

DL401

BROCHURE

OFFICE SPACE · DUISBURG · COMMISSION-FREE

Office space for lease.

Düsseldorfer Landstraße 401 · 47259 Duisburg

COMMISSION-FREE · MOVE-IN READY · FROM 250 M²

www.dl401.de

THE PROPERTY

A landmark with lasting recognition.

The striking, curved building at Düsseldorf Landstraße 401 is visible from afar and highly representative. Modern fabric, high-quality fit-out and a strong tenant mix make DL 401 an address that speaks for itself.

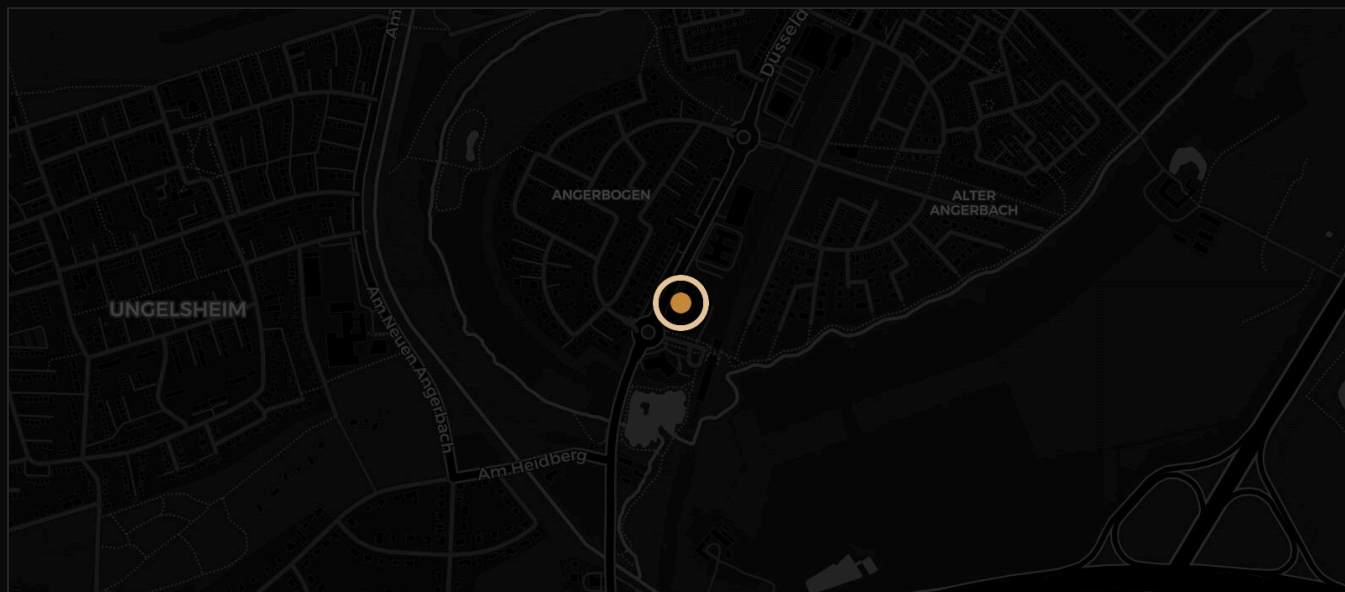
YEAR BUILT 2005	REFURBISHED 2015 / 2019
TOTAL AREA 9.460 m ²	PARKING 227

- Commission-free – direct from the owner
- Space from 250 – 2,800 m², flexibly divisible
- Move-in ready, high-quality fit-out
- BREEAM DE "Very Good" · 90 % less CO₂ than a standard building
- On-site car park & direct light-rail connection

LOCATION & ACCESS

Duisburg rents. Düsseldorf access.

In the south of Duisburg, Huckingen district – with a direct light-rail link to Düsseldorf and the airport, the motorway within two minutes and an on-site car park.

**2 min**

Metro Kesselsberg, on foot

2 min

A59 / A524 / A3

10 min

Düsseldorf Airport

25 min

Düsseldorf Central Station

Huckingen district · supermarket within walking distance · direct Duisburg–Düsseldorf light-rail axis · 10 min to Duisburg Central Station.

AVAILABLE SPACE

Move-in ready. Divisible.

Flexible office layouts from 250 m² — move-in ready and high-quality fit-out, up to ~2,800 m² contiguous. Plus approx. 863 m² on the ground-level lower floor with floor-to-ceiling windows and full daylight.

AREA	FLOOR	USE	RENT
~290 m ²	2nd floor	Office · move-in ready	on request
~480 m ²	2nd floor	Office · move-in ready	on request
~460 m ²	2nd floor	Office · move-in ready	on request
~250 m ²	1st floor	Office · move-in ready	on request
~863 m ²	Lower floor ground level	Office / IT lab / small data centre floor-to-ceiling windows · daylight	on request

- COMMISSION-FREE
- MOVE-IN READY
- FLEXIBLY DIVISIBLE
- ON-SITE CAR PARK

FIT-OUT & SUSTAINABILITY

High-quality fit-out. Verifiably sustainable.

Fit-out

- High-quality, move-in-ready space
- Floor-to-ceiling windows on the lower floor
- Flexible, divisible floor plans
- On-site car park with 227 spaces
- Direct light-rail connection (U79)

Sustainability

- ★★★★★ BREEAM DE "Very Good" (asset quality)
- 90 % less CO₂ than a standard building
- Photovoltaic solar roof
- Energy-efficiency upgrade (2015 / 2019)



Solar roof & landscaped courtyard – the building from above.

IMPRESSIONS

As impressive inside as out.



AERIAL VIEW

Architecture that makes an impression.

The curved landmark with a landscaped courtyard and photovoltaic roof – a signature building in the south of Duisburg.

CONTACT & VIEWING

Let's talk about your new address.

CONTACT

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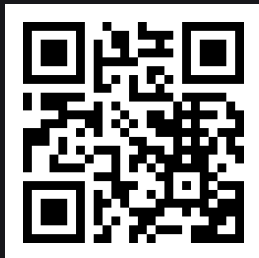
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PROPERTY

Düsseldorfer Landstraße 401, 47259 Duisburg

COMMISSION

commission-free (direct lease)



Website, video & full details

Scan the QR code or visit www.dl401.de — with drone flyover, gallery and interactive floor view.