

An aerial photograph of the Kiel harbor and city. In the foreground, a large white sailing ship is docked at a pier. Behind it, a long barge or cargo ship is filled with colorful shipping containers. Several large blue and red cranes are visible on the piers. The harbor water is a deep blue. In the background, the city of Kiel is visible, with various buildings and a tall tower on the horizon under a blue sky with light clouds.

Kiel.
Kiel

Sailing. City.

KiWi
Kieler
Wirtschafts-
förderung

Commercial space in North Kiel

This is what makes Kiel unique.

Kiel - Land Capital of Schleswig-Holstein, largest German city by the sea, city of business and science. The development dynamism of our city is greater than ever before. Kiel is growing and changing.

Construction and investment are going on at many places in the city. New areas are being developed in the city centre for hotels, commerce, gastronomy and housing. A part of the historic water connection between the Kiel Fjord and the lake "Kleiner Kiel" is being rebuilt with the "Kleiner Kiel Kanal" – the investment is expected to revitalise the city centre and provide a high-quality place to stay.

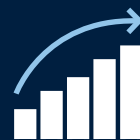
The Kiel economy is growing: many industrial companies are investing in expanding their facilities, in research and innovation. Digitisation is being deployed in many production methods and processes. The start-up scene in Kiel is multi-faceted and dynamic – and networks of established companies, start-ups, institutions of higher education and funding agencies ensure that there is a lively exchange and innovation is stimulated. During Kiel's Digital Week – the #diwokiel – Kiel is experiencing a week of events of a special kind in 2019 for the third time: in over 250 events hosted by various players digital transformation and new technologies are made tangible and comprehensible.



Largest German city by the sea

- 5 ferry /cargo ports on the Baltic Sea, 9 marinas
- Kieler Woche is the largest sailing event in the world
- ThyssenKrupp Marine Systems is the largest shipyard in Germany
- 165 cruise ships docked in 2019

* Share of total employees as at December 31, 2018



Business location

- 126,400 employees
- 24,900 enterprises
- Manufacturing industry 15.4 %*
- Services sector 84.5 %*

The proficiency in science in Kiel is also reflected in many topics. Not only the four institutions of higher education– Christian-Albrechts-Universität Kiel (CAU), Kiel University of Applied Sciences, Muthesius University of Fine Arts and Design and the Duale Hochschule Schleswig-Holstein– but also Kiel's renowned research institutions such as the Kiel Institute for the World Economy (IfW), Geomar Helmholtz Centre for Ocean Research Kiel and the research carried out at the University Hospital of Schleswig-Holstein are extremely important for the city and science.

The future is shaped by the interaction between business and science. Discover with us those places where Kiel will develop rapidly in the future.

Do you have any questions regarding our locations? Please contact us and discuss your project with us!

Your KiWi,
Kiel Business Development Agency



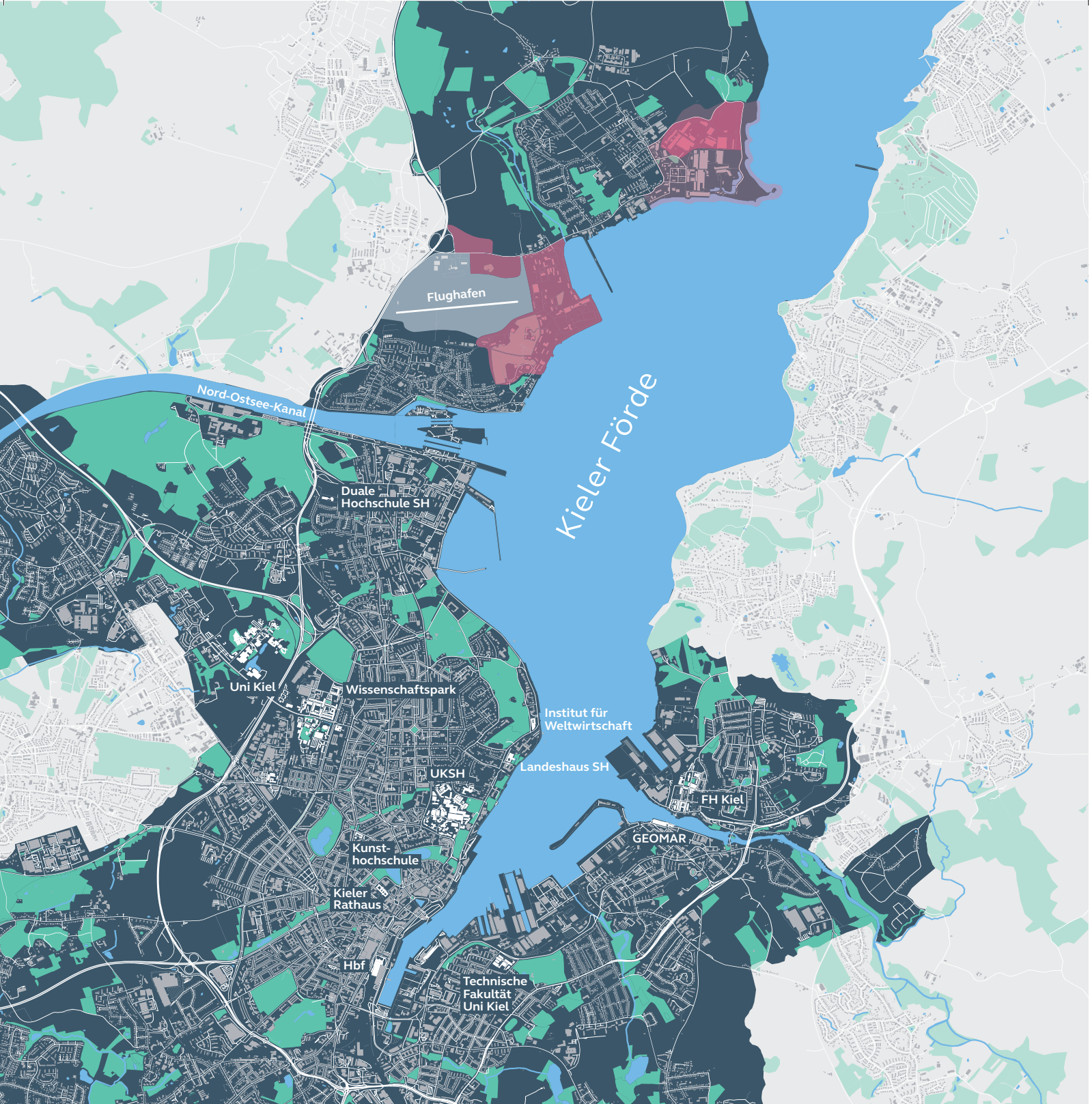
Science location

- 4 institutions of higher education with 2 Clusters of Excellence
- Geomar Helmholtz Centre for Ocean Research Kiel
- University Hospital of Schleswig-Holstein
- Kiel Institute for the World Economy



Location for skilled workers

- Population: 248,800 (forecast for 2036: 263,000)
- 36,250 students
- 3 regional vocational training centres with 13,300 students



Flughafen

Nord-Ostsee-Kanal

Kieler Förde

Duale Hochschule SH

Uni Kiel

Wissenschaftspark

Institut für Weltwirtschaft

Landeshaus SH

UKSH

FH Kiel

Kunst-hochschule

GEOMAR

Kieler Rathaus

Hbf

Technische Fakultät Uni Kiel

Commercial space in North Kiel

Automation and digitisation of production processes change traditional commercial and industrial locations and open up new opportunities. The combination of digitisation, new forms of mobility and energy is becoming an important dimension for the development of commercial areas.

We as the Kiel Business Development Agency have set ourselves the goal of creating the best conditions in these areas for establishing new enterprises, meeting the space requirements of our existing Kiel enterprises, developing innovations and using the space in a meaningful and efficient manner that adds value. The Kiel Business Development Agency is the shaper of the future,

developer of structures and service provider for Kiel as a business location.

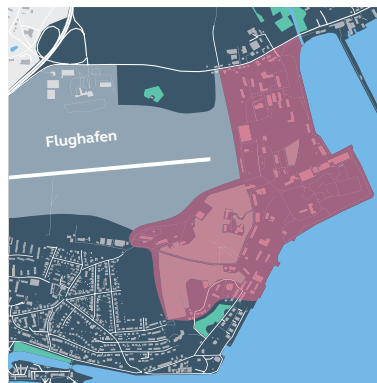
A particular advantage of the North Kiel location is the very good transport infrastructure: located directly on the water, in the immediate vicinity of Kiel airport, short links to long-distance transport and connections to the Deutsche Bahn rail network, these are ideal conditions for commercial use.

Three of the most important commercial areas in North Kiel are described on the following pages.



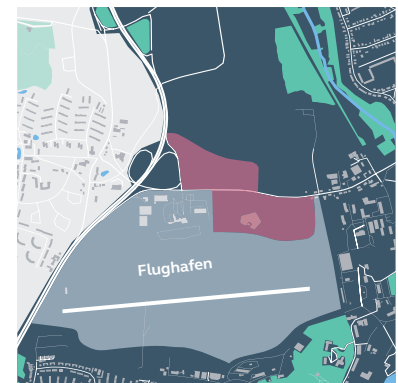
Hightech strandOrt

Industrial space of the future in Friedrichsort



Maritime Potentialfläche

in North Kiel



Airpark Holtenau

Boelckestrasse business park



Hightech strandOrt

Industrial space of the future in Friedrichsort

An area steeped in history is being transformed into a hightech location, called strandOrt.

This industrial space of the future in Kiel Friedrichsort offers ideal conditions for developing new technologies, for railway technology and for the manufacturing industry.

A site is being developed here with the focus on production and innovation.

The quarter

A history of over 150 years in building locomotives, armaments and engines, besides a 17th century sea fortress and the neighbouring Falckenstein beach, give this industrial space of the future its character. Following comprehensive revitalisation measures the area is now being transformed into the hightech location strandOrt.

The site in Friedrichsort has always been extremely important for the City of Kiel as a commercial and industrial location. The hightech location strandOrt will in future be the innovative site for industry, manufacturing, digitisation and innovation within the city limits. Excellent transport links on land by road and rail, by sea and by air, the proximity to universities and associated availability of skilled workers provide ideal conditions for this.

The headquarters of Caterpillar Motoren GmbH & Co KG are located in the southern part of the commercial area. The headquarters of Vossloh, a global manufacturer of locomotives and railway infrastructure, were located in the northern part of the site for a long time.

The development

The project area is located in this – about 34 hectares in size – northern part of the industrial estate. Besides rail sidings there are currently about 30 production and warehouse facilities in various states of repair located there. The site and buildings will be extensively revitalised over the next few years - including the development of a modern transport and technical infrastructure.

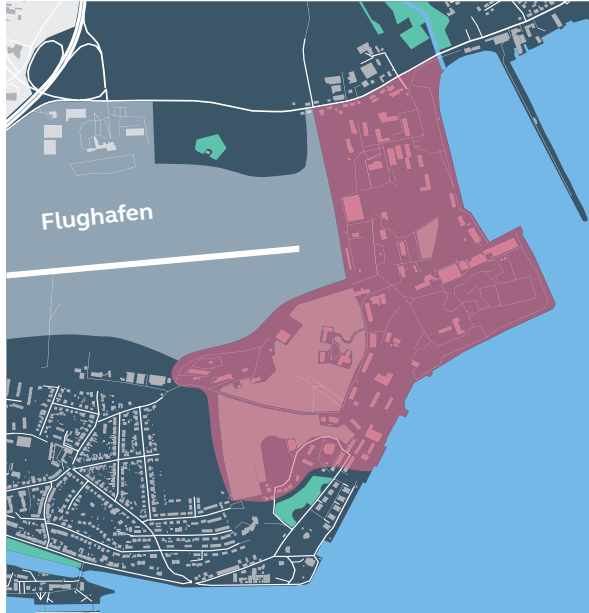


Furthermore, Land Capital Kiel will build a transport link to the historic town centre of Alt-Friedrichsort. The sea fortress and Falckenstein Beach will offer in future high recreational value and create an excellent quality of living for the employees of enterprises located there.

Location and transport links

The hightech location strandOrt is situated to the north of Land Capital Kiel to the west of the Kiel Fjord, about nine kilometres north of Kiel city centre.

The site has very good transport links. The A215, A210, A21 and A7 motorways are reached by road via the B503. There is a rail connection to the rail network of Deutsche Bahn via the Schusterkrug junction. Airpark Holtenau, which is the airport for Kiel, is located about three kilometres away. Due to it being located on the water Land Capital Kiel is linked to international shipping routes via the Baltic Sea and Kiel Canal.



The quarter

This area, directly on the Kiel Fjord, will develop into a vital city district over the next few years - with residential and commercial space, service providers, recreational facilities, tourism, sports facilities and communal areas.

The aim of the commercial areas is to provide the healthcare and manufacturing industries, service providers and renewable energies with room for development. The top location also offers excellent prospects for tourism and the maritime economy. Urban planning is well under way.

The area in North Kiel is characterised by its military history. The naval air squadron 5 (MFG 5) was based here until 2012. Since 2014 large parts of the area have been open to the public and can – by bicycle or on foot – be crossed or used for leisure activities.

The development

The objective is to develop around 80 hectares of land with some two kilometres of waterfront into a future-oriented, lively and interlinked city district.

"Gewerbe Nord" (Commercial North), "Maritimes Quartier" (Maritime Quarter) and "Wohnen im Süden" (Living in the South) – the mixed-use quarter was developed in the preparatory studies into three sub-areas with the focus on different types of use.

The "Gewerbe Nord" mainly includes space for commercial use in addition to an existing mixed area along Schusterkrug street and the special marina area. The commercial development of up to 24 hectares of net building land comprises areas for the manufacturing and the service industry.

Location and transport links

The future logistics infrastructure is provided by interregional road links: there is a road link to the A215, A210, A21 and A7 motorways via the B503 and a connection to the Deutsche Bahn rail network in Neuwittenbek.

The construction of a promenade accessible to the public, which at the same time acts as a commercially usable quay wall, is being reviewed. The purpose is to connect the commercial maritime location to the international sea routes.



Maritime Potentialfläche

in North Kiel

An area of 80 hectares, two kilometres of waterfront and a breathtaking view over the Kiel Fjord: a completely new quarter is being developed on a maritime space with potential in North Kiel.

A future-oriented, lively and interlinked city district, in which working, living and leisure are intertwined.

An aerial photograph of the Airpark Holtenau area. The image shows a large green field with a long, straight runway or taxiway running diagonally across it. To the left of the runway, there are several buildings, including a large hangar and smaller structures, along with parking lots. The area is bordered by a body of water (the Elbe river) to the north and west, and a residential area with houses and trees to the south and east. A road with a roundabout is visible in the lower left corner. The sky is clear and blue.

Airpark Holtenau

Boelckestrasse business park

Optimal transport links on land, by sea and by air make this area special: main road, motorways, a port and airport are located in the immediate vicinity.

The future commercial area in Boelckestrasse is being redeveloped and provides optimal conditions and transport links on a development plan area comprising a total of 9.1 hectares, of which 5.8 hectares is intended for commercial use.

The quarter

The area is situated in North Kiel right next to the site of Kiel airport and in close proximity to motorways and international sea routes.

Whilst this project area to the north of Boelckestrasse is being developed in the second half of 2019, it is expected that further commercial space south of Boelckestrasse – situated directly on the site of Kiel airport – with a link to the existing runway will be developed by the end of 2020.

A development plan is currently been drawn up for the southern area of about 10 hectares, which also provides for commercial use here. An additional asset will in the future be located on the southern site: the new “Feuerwache Nord” of the professional fire brigade.

Development and construction

Commercially usable plots of land, which are connected to Boelckestrasse by an access road, are now being developed in the northern project area.

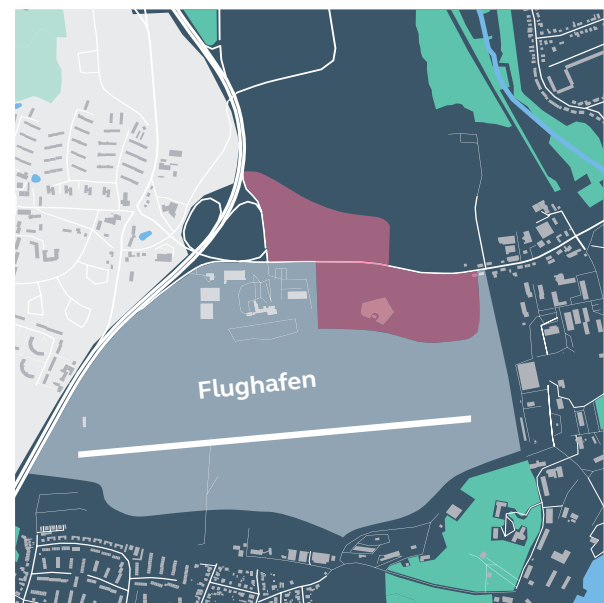
The construction of the access road is expected to start in the second half of 2019.

The size of the plots of land in the new business park in Boelckestrasse ranges from 2,500 m² up to 13,000 m².

The site coverage factor of each plot of land is between 0.6 and 0.8. The existing hedge walls (Knick) on the site will be retained for the most part and therefore predefine the layout of the new business park. The buildings may have a maximum eaves height of around 9 metres and a ridge height of 12 metres with a pitched roof of up to 15 degrees. Roof greening is to be applied to 50% of the roof surface and permanently maintained.

Location and transport links

The site has very good transport links. The A215, A210, A21 and A7 motorways are reached by road via the main road B503. The commercial area is directly adjacent to Kiel airport. Due to it being located on the water Land Capital Kiel is linked to international sea routes via the Baltic Sea and Kiel Canal.





**KiWi, Kieler Wirtschaftsförderungs-
und Strukturentwicklungs GmbH**

Wissenschaftspark Kiel
Fraunhoferstraße 2–4, 24118 Kiel

☎ 0431.2484-0

📠 0431.2484-111

✉ info@kiwi-kiel.de

www.kiwi-kiel.de