

# EXPOSÉ

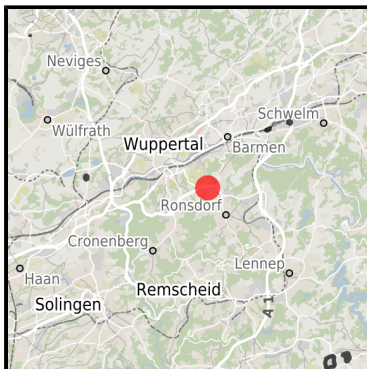
## Smart Tec Campus - Lichtscheider Straße 90

Ort: Wuppertal

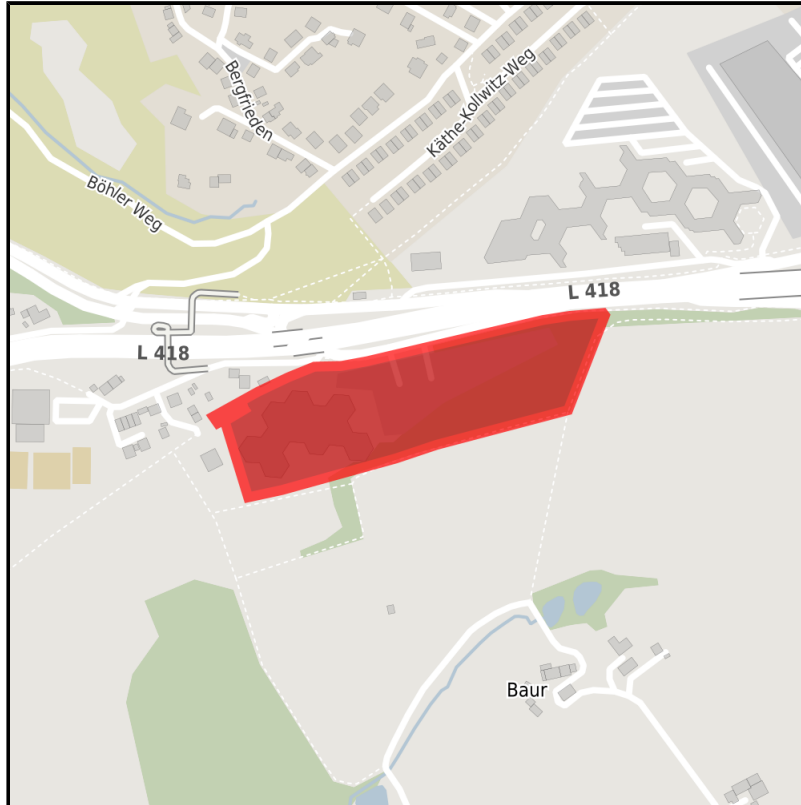
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Regional overview



Municipal overview



Detail view

### Parcel

Area size	37,531 m <sup>2</sup>
Price comment	on demand
Availability	Immediately available area
Availability comment	Section 1 with 19,171 sqm available immediately; Section 2 with 18,360 sqm available from 2029
Divisible	No
24h operation	No
Description	An area of over 37,500 square meters on Wuppertal's highest point will become the new company headquarters. The plan is to establish a large company on the entire site.

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### Smart Tec Campus - Lichtscheider Straße 90

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#### Specifics

The first section (19,171 sqm) of the total area is owned by the city of Wuppertal and is available immediately. The second section (18,360 sqm) belongs to the insurance company BARMER. There is an option for this from 2029. Previously, a private leisure pool was located at this site, which was dismantled in 2021. Intensive greening, green roofs and facades, rainwater infiltration and an infrastructure for e-mobility will create a location with an ecologically forward-looking and sustainable focus. The L418 has been widened to four lanes in the direction of Düsseldorf and is directly connected to the A46 and A535 via the Burgholz tunnel. In an easterly direction, the expansion of the L419 with a direct connection to the A1 will be implemented over the next few years. Leading technology companies and the University of Wuppertal are located in the immediate vicinity. These are embedded in the "Technology Axis South", as is the area on offer. The adjacent Gelpetal nature reserve offers a wonderful view of the countryside. The first section of the site has been owned by the City of Wuppertal since 2018. The city of Wuppertal markets its commercial properties with the aim of creating and/or maintaining regional jobs. A minimum job density of 15 employees per 1,000 square meters of land is assumed for this area. From 2029, there will be an option to acquire a neighboring property with an area of 18,360 sqm. Leaseholds are prioritized for the sale of municipal commercial space, which does not rule out a sale in principle.

#### Links

[Wirtschaftsförderung Wuppertal](#)

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Teilstück 2



Teilstück 1

### Details on commercial zone

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Area type GE

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## EXPOSÉ

**Smart Tec Campus - Lichtscheider Straße 90**

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### **Transport infrastructure**

Freeway	A46	3 km
Freeway	A1	5 km

### **Contact person**

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