

Land available for office construction

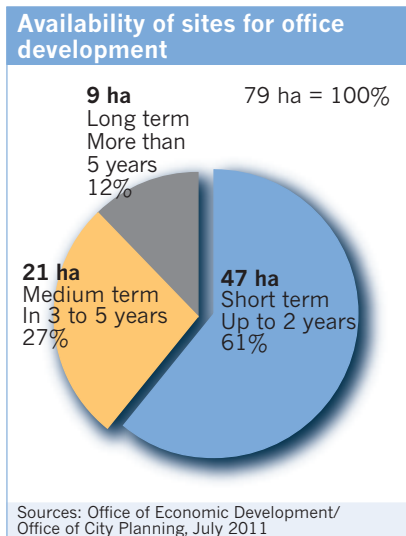
77.65 ha of construction land for an additional 2.4 million m² of office space

Active estate management is a high priority in a growing city like Düsseldorf. Düsseldorf must also in the future provide sufficient residential building land for its increasing population. Moreover, as a major centre of the services industry, the state capital will obviously also offer a differentiated and qualitatively adequate portfolio of development land for existing companies as well as for new ventures in order to ensure that they continue to have the necessary development potential.

Currently, 101.5 ha of net building land are available in 38 urban core areas. Land reserves for purely office/core area usage amount to approximately 77.65 ha. The latter sites alone offer a potential GFA (gross floor area) of around 2.4 million m² of new office space.

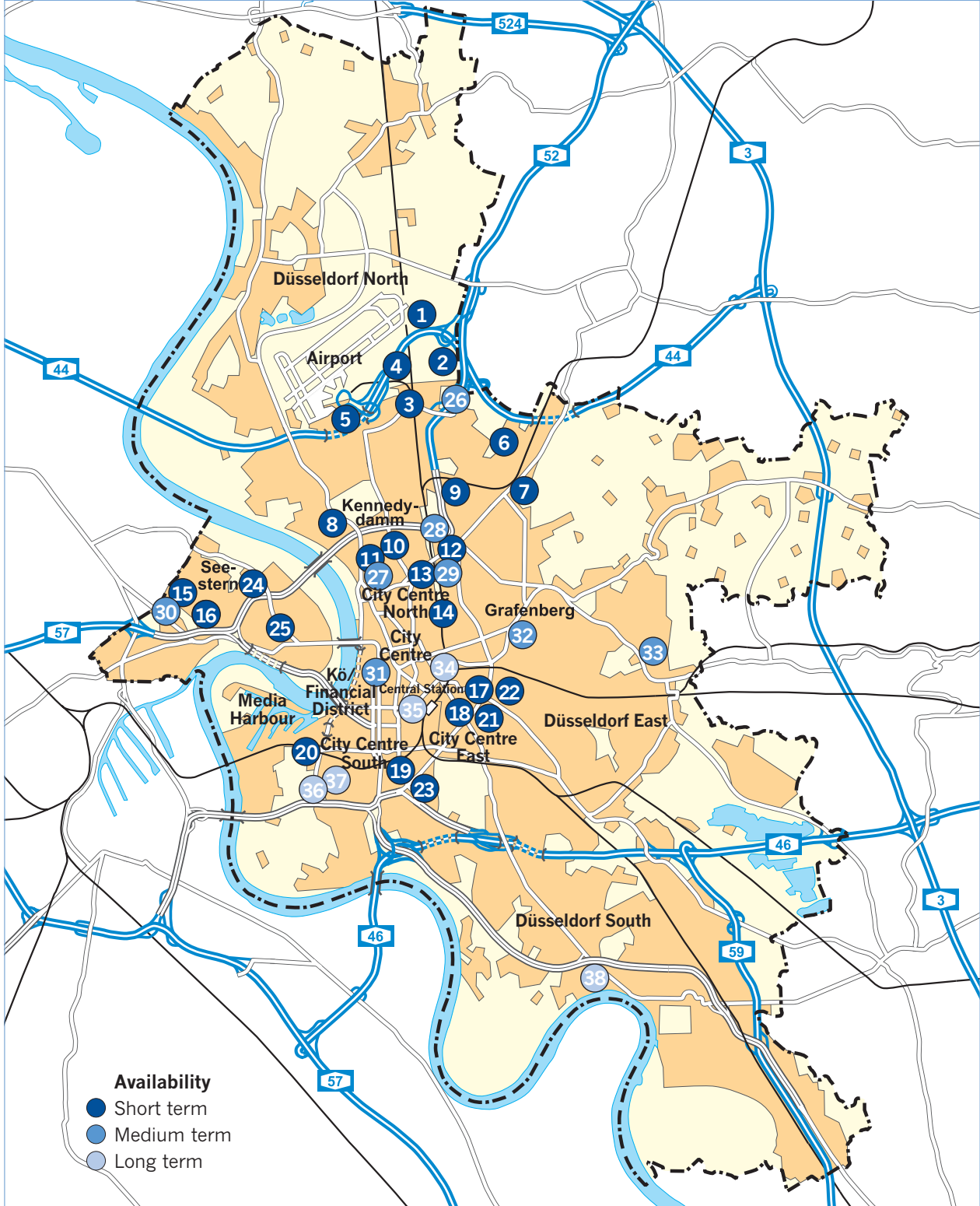
Of this, around 47.09 ha (= 60.6%) of this area is available at short notice. This corresponds with a potential GFA of approximately 1.47 million m². Over the medium term (in approximately three to five years),

around 21.16 ha (27.3%; 662,000 m² GFA) are available, whilst an additional approximately 9.4 ha (12.1%, 295,000 m² GFA) will be offered in the long term. Given an average rate of office construction of around 129,000 m² GFA annually (2001 to 2011), this would imply that the city's portfolio of land reserves for new office construction will meet the demand in the foreseeable future. Additional potential exists in the fact that the refurbishment and reactivation of currently vacant office premises may continue to be anticipated in the next few years.



Oben: Quartier (n) in Düsseldorf North;
Left: the planned Pantarehei at the airport

Areas available for office construction



Areas available for office construction in Düsseldorf					
Ref.	Location of site	District	Net building-area (in ha)	Of which Urban Core Area (in ha)	Planning status
1	Airport – ICE Station	Lichtenbroich	2.09	2.09	Binding plan
2	Heltorfer Straße	Lichtenbroich	2.07	1.08	Binding plan
3	Parsevalstraße/Hamborner Straße	Unterrath	0.50	0.50	Binding plan
4	Former Kaufring/northern Kieshecker Weg	Lichtenbroich	5.05	3.03	Binding plan
5	Airport City/Flughafenstraße	Unterrath	4.78	4.78	Binding plan
6	Theodorstraße/A 44	Rath	6.52	5.21	Binding plan
7	Eastern Selbecker Straße	Rath	3.87	3.87	Binding plan
8	Meineckestraße	Golzheim	1.30	1.30	Binding plan
9	Opitzstraße/southern Vogelsanger Weg	Mörsenbroich	3.50	2.80	In progress
10	Ulmenstraße/Rather Str. (Rheinmetall)	Derendorf	0.41	0.41	Binding plan
11	NDD Tannenstraße	Derendorf	1.86	1.86	Binding plan
12	Grashof-/Münsterstraße	Düsseltal	2.44	2.44	Binding plan
13	Eastern Münsterstraße (ARAG)	Düsseltal	0.27	0.27	Binding plan
14	Former Güterbahnhof Derendorf (MK)	Pempelfort	1.65	0.83	Binding plan
15	Northern Willstätterstraße	Heerd	3.63	3.63	Binding plan
16	Heerdter Lohweg (Stadtwerke site)	Heerd	0.98	0.98	In progress
17	Werdener Straße/former VKW	Oberbilk	1.53	1.53	Binding plan
18	Eastern Kölner Straße (IHZ)	Oberbilk	1.85	1.85	Binding plan
19	Mecum-/Fruchtstraße	Bilk	0.20	0.20	Binding plan
20	Northern Plockstraße	Hamm	2.30	2.30	Binding plan
21	Werdener Straße	Flingern South	0.65	0.65	Binding plan
22	Höherweg	Flingern South	0.37	0.26	Binding plan
23	Witzelstraße/Auf'm Hennekamp	Bilk	3.83	0.95	Binding plan
24	Expansion Seestern II/Oberlöricker Straße	Lörick	1.58	1.58	Binding plan
25	Former Oberkassel freight station	Oberkassel	2.69	2.69	Binding plan
Total area available in the short term			55.92	47.09	= 60.60%
26	Theodorstraße/A 52	Rath	9.67	5.80	In progress
27	Schwannstraße (former school)	Golzheim	1.16	1.16	In progress
28	(High rise) Mercedesstraße	Düsseltal	0.43	0.43	In progress
29	Northern Jülicher Straße/railway sidings	Derendorf	1.10	1.10	Binding plan
30	South-eastern Böhlerstraße	Heerd	4.31	1.29	In progress
31	Kö-Bogen (2nd phase)	City Centre	0.31	0.31	In progress
32	Schlüterstraße/Hohenzollern	Flingern North	4.30	4.30	In progress
33	Düssel-Park. Gerresheim South	Gerresheim	11.28	6.77	In progress
Total area available in the medium term			32.56	21.16	= 27.30%
34	Eastern Worringer Str./Wehrhahn suburban rail station	City Centre	1.36	1.36	GEP/FNP
35	Harkortstraße/Central station	City Centre	1.43	1.43	Preliminary planning
36	Northern Südring/Aachener Straße	Bilk	0.91	0.91	GEF/EPN
37	Eastern Völklinger Straße/Südring	Bilk	3.74	3.74	GEF/EPN
38	Rheinbogen Reisholz/Uferstraße	Holthausen	5.60	1.96	In progress
Total area available in long term			13.04	9.40	= 12.10%
Overall total			101.52	77.65	= 100%

Sources: Office of Economic Development/Office of City Planning, July 2011

Numbers in the left-hand column correspond to the map opposite.