Die Wirtschaftsförderung

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