

# Business. Location Düsseldorf

Facts and figures

**Düsseldorf**  
Live close Feel free



# International. Innovative. Liveable.

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**Bildnachweise**  
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**Düsseldorf is one of the most successful business locations in Europe. The best location conditions and a very high quality of life, along with moderate settlement and operating costs, characterise this international business centre.**

Düsseldorf is attractive for investors. Centrally located on the European continent, excellently connected by its international airport, Düsseldorf is a city of short distances.

Business-friendly policies, safe working and living conditions as well as the tolerance, cosmopolitanism and proverbial hospitality of the Rhinelanders make the Düsseldorf region the preferred FDI location in Europe after London and Paris.

The city itself invests heavily in infrastructure, schools, nurseries, art and culture - in short, in Düsseldorf's outstanding attractiveness as a place to live and work. Many qualified new citizens from Germany and abroad, as well as young people, make Düsseldorf their home.

In the renowned Mercer city ranking, the state capital has been ranked 6th in the world for quality of life for many years. Düsseldorf has the right mix of business and lifestyle, with a popular, bustling old town and elegant Königsallee, with large global corporations and start-ups. All this adds to the charm of the city on the Rhine. Its cultural offerings and events can compete with any metropolis, yet you won't get lost in the urban jungle here. Düsseldorf offers metropolitan flair in a manageable and green, a lovable and family-friendly city.



# What sets Düsseldorf apart

Population: **653,253**

**13.5 million inhabitants** and **557,000 companies** within a radius (direct distance) of 50 kilometres – Germany's largest economic region

**10-minute city**

**551,300** employed persons

**1,327** job density (employed persons per 1,000 employable inhabitants)

**117.7** purchasing power index

**319,747** commuters

**92,361** gross domestic product per employed person

**11** universities with 61,693 students in Düsseldorf

More than **50** universities with around **600,000** students in the Rhine-Ruhr region

**Liveable:** Düsseldorf is among the top ten cities with the highest quality of life worldwide.

**Green metropolis on the Rhine:** **42 percent** of Düsseldorf's total area is green!

**sixth largest city** in Germany

**international and cosmopolitan location**

**184** nations represented. **43 percent** have an international origin.

**Airport** with over **240** destinations worldwide – short distances to the most important cities in Europe

**Fast connection** from the airport to the city: on average only **13 minutes** by car and an average of **10 minutes** by public transport

Port with about **7 million tonnes of cargo** at Europe's most important shipping link to the ports of Zeebrugge, Amsterdam, Rotterdam and Antwerp

Trade tax rate\* **440 percent**

\* Factor that determines the amount of trade tax to be paid by a company. Generally, the higher the value, the higher the trade tax payments.

**37,642** companies

from **139** nations invest in Düsseldorf.

**550** start-ups with 6,230 employees

**6th** More than every company has international roots.

**Driver of foreign direct investment:** **40 percent** of all investments in NRW go to Düsseldorf.

**Rising number of start-ups** despite pandemic: **+58 percent** since 2019

**Top location** for foreign direct investment in Europe

On average **around 70** start-ups are founded per year



# Accessibility

Optimal connection within Germany and worldwide



Fourth largest airport in Germany



Fast connection from the airport to the city centre

**13** minutes ... by car on average only  
And an average of **10** minutes by public transport.

## In comparison:

Travel time between airport and city centre

Düsseldorf (DUS)	13 minutes
Frankfurt a. M. (FRA)	21 minutes
Hamburg (HAM)	35 minutes
Munich (MUC)	39 minutes
Berlin (BER)	41 minutes

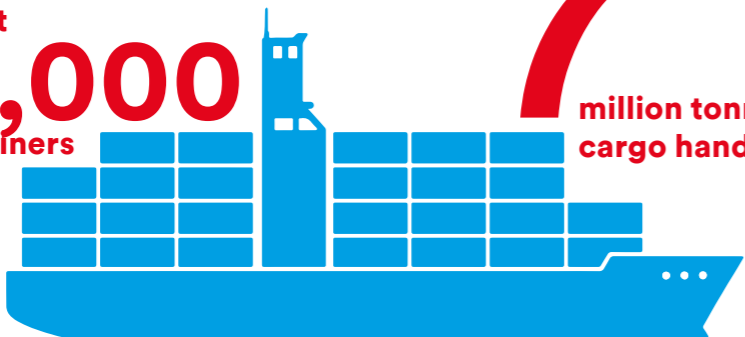
with **220,000** flights per year  
**25.5** million passengers  
**248** destinations in  
**74** countries

## Third largest inland port in Germany

Impressive and high-performance transshipment numbers in the container segment. The Düsseldorf port is accessible via the Rhine, the **most important shipping connection** in Europe, directly linked to the ports of **Zeebrugge, Amsterdam, Rotterdam** and **Antwerp**.

In 2022 about

**650,000** containers



about

**7** million tonnes of cargo handled

## Motorways

... densest motorway network in Europe



## Short decision-making channels

... due to proximity to NRW ministries and the seat of about

**40** consulates or other consular representations

# 10-minute city

City of short and efficient routes





# Population

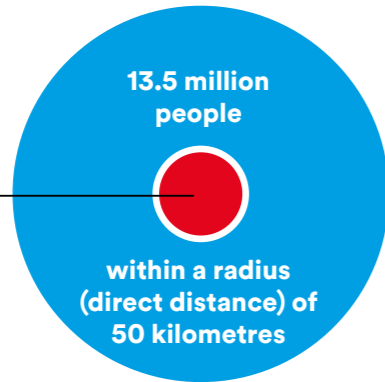
The total population of Düsseldorf is growing, and during a working day Düsseldorf turns into a city of almost a million people, with over 300,000 people who commute into the city every day.

## sixth largest city in Germany

Population trends since 2017:  
**+13,846 inhabitants**

Average net migration since 2017:  
**+4,466 persons per year**

**653,253** people in Düsseldorf



The Düsseldorf population has a high level of education:

**53 percent** of the population from 15 years of age have a **higher education entrance qualification**.

**32 percent** have a **university degree**.

Düsseldorf is international and cosmopolitan:

**43 percent** have an international background

**184** nations are represented in Düsseldorf.

**事業** Home of the **largest Japanese business community** in the European Union

Well-developed infrastructure of **international schools and nurseries**

# Housing and living

Düsseldorf is a prospering metropolis with a very high quality of life, moderate cost of living, short distances and high recreational value.

## Quality of life

For several years in a row Düsseldorf has been among the **six most attractive major cities** in the world. (According to Mercer, Quality of Living City Ranking, 2020)

Düsseldorf is among the **five major cities with the lowest cost of living** in Germany. (According to Mercer, Cost of Living City Ranking, 2022)

## Purchasing power

Gross monthly wage full-time employee (median):

**4,095 Euro**

Disposable income of private households per inhabitant:

**26,729 Euro**

Second highest purchasing power index of the German economic centres:

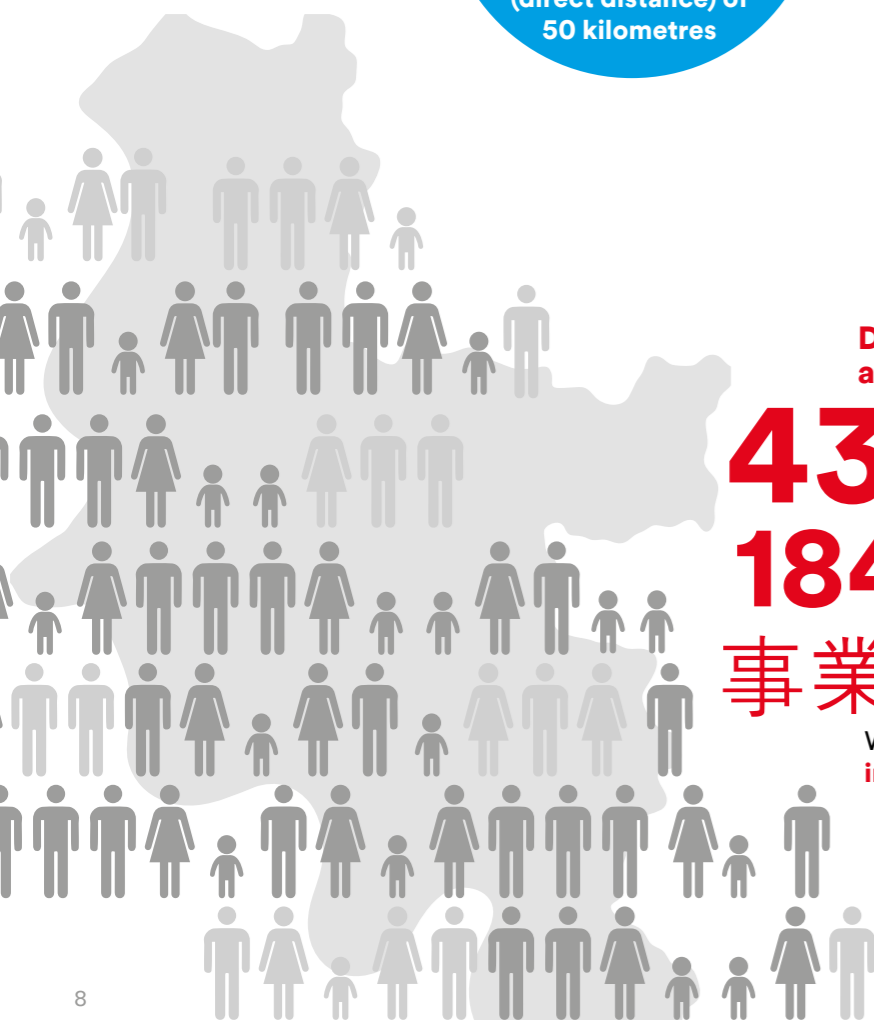
**117.7**



## In comparison:

Disposable income per inhabitant

Munich	31,859 Euro
<b>Düsseldorf</b>	<b>26,729 Euro</b>
Hamburg	25,285 Euro
Frankfurt a. M.	24,246 Euro
Berlin	21,745 Euro

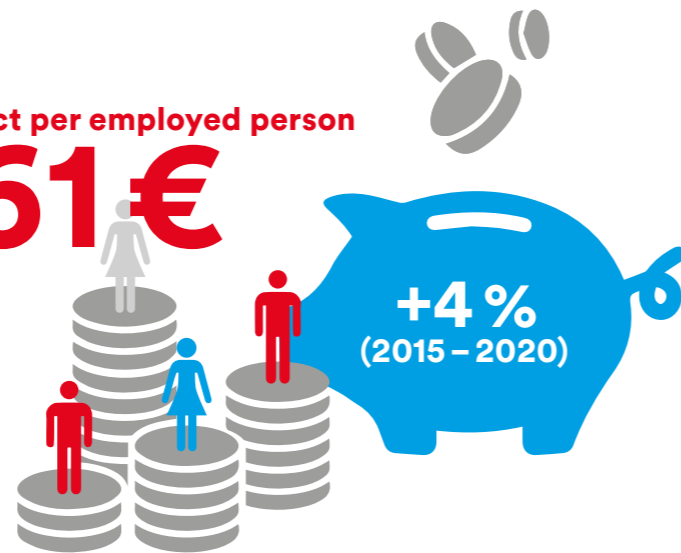


# Economic power and productivity

The metropolis on the Rhine stands out for its dynamic economic development.

Gross domestic product per employed person

## 92,361€



**In comparison:**  
Rate of change of gross domestic product (GDP) per person in employment (2015 – 2020)

Berlin	+11%
Munich	+5%
Düsseldorf	+4%
Hamburg	+2%
Frankfurt a. M.	-3%

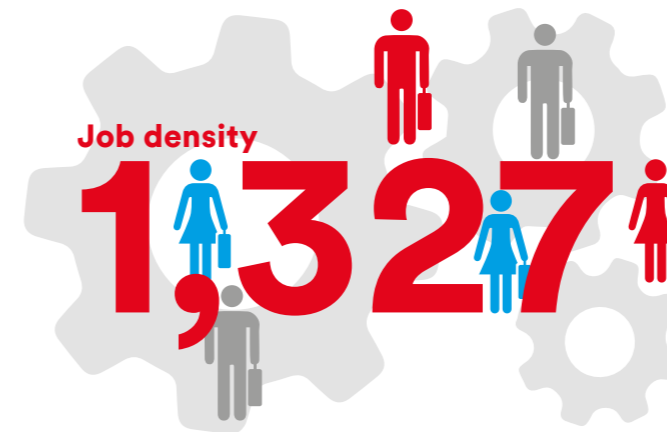
Gross domestic product in billions:

# 50.9€

**+10%**  
GDP rate of change (2015 – 2020)

# Labour market

Highly qualified and attractive hub of the labour market with the highest job density in the Rhine-Ruhr region.



**In comparison:**

Job density (number of employed persons per 1,000 inhabitants aged 15 to 65 years)

Frankfurt a. M.	1,387
Düsseldorf	1,327
Munich	1,124
Hamburg	1,035
Berlin	849

**Employed persons**

## 551,300



of which 319,747 commute (58 percent)

**Employees subject to social security contributions**

## 443,963



of which 279,697 commute (63 percent)

# 28%

of employees subject to social insurance contributions have a university degree.

**Highly qualified employees:** 28 percent of the employees subject to social insurance contributions have a university degree. 36 percent of employees work in knowledge-intensive services.

# Companies

## 37,642

companies are located in Düsseldorf, many of them with their German and and European headquarters.

Business metropolis with a very high density of companies

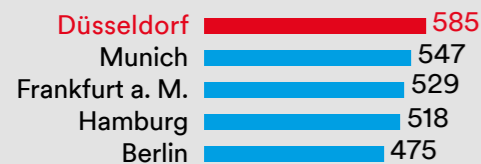
## 585

companies per 10,000 inhabitants

In addition to **two DAX companies** (Henkel, Rheinmetall AG) **three MDAX companies** (GEA Group AG, Gerresheimer AG, LEG Immobilien AG) and **two SDAX companies** (Ceconomy AG, Metro AG) are also based in Düsseldorf (as of June 2023).

Business location with a **strong SME sector** - including a large number of **hidden champions** of international standing.

**In comparison:**  
Business density  
(companies per 10,000 inhabitants)



**303**  
large enterprises  
(250 and more employees)

**4,398** small to medium sized enterprises (SME)  
(10 to 249 employees)

**32,941**  
micro-enterprises  
(under 10 employees)

More than every **6th company** has international roots. Between 2016 and 2022, the number of international companies increased by more than **27 percent**, or approximately

## +1,000 companies.



**Broad sector mix creates synergy effects and a resilience to crisis.**

# Düsseldorf

is **one of the frontrunners** in foreign direct investment - A driving force in North Rhine-Westphalia, but also in Europe: with **40 percent** of all investments, the Düsseldorf region is the most successful location in North Rhine-Westphalia.



# Start-ups and innovations

Düsseldorf is a top start-up location of **550 start-ups** with **6,230 employees** and steadily increasing employment **+29 percent** in 2022 compared to 2019

Düsseldorf scores highly in high-tech start-ups: **5.7 per 10,000 employable persons** (+1.3 since 2011).

**In comparison:**  
High-tech start-ups (per 10,000 employable persons)

Munich	5.9
Düsseldorf	5.7
Berlin	4.9
Frankfurt a. M.	4.8

## Dynamic start-up location

An average of **around 70 start-ups per year** between 2019 and 2022

Rising start-up numbers despite pandemic: **+58 percent** in 2022 compared to 2019



More than **50 percent** of the start-ups come from the following sectors: software, eCommerce, health, food, HR, Finance

**183 millions €**  
venture capital investment  
in start-ups in 2022

# Region of science and research

Düsseldorf is part of an exceptionally strong region of science and research, as well as an incubator of innovations:

More than **50 universities** with around **600,000 students** in the Rhine-Ruhr region - of which **11 universities** with **61,693 students** in Düsseldorf - and thus the densest university landscape in Europe

Home to **renowned research institutions** in the region

**Max Planck Institute** based in Düsseldorf

**First 5G medical campus** at the university hospital Düsseldorf for innovations in research, teaching and patient care

**Basic and applied research** for hydrogen, renewable energies and energy efficiency, sector coupling

Research for the plants of the future at **CEPLAS**

**Cluster of Excellence on Plant Sciences**

**61,693**  
students in Düsseldorf

**11 universities**  
**Max-Planck-Institute**  
**5G medical campus**  
**Heinrich Heine University**  
**CEPLAS Cluster**



# Commercial real estate

Düsseldorf is characterised by a dynamic, modern and sustainable real estate market. The attractiveness and economic power are also reflected in the steadily increasing demand for office space.

Office space in Düsseldorf 2022:  
**7,900,000 sqm**

## Office construction projects in Düsseldorf



Marketing volume in 2022:  
**280,000 square metres**

Increasing marketing despite the pandemic:  
**+ 36,000 square metres** or **15 percent** compared to 2020

Vacancy rate office properties: **8 percent**

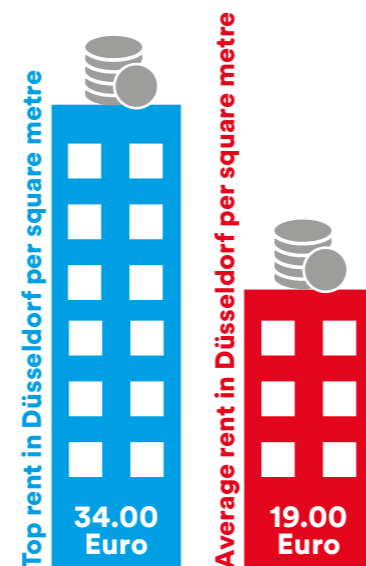
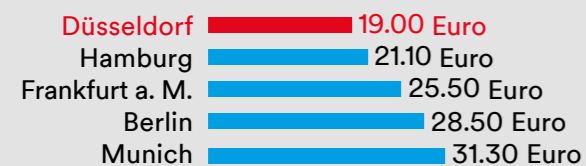
There are currently **58 business centres** and **coworking spaces** with a total area of **130,000 square metres**.

## Moderate office rent levels in comparison with other prime locations in Germany

### In comparison: Top rent per square metre



### In comparison: Average rent per square metre



New office space created (2015 to 2021):  
**466,000 sqm**

# Industry and commerce

Düsseldorf is not only an important service centre, but also an important location for the manufacturing industry.

With around **50,000 jobs** and almost **1,500 business premises**, Düsseldorf is the **second-largest industrial location** in North Rhine-Westphalia.

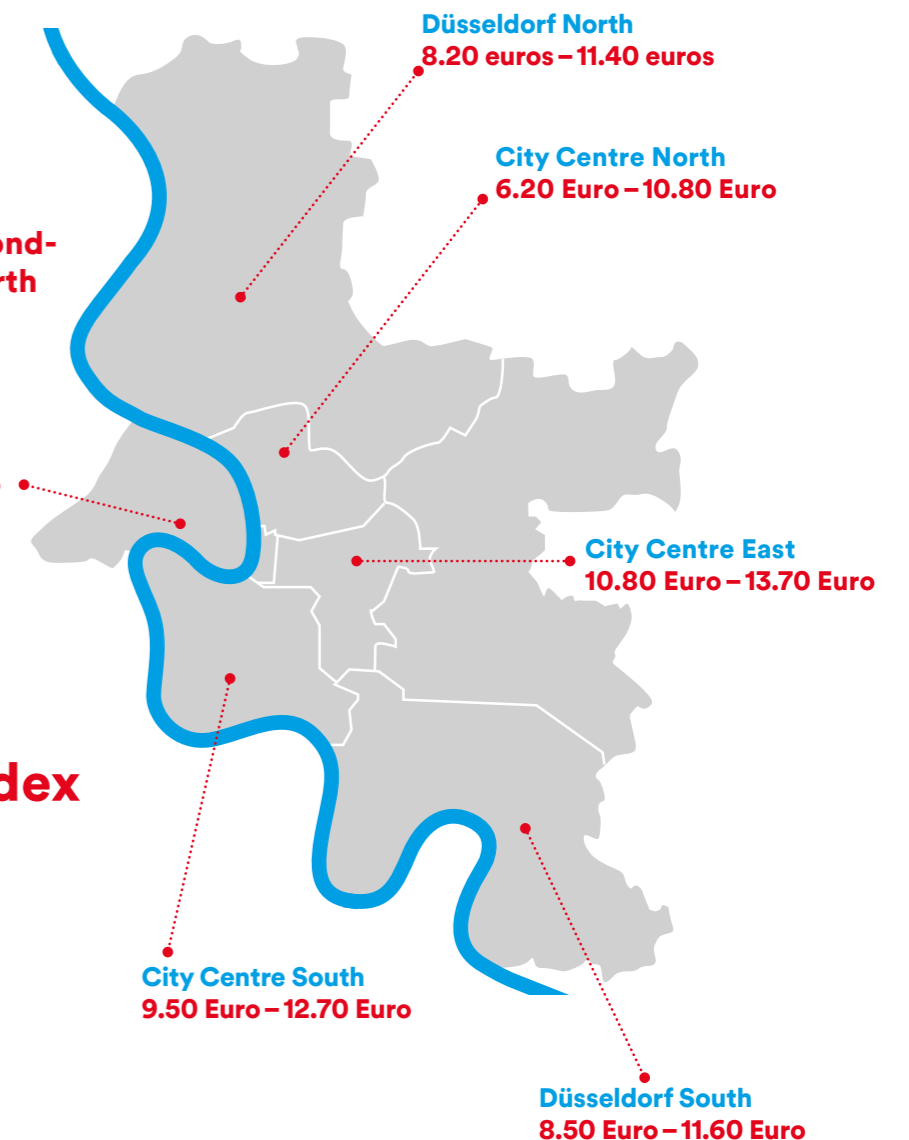
## Düsseldorf's commercial rent index



The industry at the location is **research and knowledge-intensive**.

Securing commercial space for production and craft industries through an area strategy of the commercial and industrial core zones.

Düsseldorf is home to around **40 industrial parks and industrial estates**. These specially designated areas offer national and international companies the best conditions for successful business.



The area-specific average rent ranges for the asset class "warehouse and production space" are shown here as net prices from the joint commercial rent index 2022 of the Düsseldorf Economic Development Department and the Düsseldorf Chamber of Commerce and Industry.

**54,860 sqm**  
 average turnover of warehouse space in the last 5 years

# Event infrastructure

Düsseldorf is a world-class trade fair location. Up to 30 trade fairs per year make the city a top destination that attracts major exhibitors and business people from all over the world.



**22** leading international trade fairs  
**305,727 square metres** of exhibition space  
 Up to **30,000 exhibitors** per year  
 Up to **2 million visitors** per year  
 Up to **70 percent** international exhibitors

**223 hotels**  
 with around **5 million** overnight stays per year - of which around **40 percent** are international guests

Düsseldorf is one of the most important congress locations in Germany:

**240 event days** per year  
**89 conference rooms**  
 An average of **1,265 events** per year  
 An average of **707,999 participants** per year



## Business-to-business fields of competence of the trade fair location:

**Machinery, plants and equipment**  
**Medicine and health**  
**Lifestyle and beauty**  
**Trade, crafts and services**  
**Leisure**

# Accolades

Düsseldorf's outstanding advantages as a business location are honoured in many places:



- ★ **Among the 6 most attractive major cities in the world.**  
 Mercer, Quality of Living City Ranking, 2020
- ★ **Among the 5 major cities with the lowest cost of living in Germany**  
 Mercer, Cost of Living City Ranking, 2022
- ★ **Most popular city in Germany for expats**  
 InterNations, Expat Insider 2022: Cities in Europe
- ★ **fDi Large European City Ranking Top 10 overall, 4th place**  
 fDi-Magazine, Cities of the Future, 2023
- ★ **fDi Large European City Ranking Top 10 Economic Potential, 3rd place**  
 fDi-Magazine, Cities of the Future, 2023
- ★ **fDi Large European City Ranking Top 10 Economic Friendliness, 4th place**  
 fDi-Magazine, Cities of the Future, 2023
- ★ **Very high future prospects, very high locational strength and very high development dynamics attested**  
 Prognos, Future Atlas 2022



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