

# C • AVENUE



## 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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CONTRIBUTE

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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# 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 immediately



N° 62

ca 250 - 519 sq m LFA

N° 64

ca 340 sq m LFA

N° 66

ca 445 sq m LFA

N° 66<sup>A</sup>

ca 550 sq m LFA

N° 66<sup>B</sup>

ca 250 - 479 sq m LFA

N° 70

ca 312 - 6,936 sq m LFA



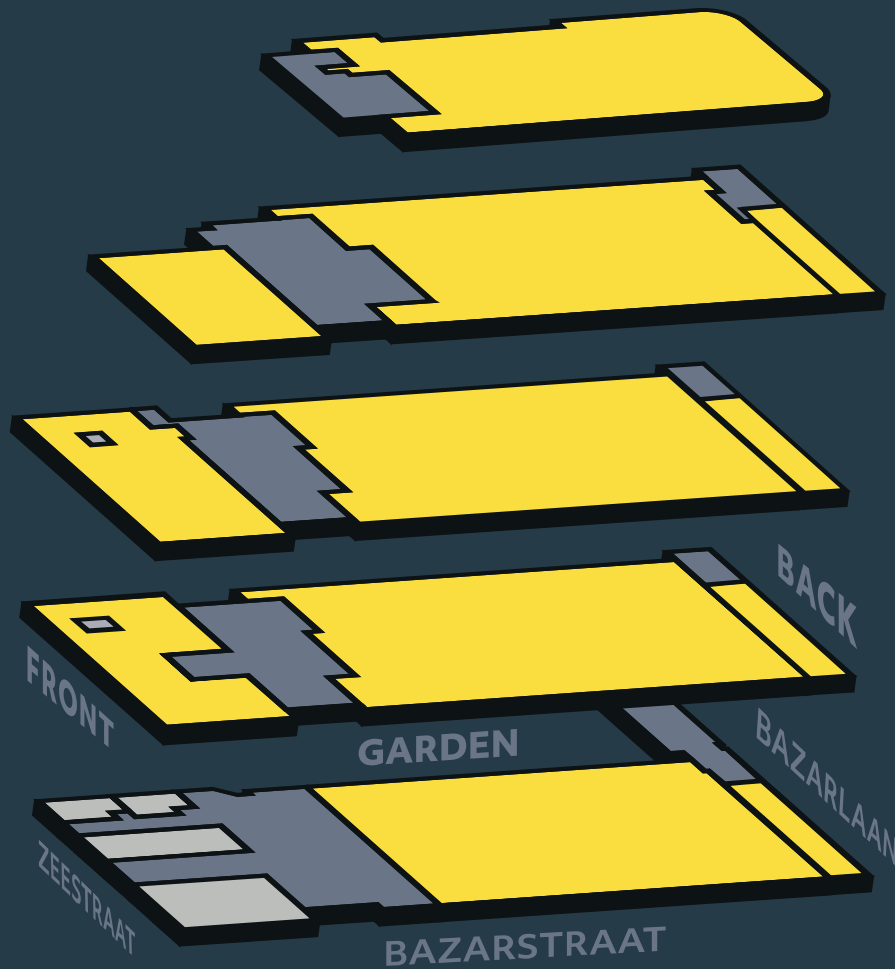
**MULTI-TENANT OFFICE BUILDING  
ZEESTRAAAT 70**

CA 312 - 6,936 SQ M



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4 CA. 915 SQ M

3 FRONT CA. 312 SQ M  
 BACK CA. 1.269 SQ M  
 TOTAL CA. 1.581 SQ M

2 FRONT CA. 393 SQ M  
 BACK CA. 1.294 SQ M  
 TOTAL CA. 1.687 SQ M

1 FRONT CA. 359 SQ M  
 BACK CA. 1.314 SQ M  
 TOTAL CA. 1.673 SQ M

GL CA. 1.080 SQ M

- Office space
- Meeting spaces
- Common/technical space

# Stacking Zeestraat 70



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

The building covers 6,936 sq m and can be let in units from approximately 312 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;
- ✔ work café located on the ground floor;
- ✔ loft office located on the top floor with roof terrace;
- ✔ bright office space with high ceilings;
- ✔ ventilation, cooling and heating via induction units;
- ✔ energy label A++;
- ✔ BREEAM In-use Excellent;
- ✔ connection facilities for a pantry;
- ✔ communal courtyard;
- ✔ own bicycle storage;
- ✔ car park (on a rent basis).



Work café; meeting place  
with coffee and lunch  
facilities.



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Shared meeting  
rooms






Roof terrace with  
views over the  
courtyard garden



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CONTRIBUTE



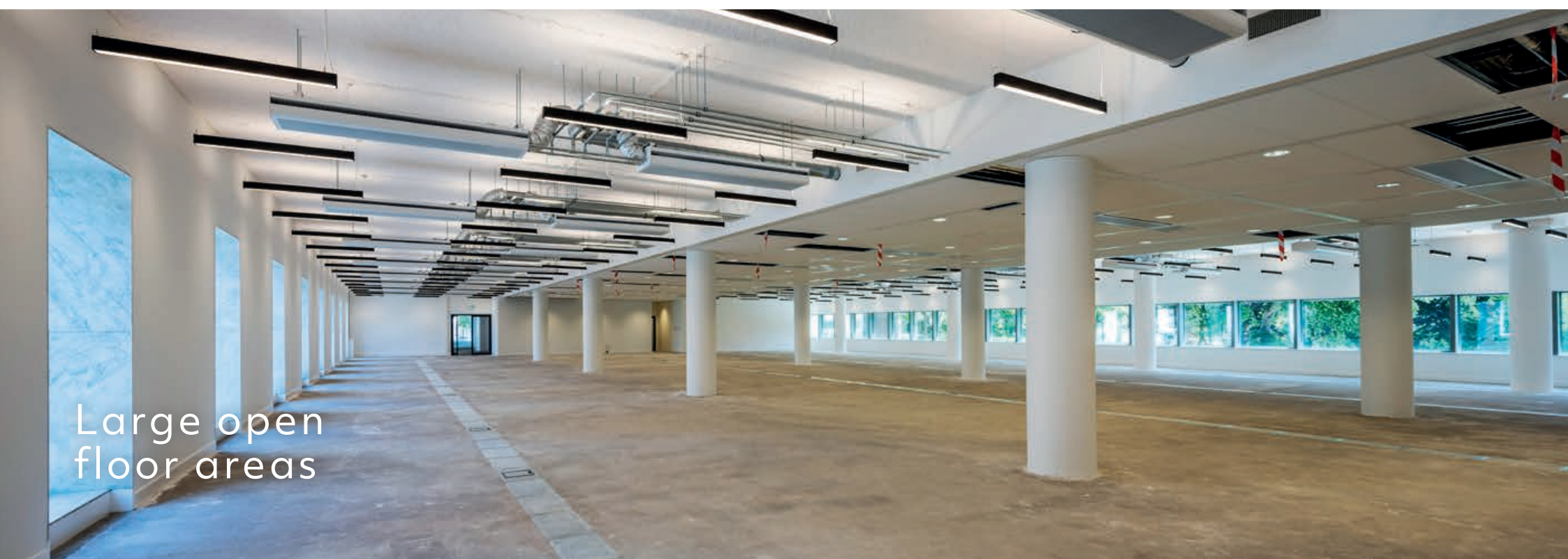
Loft office  
adjacent to  
roof terrace



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Large open  
floor areas

# Testfits Zeestraat 70

## First floor

MULTI TENANT,  
MAXIMUM OCCUPANCY



MULTI TENANT,  
OPEN AND CLOSED



# Testfits Zeestraat 70

MULTI-TENANT, OPEN  
AND CLOSED



MULTI-TENANT, PARTIAL LETTING  
FRONT FLOOR





## AVAILABLE MONUMENTAL OFFICE PROPERTIES

ZEESTRAAT 62 | CA. 250 - 519 SQ M

ZEESTRAAT 66B | CA. 250 - 479 SQ M



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

The characteristic 19th-century properties on Zeestraat (no. 62 to no. 66B) have been carefully renovated into contemporary and sustainable offices while retaining their authentic charm. The properties are characterised by high-quality office spaces with high ceilings and generous light. Each office has a private garden with access to the communal courtyard garden and the car park.



# Facilities & delivery level

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

## Zeestraat 62

- ✔ representative entrance hall;
- ✔ monumental style rooms;
- ✔ (video) intercom with door release;
- ✔ modern pantry (equipped with dishwasher and fridge/freezer);
- ✔ modern climate control installation;
- ✔ LED lighting;
- ✔ separate toilet groups;
- ✔ herringbone floors and upholstered stairs;
- ✔ heating with radiators;
- ✔ own private garden;
- ✔ balcony overlooking courtyard garden;
- ✔ shared bicycle shed;
- ✔ energy label A+;
- ✔ parking spaces (on a rental basis).

## Zeestraat 66B

- ✔ representative entrance;
- ✔ (video) intercom with door release;
- ✔ modern pantry (equipped with dishwasher and fridge/freezer);
- ✔ modern climate control installation;
- ✔ LED lighting;
- ✔ separate toilet groups;
- ✔ herringbone floors and upholstered stairs;
- ✔ heating with radiators;
- ✔ own private garden;
- ✔ shared bicycle shed;
- ✔ energy label A+;
- ✔ parking spaces (on a rental basis).



Zeestraat 62





Zeestraat 62



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Zeestraat 62



CONNECT  
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CONTRIBUTE



Zeestraat 66B



Zeestraat 66B

# Testfits monumental properties

## Zeestraat 62

FIRST FLOOR



## Zeestraat 66B

FIRST FLOOR



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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.

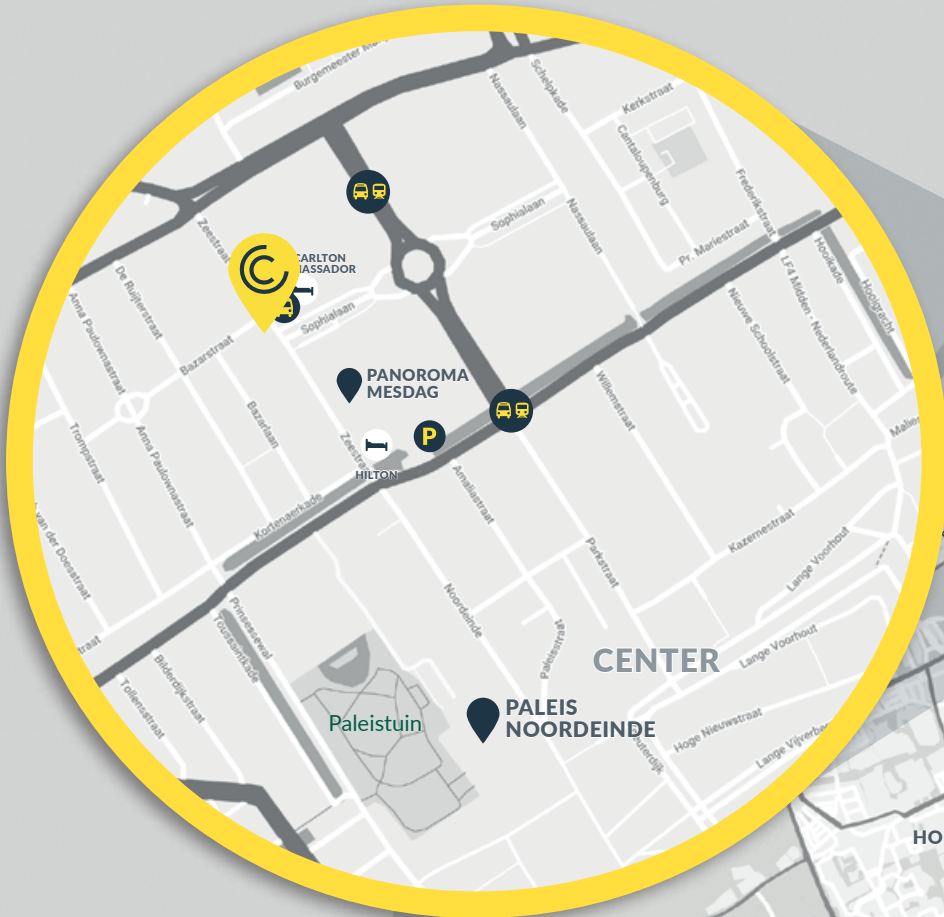
**C-AVENUE offers a unique workplace in The Hague where working, meeting, eating & drinking and relaxing in the open air are combined.**



Dynamic location in  
The Hague city centre







# SCHEVENINGEN



# THE HAGUE CENTER

N211

A4

A13

N44

A12

DELFT

HOUTWIJK

ESCAMP

Zuiderpark

SPOORWIJK

BINCKHORST

HAAGSE HOUT

Haagse Bos

Scheveningse Bosjes

DUINDORP

DUINDORP

VOGELWIJK

CENTER

Paleistuin

PANOROMA  
MESDAG

CARLTON  
JASSADOR

HILTON

P

Bus icon

# 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.

Parking spaces are available at the property, on a rental basis. There is a special bicycle store available for cyclists. There are also 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

## 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**