

Location Profile

Brainergy Park Jülich

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Geographical location	Brainergy Park Jülich
Address	Am Brainergy Park 1 52428 Jülich
Owner	Brainergy Park Jülich GmbH
Land availability	immediately
Previous usage/State of development	fallow land, agricultural use/development completed
Area size	around 52 ha
Plot size	optional
Energy supply ensured (including gas connection)	regenerative goal (94% CO ₂ -neutral)
Costs (Purchase)	120 € – 160 € / m ² plus VAT
Distance to highway	around 5 min. by car, 2,8 – 3,0 km driving distance

Background Brainergy Park Jülich:

The municipalities of Jülich, Niederzier and Titz and the district of Düren have jointly established the **Brainergy Park Jülich** (BPJ) as an intermunicipal business park on a 52-hectare brownfield site belonging to the Deutsche Welle in Jülich in the heart of the structural change region of the Rhenish mining area. The business park focuses on the energy transition and is based on sustainability principles. It has already been awarded the DGNB gold pre-certificate, which confirms a high level of sustainability in the construction sector.

In the fields of energy, digitalization and biotechnology, a unique model of a business park as a decarbonization hub is being implemented in Germany. This is being done in collaboration with Aachen University of Applied Sciences Campus Jülich (FH Aachen), Forschungszentrum Jülich (FZJ), the German Aerospace Center (DLR), RWTH Aachen University, the future Fraunhofer Institute Open District Hub Research and the Helmholtz Cluster for Sustainable and Infrastructure-Compatible Hydrogen Economy. Energy suppliers and commercial enterprises are also part of this project.

In the Brainergy Park Jülich, commercial settlements, activities to link research and business as well as impulses for start-ups are combined in an innovative and sustainable real laboratory to tackle the challenges of the energy transition. This real-world laboratory serves as a platform for the transfer of knowledge and promotes long-term solutions. At the same time, it creates a basis for the creation of new and sustainable jobs.

The long-term goal of Brainergy Park Jülich is to develop an ecosystem for business parks in which start-ups, SMEs, large companies and local research institutions can validate their innovative ideas in a rural environment. The aim is to enable sustainable economic development with a regional reach. This model can be transferred to other business parks in Germany with appropriate adaptations.



At the heart of Brainergy Park Jülich, an innovation and start-up center is being created to stimulate technology transfer and start-up activities in the region with the **Startup Village** as a modular advance and the Brainergy Hub as a permanent structure. The striking circular **Brainergy Hub** building will be equipped with offices, laboratories, simulation areas and demonstration platforms (start of construction: 2024, planned completion: 2026).

The Brainergy Park Jülich as a location:

The legally binding **land-use plan**, development plan no. A 28 Intercommunal Industrial Estate "Campus Merscher Höhe / Brainergy Park", provides building rights for an area of approx. 52 ha. The Brainergy Park Jülich site is fully developed. The construction of an office building or a hall with expansion options is unproblematic. Business activities in 24-hour operation are only possible to a very limited extent due to an existing noise quota for the area. Appropriate noise protection measures and the restriction of delivery traffic to daytime hours are likely to be necessary. The business park has two bus stops: Brainergy Park South and Brainergy Park North (bus route SB 70).

The high quality of the urban development and landscape planning is guaranteed by a mandatory design guideline.

Sufficient power supply is guaranteed by a substation of the distribution network operator located to the north-east of the park. Supported by the Federal Republic of Germany and the state of North Rhine-Westphalia, a largely CO₂-free energy system is being created in collaboration with E.ON, which will supply the properties at Brainergy Park with heating and cooling. The goal of being largely CO₂-free will be achieved through the use of local renewable energies, energy storage, energy networks and heat pumps.

The Brainergy Park Jülich is a unique network of partners from research, business, administration and politics. As the site is part of the Rhenish mining area, there are extensive funding opportunities. The site is located in the center of the structural change region of the Rhenish mining district - i.e. right in the focus of the Ministry of Economic Affairs of the state of North Rhine-Westphalia.