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Düsseldorf Airport – Driving force and gateway to the world for North Rhine-Westphalia

Since 2003, the high-quality real property location “Düsseldorf Airport City” has been developing according to plan and as scheduled at Düsseldorf Airport directly adjoining the Terminal of Germany’s third largest airport. The modern business park offers attractive conditions for successful business. “Due to the Airport City’s location directly by Düsseldorf Airport, companies have immediate access to the trading centers of the world”, says Anja Dauser, managing director of Flughafen Immobilien GmbH. “The office park has an optimal traffic linking and is situated in the midst of one of Europe’s most significant economic regions. It benefits from the many millions of residents and from the economic power and the dynamics of the area of Düsseldorf.”

Flughafen Düsseldorf Immobilien GmbH (FDI), a subsidiary of Flughafen Düsseldorf GmbH, planned, developed and opened up the location. The development plan, which exists since 2005, allows for some 230,000 square meters of gross floor area to be built. The development of the business park has two construction phases in order to prevent any kind of impairment by the building activities for the firms that are already based in Airport City. As the developer of the Business-Park, Flughafen Düsseldorf Immobilien GmbH is proud that the second construction phase has been sold in full to investors in this year.

Optimal Traffic Linking

Airport City has an outstanding traffic linking. Nearly 70 airlines depart Düsseldorf airport heading for some 200 destinations worldwide. An average of over 600 take-offs and landings daily guarantee a multitude of connections. It takes travelers only a couple of minutes from their desk in Airport City to the check-in counter. As the airport of the short routes and as the largest airport of North Rhine-Westphalia with 24,6 million passengers this is how Düsseldorf airport once again gains in prestige. The location has a direct connection to the motorway A44 as well as an excellent linking to all means of public transport, such as bus, city and suburban railway and the long-distance traffic of Deutsche Bahn, i.e. the German railroad company. Taxis and car rentals complement the great range of available services. Therefore, Airport City is one of the locations of the German economic area that are tapped best as regards traffic.

In The Heart of a Dynamic Location

Airport City is situated in the center of an economic region with enormous potential. The market size of this economic area, which is inhabited by 11,5 million people living within a radius of 50 kilometers and 30 million people living within a radius of 150 kilometers, is comparable with the one of London, Moscow or Paris. Thirty Dax-listed companies are based in the North Rhine-Westphalia and some 400,000 companies altogether are located in the Rhine-Ruhr region. Numerous international concerns chose this region to attend to their German and European markets from here. Hence, Düsseldorf Airport is the most important airport in the most significant German economic area.

Premium Location with High Quality of Stay

This is the setting in which Airport City positions itself as an exclusive location with a special atmosphere. “Optimal linking to the Terminal and to the motorway network as well as an attractive park-like design of Düsseldorf’s Airport City are but a few big advantages of our Business-Park,” says Ms. Dauser. Aspects, such as surroundings, accessibility and appearance ensure intrinsic value and sustainability of investments in this business park. These factors are decisive criteria for both investors and users as regards the selection of their office location.

The development of projects as well as the continued development of Airport City are based on a clear-cut conception. The goal is to retain and increase the value of real property. This includes for FDI to harmonize quality and diversity of architecture with investors. At the same time, investors and tenants enjoy their freedom with planning and designing their property. Renowned firms of architects develop, plan and realize the complex of buildings with clear lines thus creating an overall picture of urban building.

Business Park with Green Areas and Recreation Areas

The attractive outward appearance increases the quality of Airport City. For one thing, the office park is separated from industrial areas – unlike at other locations at airports. On the other hand, elaborately designed parks and green areas enrich the business park enormously.

“Representative areas and recreation areas have been created for the people who work in Airport City as well as for visitors and residents,” Ms. Dauser points out.

The design of the free spaces has been essential in the overall conception and has been an integral part of the planning from the

beginning. To guarantee these high demands be met FDI invited to an open competition at an international level for the design of the free spaces. The planning of the victorious project by Vogt Landscape Architects from Zurich was realized continuously.

“The conception of the urban gardens, squares and the street spaces bases on the classic components of landscaping: Single trees and groups of trees. They are com-bined with lawns, and forest-like areas, expanses of water and ground modelling”, explains Ms. Dauser.

Two centers mint the face of the design of the free spaces in Airport City: The City Square and the City Garden. The City Square is a space for people to meet. The green heart of Airport City is the City Garden in the middle of the business park, which is connected to the adjacent public park by a footpath.

Airport – More Than Just Air Traffic

Property development is a key element in the group strategy of Düsseldorf Airport. The objective is to develop the location in a structured, environmentally friendly and consistent way. The centerpiece is the development of Airport City and the industrial estate Lohausen. The trade park Lohausen is an area that comprises some 30,000 square meters. Flughafen Düsseldorf GmbH is continuously expanding its range of services around the air traffic. The Non-Aviation business for instance is a significant growth segment. “We are going to continue to expand our offers, develop new prod-ucts and gear our plans towards the needs of our customers”, says Ms. Dauser.