



ZEESTRAAT • THE HAGUE

A WORKPLACE TO CONNECT,
CREATE & CONTRIBUTE

**Contemporary, sustainable
offices with monument charm
that are ready for the future.**



CONNECT
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C-AVENUE offers

inspiring, multifunctional and sustainable office accommodation in the Zeestraat

for a diversity of professional companies locating in The Hague.

It is characterized by a high-end environment with contemporary facilities. A location in the middle of cozy catering facilities, with the lively Anna Paulownaplein and the exclusive shopping area of Noordeinde within walking distance. A unique location where the dynamics of the city are intertwined with the tranquility of the gardens behind.

C-AVENUE responds to the current needs of office users by offering contemporary amenities, including a work café, flexible layout, a high level of service and good facilities.



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The modern, healthy working environment allows employers to offer an attractive working environment to their employees.

The private gardens and large communal courtyard make C-AVENUE a special work location, exceptional in The Hague. The private car park and bicycle storage contribute to the comfort of this place.



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The Work café for this multi-tenant office building is located directly at the entrance.



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High-end in appearance, accessible in approach

C-AVENUE responds to the different needs of The Hague business world and offers a diverse office range that contributes to the image of the users.

The 5 monument buildings have a distinctive, exclusive signature in which authentic elements are combined with a stylish interior and modern amenities.

The large multi-tenant office building exudes contemporary allure with attractive communal facilities and large flexible floor areas located directly onto the special inner gardens. The “loft office” on the roof with a view of the garden provides an extra “wow” factor.

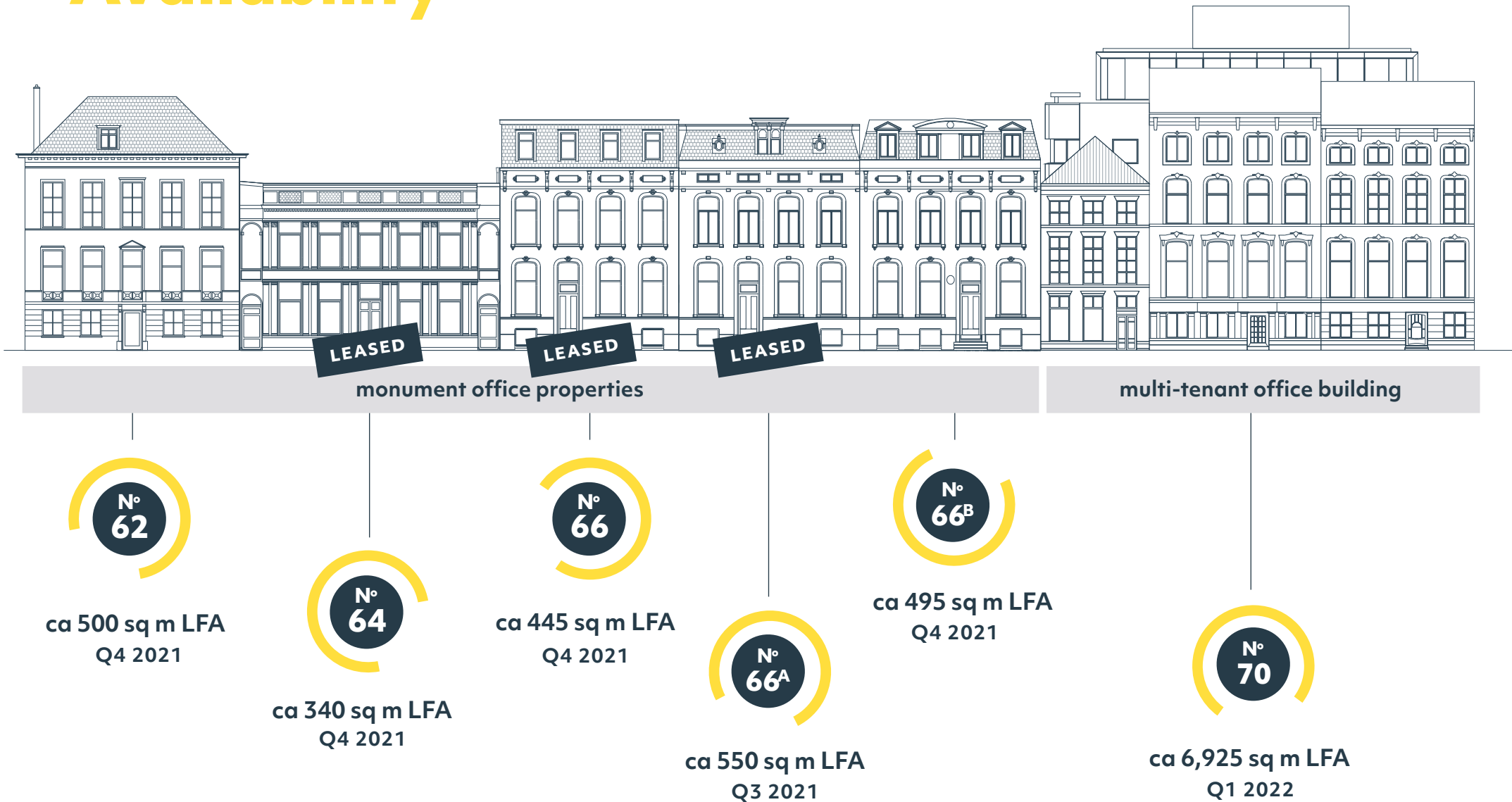


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Availability



Office
Monumental
Properties



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**MONUMENT OFFICE PROPERTIES
ZEESTRAAT 62-66B**

340 - 550 SQ M



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Monument office buildings with the charm of the past and the conveniences of today.

The characteristic 19th-century buildings on the Zeestraat (nr. 62 to nr. 66B) have been carefully renovated to provide contemporary and sustainable offices while retaining their authentic charm. The buildings are characterized by high-quality office spaces with high ceilings and generous light. Building no. 62 also has a number of beautiful monument period rooms. The buildings vary in size from 340 to 550 sq m spread over 2 to 4 office floors. Each office has a private garden with access to the communal courtyard and the parking area behind.

Facilities & level of delivery

The office spaces will be delivered in a renovated condition with a high-quality finish, including:

- ✓ representative entrance;
- ✓ modern pantry (equipped with dishwasher and fridge / freezer);
- ✓ modern installations and LED lighting;
- ✓ separate toilet groups;
- ✓ radiator heating;
- ✓ air conditioning;
- ✓ own private garden;
- ✓ common bicycle store;
- ✓ car park (on a rent basis).





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**MULTI-TENANT OFFICE BUILDING
ZEESTRAAT 70**

1,000 - 6,925 SQ M



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Multi-tenant building that connects, inspires and facilitates for entrepreneurial The Hague

The buildings at Zeestraat 68 to Bazarstraat 2 will be renovated as one multi-tenant building to provide a modern and flexible office with large open floor areas, located directly onto the large communal courtyard. The building covers 6,925 sq m and can be let in units of approximately 1,000 sq m.

The central entrance is located on the Zeestraat and welcomes visitors and users in a lively work café. This is also the access to the office spaces. The work café offers, in addition to good coffee and lunch facilities, a meeting place for all users of C-AVENUE.

The inner garden also functions as an informal, green place for meet & greet.

On top of the roof, a “loft office” has been developed, complete with a roof terrace and a beautiful view over the inner garden.

The building is being sustainably redeveloped with a high level of finish and spacious, deep floor areas that provides a lot of freedom for layout and space for interaction.

Facilities & level of delivery

The office spaces will be delivered in a renovated state with high-quality finishes, including:

- ✔ high-quality entrances with stucco ceiling and tile finishings;
- ✔ private access from the Zeestraat and the parking area behind it;
- ✔ bright office space with high ceilings;
- ✔ ventilation, cooling and heating via induction units;
- ✔ energy label A++;
- ✔ connection facilities for a pantry;
- ✔ communal courtyard;
- ✔ own bicycle storage;
- ✔ car park (on a rent basis).



Entrance
multi-tenant
office building



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Loft-office
multi-tenant
kantoorpand



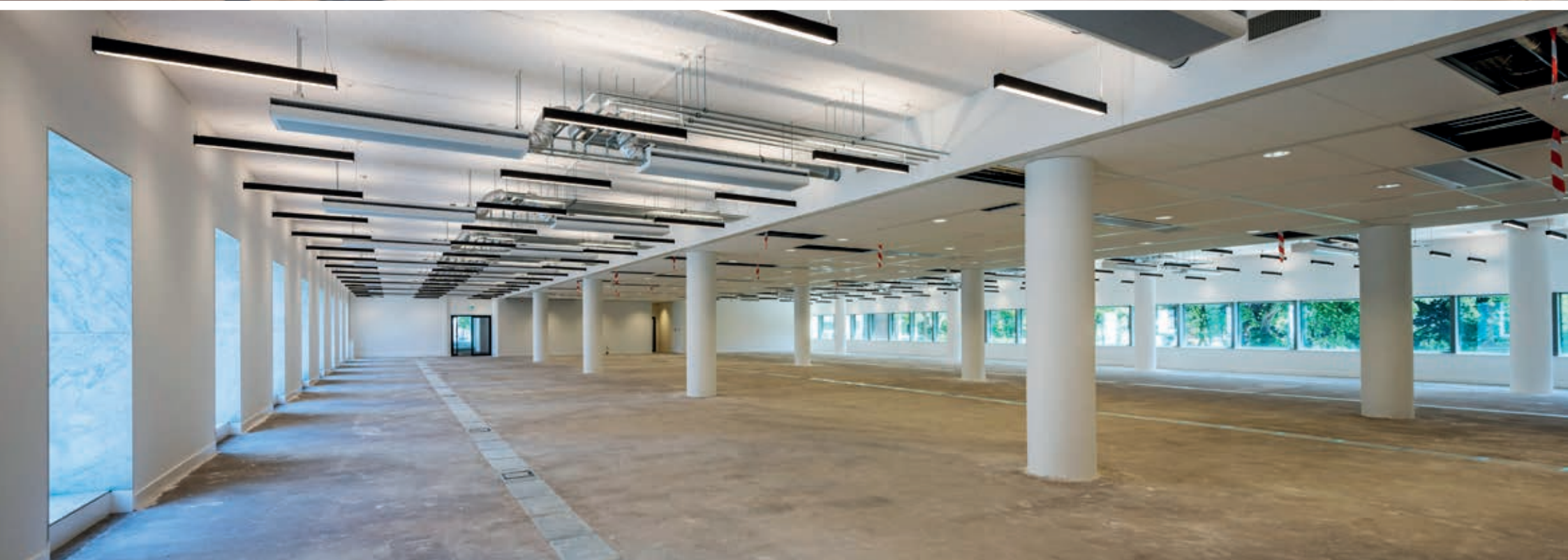
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Loft-office
multi-tenant
kantoorpand



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C-AVENUE offers a dynamic workplace in the historic center of The Hague, the Zeeheldenkwartier. The street is characterized by beautiful monument buildings. Opposite C-AVENUE is the Carlton Ambassador Hotel and at the entrance of the street are Panorama Mesdag and the Hilton Hotel. Various catering establishments, shops and a supermarket are located in the immediate vicinity. The exclusive shopping area Noordeinde and the dynamic Anna Paulownaplein are within walking distance.

The combination of the very attractive environment, the countless facilities and the unique appearance makes C-AVENUE an excellent office location.

C-AVENUE offers a unique workplace in The Hague where working, meeting, eating & drinking and relaxing in the open air are combined.





SCHEVENINGEN



Scheveningse Bosjes

DUINDORP

VOGELWIJK

DUINDORP

THE HAGUE
CENTER



Haagse Bos

HAAGSE HOUT

BINCKHORST

SPOORWIJK

Zuiderpark

HOUTWIJK

ESCAMP

N44

N211

A4

A13

A12

DELFT

Accessibility

C-AVENUE is easily accessible by both private transport and public transport. The Zeestraat is centrally located in The Hague and is an extension of the Noordeinde in the direction of Scheveningen. Via the Javastraat, Koningskade and Zuid-Hollandlaan, the Utrechtsebaan (the main entrance into The Hague) is reached by car within just a few minutes, which connects to the Prins Clausplein (A4, A12, A13). Various tram and bus stops are located near C-AVENUE.

75 parking spaces will be available at the property, on a rental basis. There is a special bicycle store available for cyclists. There will also be a number of charging points for electric cars and bicycles.



DEN HAAG CENTRUM	4 MIN
SCHEVENINGEN	10 MIN
DEN HAAG CENTRAAL	10 MIN



DEN HAAG CENTRAAL	10 MIN
SCHEVENINGEN	10 MIN
ROTTERDAM CENTRAAL	50 MIN



SCHEVENINGEN	10 MIN
ROTTERDAM	30 MIN
AMSTERDAM	50 MIN

Testfits

Zeestraat 62
FIRST FLOOR



Zeestraat 64
FIRST FLOOR



Testfits

Zeestraat 66
FIRST FLOOR



Zeestraat 66A
FIRST FLOOR



Zeestraat 66B
FIRST FLOOR



Testfits

Zeestraat 70

SINGLE TENANT, MAX # WORKSTATION
FIRST FLOOR



Zeestraat 70

SINGLE TENANT, COMBI WORKING
FIRST FLOOR



CONNECT
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Testfits

Zeestraat 70

MULTI-TENANT
FIRST FLOOR



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Rental information

C-AVENUE offers an inspiring and attractive working environment. It responds excellently to the current needs and wishes of today's employees. With distinctive and comfortable buildings, in a high-quality environment with excellent accessibility and facilities, C-AVENUE creates workplaces where employees want to be.



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C-AVENUE.NL

Connect, create & contribute

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Commissioned by :  **PATRIZIA**