

**WELCOME TO THE**  
**SMART TEC CAMPUS**  
**WUPPERTAL**  
**YOUR NEW TECHNOLOGY CENTRE IN GERMANY**



**CITY OF WUPPERTAL** / PROPERTY MANAGEMENT



Wirtschaftsförderung  
Wuppertal

# THE NEW ADDRESS FOR SMART COMPANIES



SMART TEC CAMPUS  
LICHTSCHEIDER STRASSE 90  
42285 WUPPERTAL

**Are you looking for a new location for your technology company in North Rhine-Westfalia?**

**But not just any space, but...**

- ...a space in a technology and innovation-oriented neighbourhood?
- ...in an environment that facilitates technology transfer and business cooperation?
- ...a site that is centrally located in NRW and well connected to the transport network?
- ...a site with high ecological standards?
- ...an area with an unobstructed view of the countryside, which provides that certain feel-good factor?

**Secure your future location on the Smart Tec Campus Wuppertal.**



The property from the west.



This could be the view from your new office.

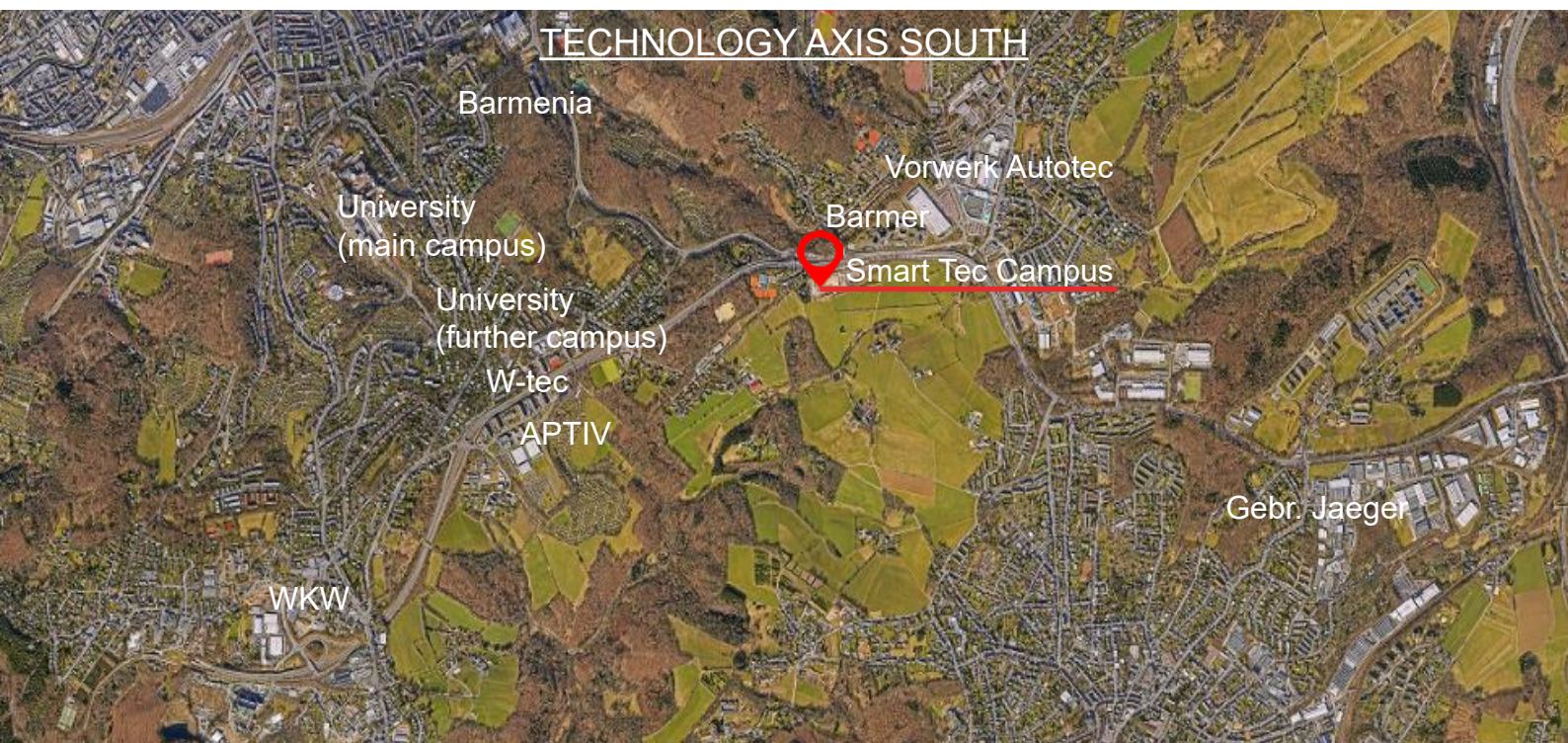
# WHAT IS THE SMART TEC CAMPUS?

An area of over 37,500 square metres on Wuppertal's highest point will become the new headquarters for your innovative technology company. The city of Wuppertal is looking for a location to complement the existing value chains in the fields of health, automotive, materials & recyclables and digital communication.

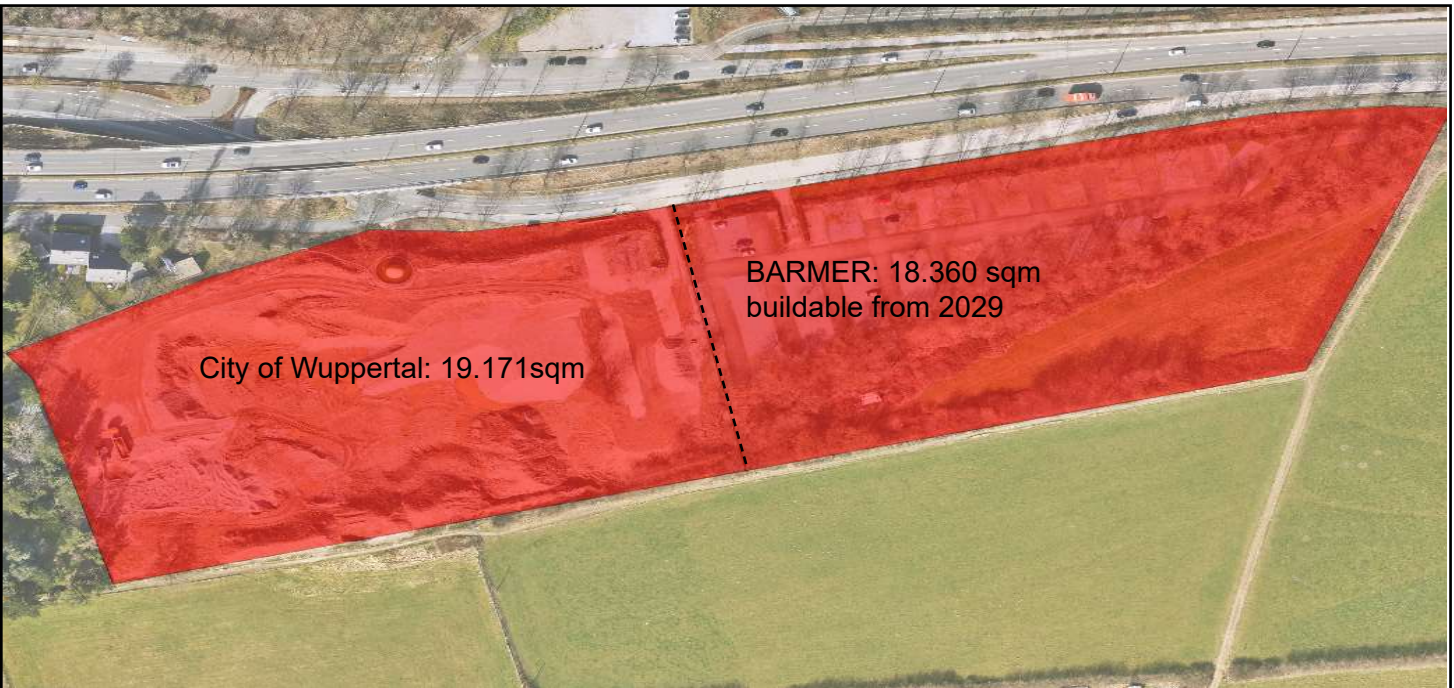
Intensive greening, green roofs and facades, rainwater infiltration and an infrastructure for e-mobility will create a site with an ecologically forward-looking and sustainable orientation. The site is owned in roughly equal parts by the city of Wuppertal and the insurance company BARMER. A private leisure pool was previously located there. The existing building complex was demolished.

## YOUR BENEFITS

- Become part of Wuppertal's growing southern technology axis with exciting neighbours.
- Excellent supra-regional transport connections.
- Building rights are available so that construction projects can be realised in the short term.
- Wuppertal is part of the regional economic development programme, which can provide financial support for construction projects.
- The property is basically developed. District heating is available and can be regarded as renewable energy.
- Fantastic view from your office window into the Gelpetal nature reserve.
- Supplementary offers in the neighbourhood (local supply, gastronomy, hotel).
- Comprehensive support for your project from the Economic Development Agency and the City of Wuppertal.



# PROPERTY OPTIONS TAILORED TO YOUR NEEDS



Aerial photo ©TIM online

## Total area acquisition

### Expansion option from 2029

The entire site covers 37,531 square metres. The western part is owned by the city of Wuppertal and is immediately available. The leasehold is prioritised when selling municipal commercial space, but this does not rule out a sale in principle. From 2029, there is an option to build on the neighbouring private plot to the east with an additional 18,360 sqm.

The development emphasises resource-conserving construction methods and the preservation or redesign of green spaces, for example through green roofs and façades.



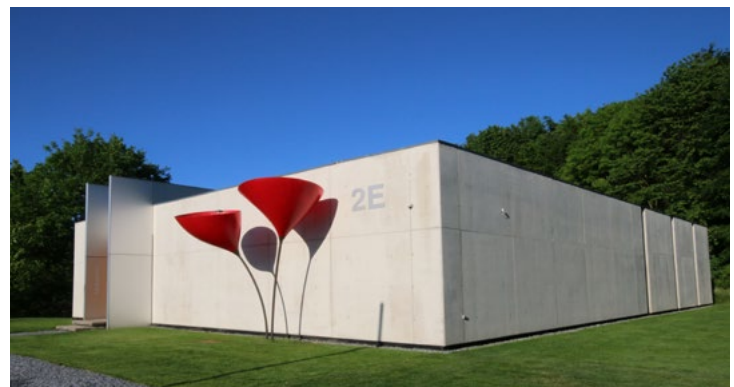
# TECHNOLOGY AXIS SOUTH

## WELCOME TO YOUR NEIGHBOURHOOD

The Smart Tec Campus is located on the so-called Technology Axis South, which runs like a ribbon across Wuppertal's southern heights. And that puts you in good company. Well-known companies and research institutions are represented in the neighbourhood.



The European headquarters of Aptiv, one of the largest software developers for autonomous driving.



The 'Vorm Eichholz' technology quarter. Here the building of Ueberholz GmbH.



W-tec is one of the most successful start-up and technology centres in Germany.



Vorwerk Autotec and many other global automotive suppliers such as WKW.group.



The campus of the University of Wuppertal.



The EngineeringPark business park with the neighbouring four-star 'Park Villa' hotel.

# POWERFUL PARTNERS TOGETHER FOR YOUR PROJECT

In the immediate vicinity of the Smart Tec Campus, numerous partners from business and science are on hand to support you with your projects.

## University of Wuppertal

The University of Wuppertal enjoys an excellent reputation in the German education landscape and has established itself as a project partner in the Wuppertal economy. Nine faculties ranging from electrical engineering, information and media technology to design and art offer many points of contact for joint projects. Among other things, the university is currently conducting research into the mobility of the future and 6G communication.

## Technology centre W-tec

With 22,000 square metres of floor space and over 250 resident companies and start-ups, W-tec is one of the most successful technology and start-up centres in Germany. In addition to a wide range of opportunities for co-operation with the resident companies, W-tec offers rooms for meetings or conferences including technical

equipment for up to 120 people. Catering and hospitality can also be organised on request. In addition to the office and event rooms, laboratories and industrial halls are also available for hire.

## Economic development agency Wuppertal


The business development department will assist you with your commercial construction projects and advise you on suitable funding programmes. Benefit from good networking with the city administration, industry and science. The Economic Development Agency will find the right partners for your projects and cooperation plans and will help you to promote the labour market and find skilled workers.

## Wuppertal fields of expertise and exemplary companies

- Digital Technology (IT, Software development, event technology, events)
- Health (Insurance & Pharmaceuticals)
- Materials & substances (toolmaking)
- Automotive (mainly suppliers)

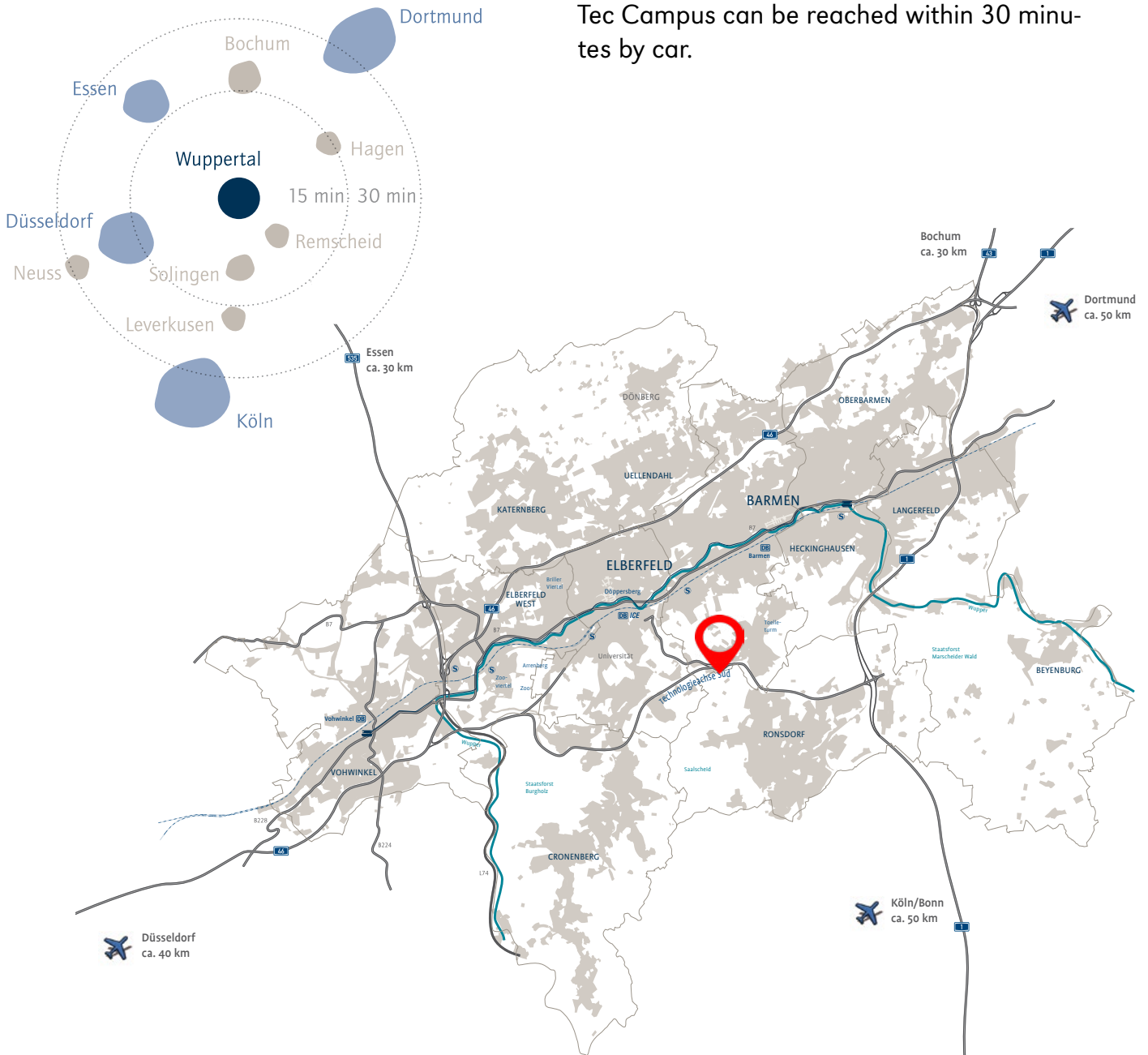


# „IN WUPPERTAL“ MEANS IN THE HEART OF NRW

 The Smart Tec Campus has good transport connections. The L418 towards Düsseldorf has four lanes and is directly connected to the A46 and A535 motorways via the Burgholz tunnel. Heading east, you can be on the A1 motorway in

just a few minutes. Three international airports are around 45 minutes' drive away. Wuppertal is also well integrated into the regional and long-distance Deutsche Bahn network.

From other major cities in NRW such as Düsseldorf, Cologne and Dortmund, the Smart Tec Campus can be reached within 30 minutes by car.



# IN GOOD HANDS IN WUPPERTAL

**Many good reasons in favour of Wuppertal!**



17th largest city in Germany and regional centre of the Bergisches Land innovation region.

Over 366,000 inhabitants (as of 03/2024), and rising.

Over 21,000 national and international students at the University of Wuppertal as future specialists.



A dynamically growing digital economy offers an exciting industry environment.

Wuppertal is leading the way as a model municipality in the Bergisches Städtedreieck digital model region.

Wuppertal is not only a good business location, but also an attractive place to live with a wide range of cultural activities from the opera to the cabaret scene and plenty of nature.

After all, we are the big city in the countryside!





# THE MOST IMPORTANT AT A GLANCE



## Facts about Smart Tec Campus

|                         |   |
|-------------------------|---|
| <b>Plot size</b>        | 37.531sqm   |
| <b>Availability</b>     | 19.171sqm: City of Wuppertal, immediately buildable<br>18.360sqm: BARMER, buildable from 2029 |
| <b>Price</b>            | on request  |
| <b>Development plan</b> | Planning law available<br>No. 156 with GE designation   |

**Are you interested in the Smart Tec Campus? Would you like to find out more about Wuppertal as a business location? Then get in touch with us. We look forward to your enquiry!**

**Economic Development Wuppertal AöR**  
Commercial space development  
Lise-Meitner-Straße 13  
42119 Wuppertal

**Nadine Scharwächter**  
+49 202 24807 18  
 [scharwaechter@wf-wuppertal.de](mailto:scharwaechter@wf-wuppertal.de)

**Alexander Buckardt**  
+49 202 24807 32  
 [buckardt@wf-wuppertal.de](mailto:buckardt@wf-wuppertal.de)

[www.wf-wuppertal.de](http://www.wf-wuppertal.de)

**City of Wuppertal**  
Real estate management  
Johannes-Rau-Platz 1  
42275 Wuppertal

**Elena Graß**  
+49 202 563 6819  
 [elena.grass@stadt.wuppertal.de](mailto:elena.grass@stadt.wuppertal.de)

[www.wuppertal.de](http://www.wuppertal.de)