



New Babylon

THE HAGUE

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2595 DA THE HAGUE, THE NETHERLANDS



2
HIGHLIGHTS

6
THE BUILDING

26
THE LOCATION

38
ICON COLLECTION



THE PREMIER MIXED-USE COMPLEX IN THE HAGUE'S CITY CENTER

WITH AN ENVIABLE CBD LOCATION
ADJACENT TO MAJOR TRANSPORT HUBS,
NEW BABYLON IS UNDERGOING
A SIGNIFICANT VALUE-ADD WORKS
PROGRAM TO BECOME A WORLD-CLASS
BUSINESS DESTINATION.

GRADE A OFFICE SPACE WITH
MARKET-LEADING AMENITIES AND
BUSINESS SERVICES MAKE NEW BABYLON
THE PREMIER BUSINESS COMPLEX
IN THE HAGUE.





The image is an aerial photograph of The Hague, Netherlands, showing a dense urban environment with a mix of historic brick buildings and modern glass skyscrapers. A large railway yard with many tracks is visible on the right side. In the foreground, there is a large green park area. Overlaid on the image are several architectural renderings of modern buildings, including a tall, slender tower and a large, multi-story complex. A black box in the top center contains the project logo, and three white boxes with lines pointing to specific locations provide additional information.


New Babylon
THE HAGUE

DUTCH PARLIAMENT
(ANTICIPATED 2020)

THE HAGUE
CENTRAL STATION

8,500 BIKE SPACES AND
PARKING FACILITY (2020)





AN INCREDIBLE ECOSYSTEM OF TENANTS, USERS, SERVICES AND AMENITIES

NEW BABYLON HAS BECOME A MULTI-FUNCTIONAL COMPLEX BRINGING TOGETHER OFFICES AND AMENITIES, A HOTEL AND A RESIDENTIAL COMPONENT INTO ONE HARMONIOUS WHOLE.

Anchored on The Hague's skyline by its two impressive residential towers, New Babylon combines a multitude of services under one roof. The extensive office space is enhanced by a range of facilities including the four-star modern city hotel, Babylon Hotel Den Haag, a state-of-the-art gym, cafés, restaurant and a number of retailers all within the same multi-functional building.

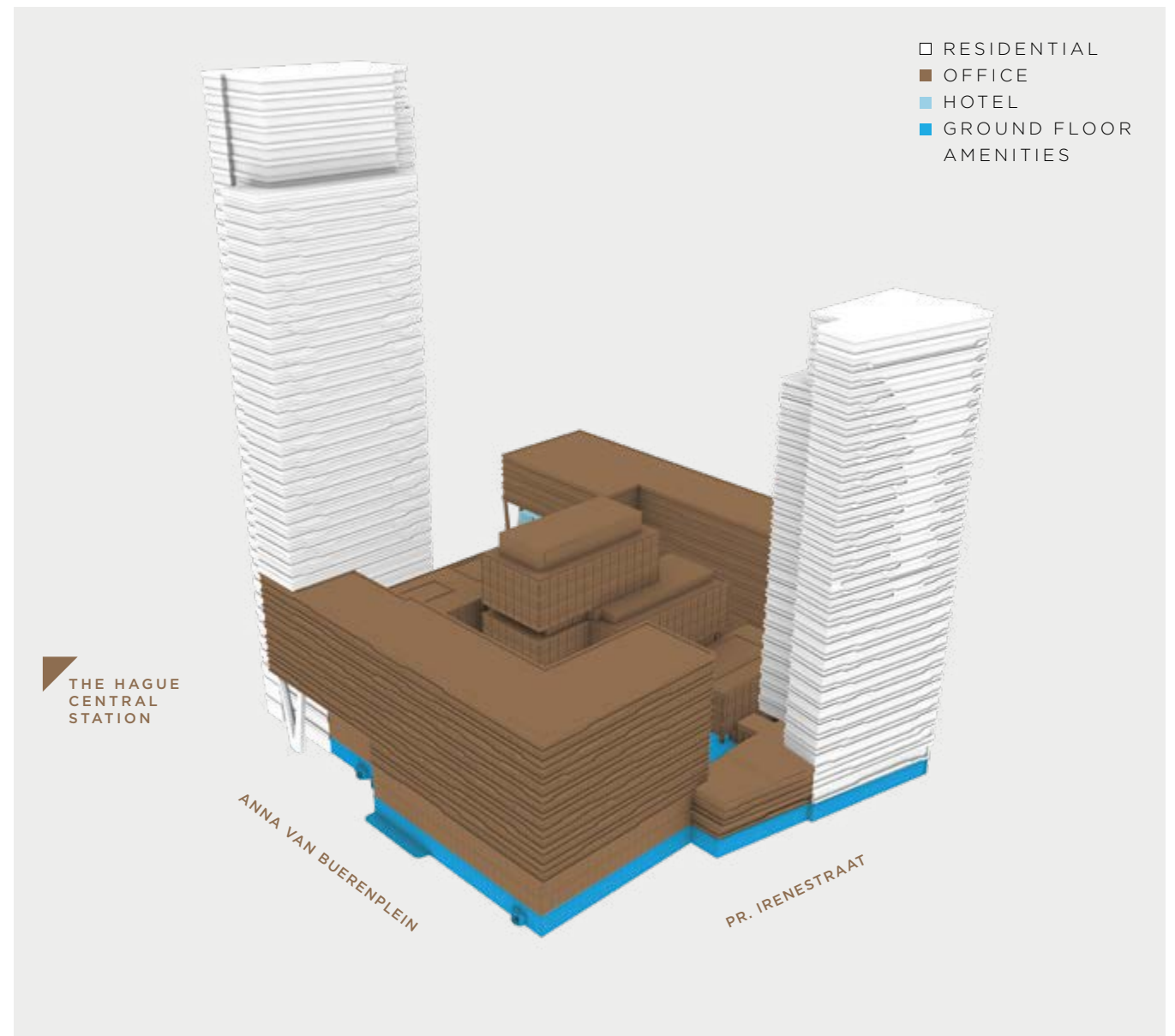
Redeveloped in 2012 and renovated in 2018/19, the building's interior is designed with impressive, elegant finishes. Clad in wood and with plenty of open spaces, break-out areas and natural light, visitors to New Babylon will naturally gravitate to the areas they seek, be they the first floor reception area for business, or the ground floor for food and beverage and retail options.

COST SAVINGS AND VALUE ENHANCEMENT

Tenants typically find occupying an Icon property leads to cost savings and value enhancement, with market-leading onsite service provisions leading to tangible productivity gains and further, less tangible, quality of life benefits.

New Babylon's refurbishment enables the iconic building to provide the best and highest quality office space for top tier, blue-chip professional tenants with multiple, high-end services and amenities available within the complex.

The contemporary business services facilities cater to all; from individuals requiring ITC services, to companies requiring boardroom facilities or conferencing for 650 people, it is all available onsite here. Designed with flexibility and best-in-class services in mind, New Babylon's onsite facilities have become an essential extension to existing tenants' own office spaces.











THE AMENITIES AND SERVICES

ICON BELIEVES THAT A CAREFULLY CRAFTED COMBINATION OF AMENITIES AND SERVICES WITHIN THE COMPLEX ADDS CONSIDERABLE VALUE TO ITS TENANTS AND MAKES ITS PROPERTIES BETTER PLACES IN WHICH TO WORK.

The New Babylon complex currently includes high-quality serviced office space allowing greater efficiency in the way in which tenants occupy their space over time. In addition, there are new state-of-the-art meeting and conferencing facilities which further limit the extent to which occupiers need to accommodate these functions in their own spaces.

The cost savings through a more efficient use of leased areas means that New Babylon's tenants enjoy a vibrant and well-designed space at a very competitive cost level.

The health and well-being of tenants is a key element of the building's recent refurbishment works. A large and brand new high-end gym is being added to the complex, together with various health food concepts. These features will also be further complemented by a wide array of other food and beverage offerings, ranging from the central bar area on the ground floor and coffee bars to more semi-formal restaurants. The building also offers other amenities to create a seamless experience for users of the complex, including the Netherland's flagship Coolblue store, providing comprehensive consumer technology and electronics services.



HIGH-END FLEXIBLE OFFICE SPACE

Over 4,000 sq m providing a range of co-working and serviced office options – occupiers are able to take up more space as they grow and ultimately can shift to the smaller units available in the main offices

RESTAURANT & COFFEE BAR FACILITIES

Coffee and bar facilities

Informal 'every day' eating options

Semi-formal restaurant¹

FULL-SERVICE MEETING & CONFERENCE CENTER

Approximately 20 meeting rooms of various sizes

Auditorium with seating for up to 650 persons

Arbitration and alternative dispute resolution facility

HEALTH & WELL-BEING

Brand new ca. 2,500 sq m gym

Healthy food & juice bar(s)

Premier health goods supplier (Holland & Barrett)

Yoga and meditation studio¹

Pharmacy¹

RECEPTION SERVICES

High-end quality & finishes

High-end hospitality services

24-hour security

ADDITIONAL

Technology supplies and services (Coolblue)

Premium supermarket¹

Car hire (Sixt)

Numerous additional amenities and services in the wider complex, including the hotel

¹ Under Icon's current indicative plans.



THE OFFICES

EXCEPTIONAL QUALITY GRADE A OFFICE IN AN URBAN ENVIRONMENT WITH SOME OF THE HAGUE'S LARGEST AVAILABLE FLOOR PLATES.

New Babylon's office spaces are divided into two separate areas; City Offices and Center Offices. The characteristics unique to each allow for greater flexibility for both larger and smaller occupier demands.

The two main entrances on Anna Van Buerenplein and Koningin Julianaplein provide access to the first floor reception area which in turn provides access to both the City Offices and Center Offices. Upgraded to Grade A standards, the office space can be configured to accommodate tenants requiring ca. 500 sq m on the upper floors of the Center Offices to those requiring up to ca. 2,500 sq m. Floors can be further combined via internal staircases to create much larger spaces to give unparalleled flexibility.





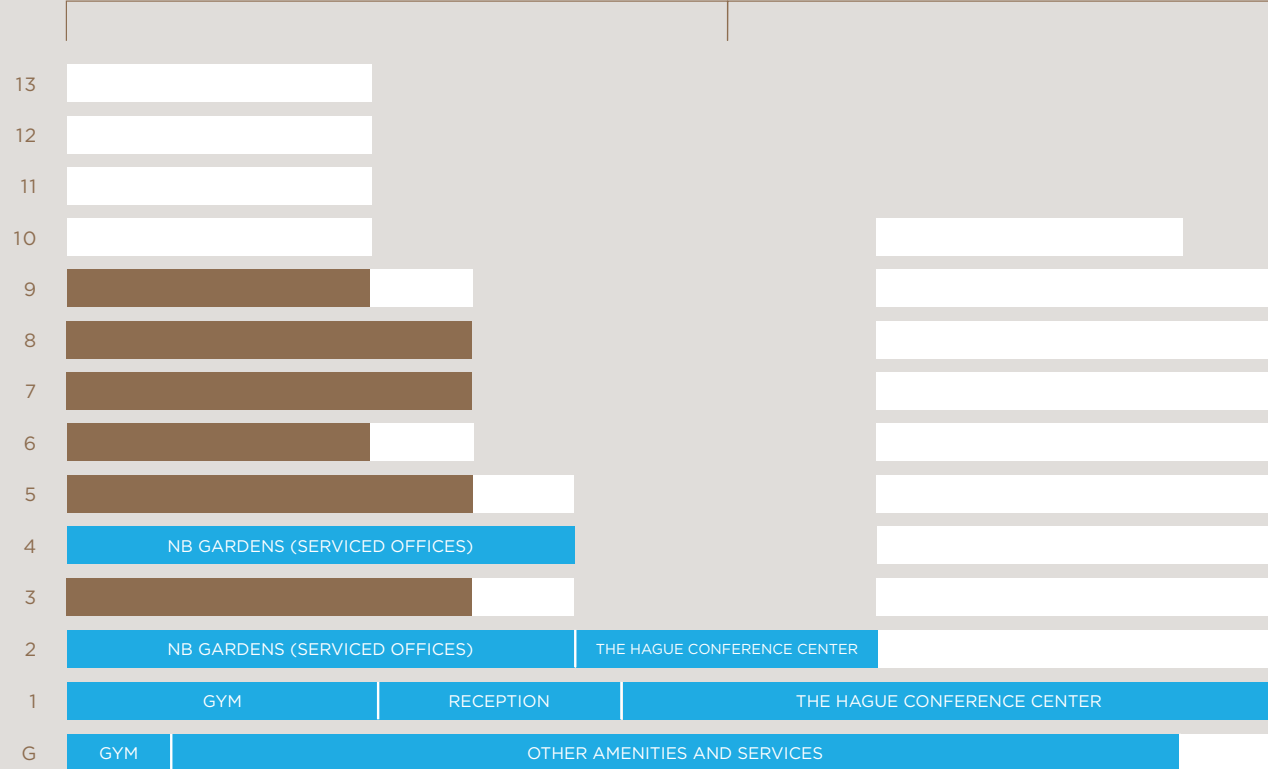


FLOOR PLANS

AREA SCHEDULE

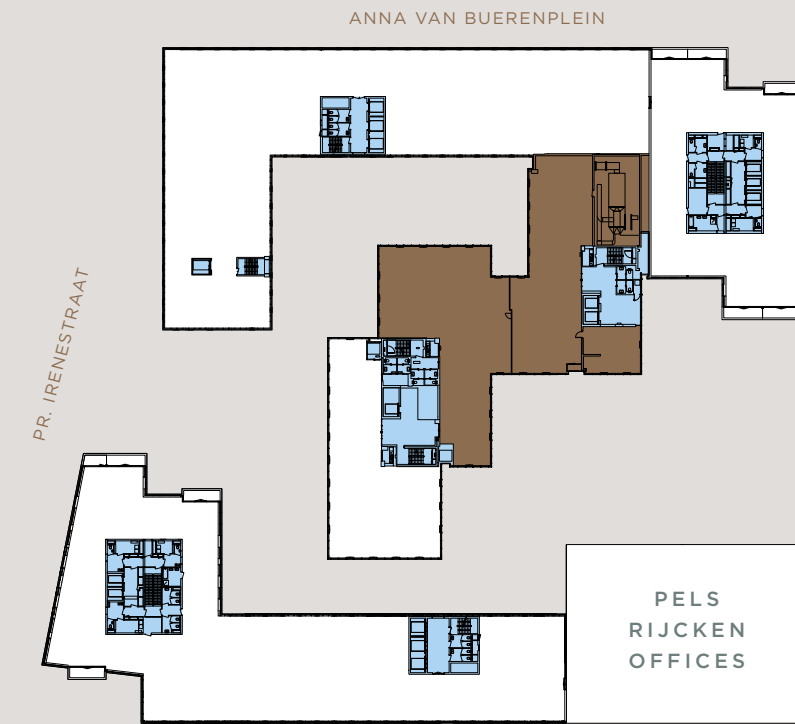
FLOOR	CENTER OFFICES (SQ M LFA)
9	1,104
8	1,741
7	1,741
6	1,006
5	2,072
3	2,144
TOTAL AVAILABLE SPACE	9,808

CENTER OFFICES CITY OFFICES

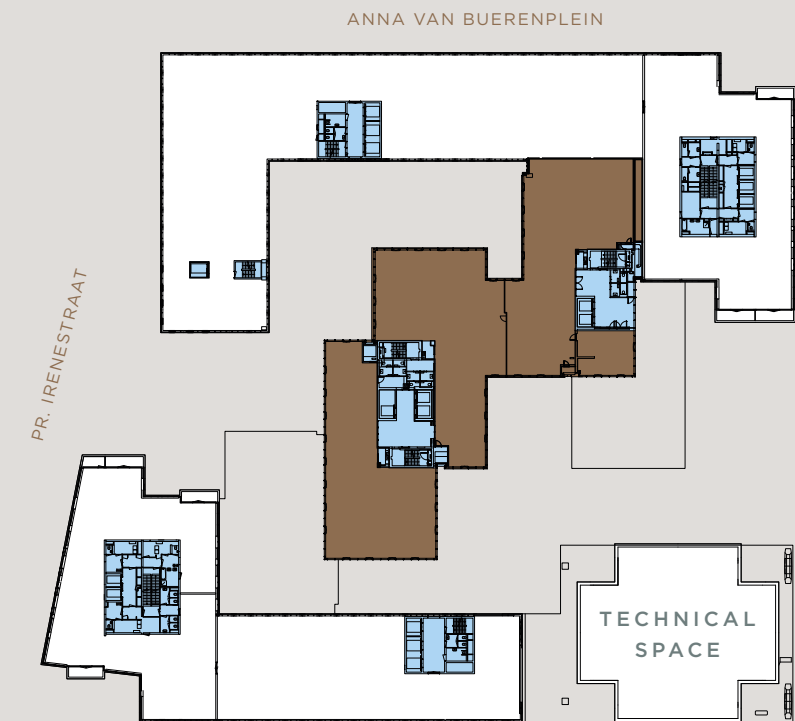


- AVAILABLE
- LET
- AMENITIES AND SERVICES

NINTH FLOOR 1,104 SQ M LFA - CENTER OFFICES



EIGHTH FLOOR 1,741 SQ M LFA - CENTER OFFICES



- AVAILABLE
- LET
- CORE

Floor plans not to scale. For indicative purposes only. Surcharge for common areas to be confirmed.



SEVENTH FLOOR

1,741 SQ M LFA - CENTER OFFICES



THE HAGUE
CENTRAL
STATION

FIFTH FLOOR

2,072 SQ M LFA - CENTER OFFICES



THE HAGUE
CENTRAL
STATION

SIXTH FLOOR

1,006 SQ M LFA - CENTER OFFICES



THE HAGUE
CENTRAL
STATION

THIRD FLOOR

2,144 SQ M LFA - CENTER OFFICES



THE HAGUE
CENTRAL
STATION

- AVAILABLE
- LET
- CORE

*Potentially leasable space

Floor plans not to scale. For indicative purposes only. Surcharge for common areas to be confirmed.









THE HAGUE CITY CENTER

NEW BABYLON IS LOCATED IN THE HEART OF THE HAGUE'S CITY CENTER; A VIBRANT AND DYNAMIC AREA WITH A VERY STRONG INTERNATIONAL PRESENCE, EXCELLENT CONNECTIVITY AND A WIDE ARRAY OF OFFICES, SHOPS, HOTELS, ENTERTAINMENT VENUES AND RESIDENTIAL DEVELOPMENTS.

The city itself is the political capital of the Netherlands, seat of the Dutch parliament and home to a number of key governmental institutions and over 100 foreign embassies. There has been significant investment and focus on the area surrounding New Babylon in recent times. The Dutch parliament is anticipated to move to a building immediately adjacent to New Babylon by 2020 and the area has been designated as a key strategic priority of the municipality with the creation of the Central Innovation District (CID) to promote the advancement of a cohesive digitized economy, of which New Babylon sits at the heart.

In addition, two major residential projects are planned in the immediate vicinity of New Babylon, further enhancing the vibrancy of the area. Combined with the exceptional access to the recently renovated and highly frequented Central Station (just one minutes' walk from the building), which provides direct access to Rotterdam The Hague Airport and Schiphol Airport, this means that New Babylon really is the most desirable mixed-use complex in The Hague's city center.





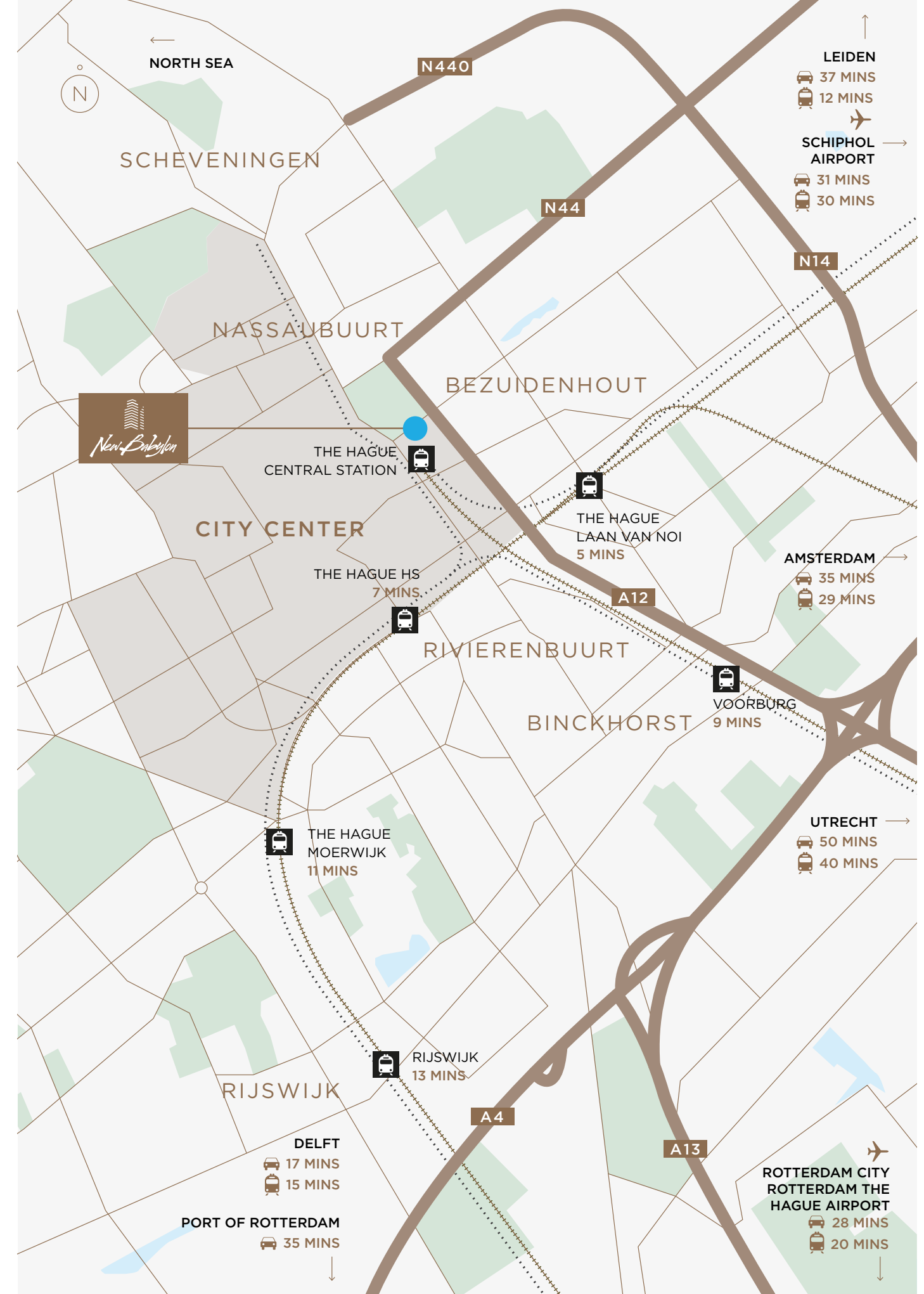
EXCELLENT TRANSPORT INFRASTRUCTURE

New Babylon is exceptionally located, directly adjacent to The Hague Central Station, which provides direct access to Amsterdam, Rotterdam and Utrecht within 40, 20 and 40 minutes respectively.

Schiphol Airport, Europe's third busiest airport, can be reached within 30 minutes and Rotterdam The Hague Airport within just over 15 minutes making New Babylon a highly attractive location for both Dutch and international companies wishing to be situated in the Randstad¹.

The building is very easily accessible via train, tram, Randstad rail, bus and car. There are 230 parking spaces dedicated to New Babylon tenants in an underground parking facility, directly accessible from the complex and the country's second largest bicycle park (8,500 spaces) is also opening next door. All of these distinct elements add up to the best connected building in the city.

¹ The Hague forms part of the Randstad metropolitan area, home to almost half the Dutch population and almost half of all Dutch business.





A BUSTLING CITY CENTER

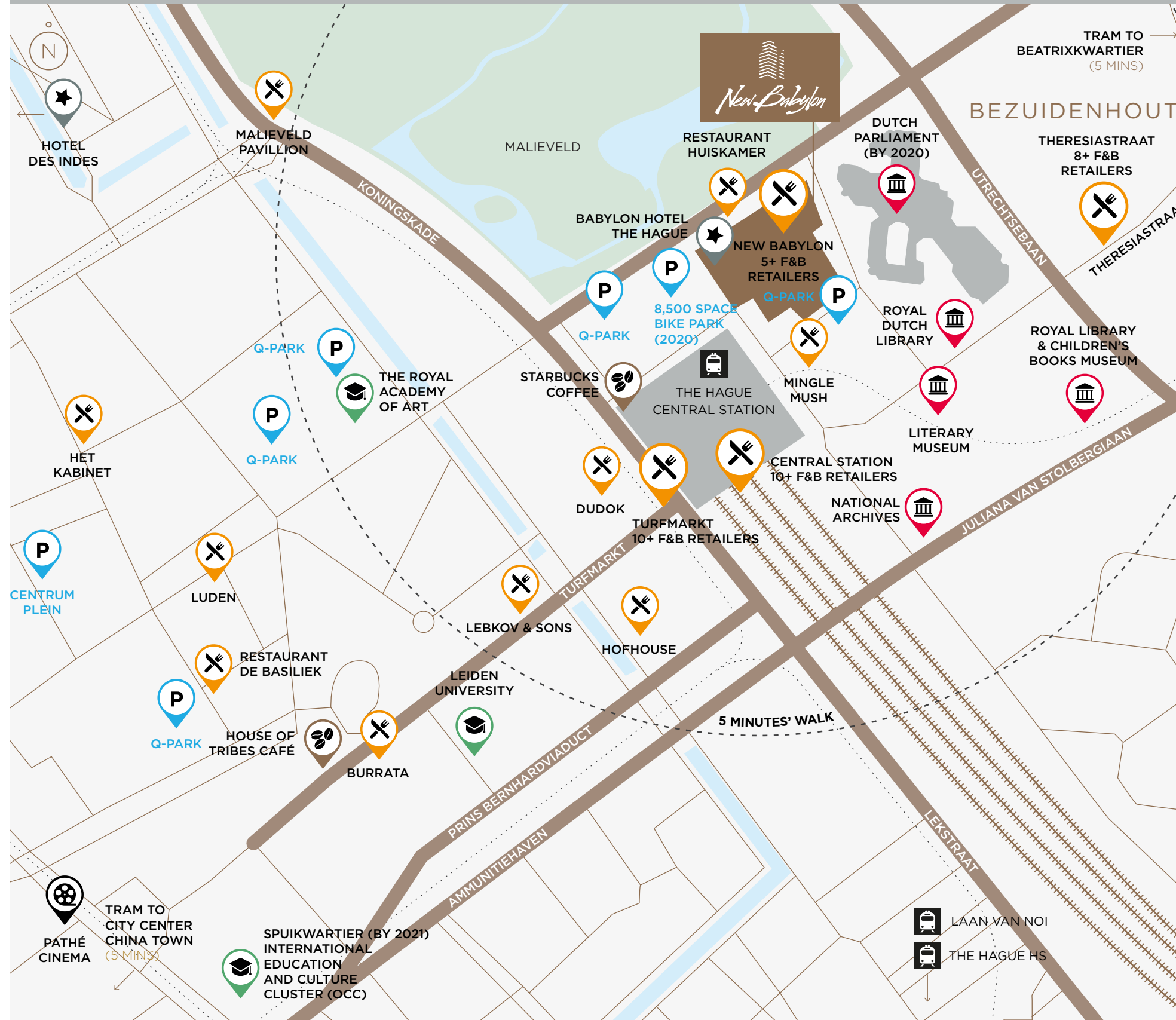
A NATURAL MEETING PLACE FOR RESIDENTS, BUSINESS PEOPLE, POLITICIANS, DIPLOMATS, STUDENTS, TRAVELERS AND CULTURAL VISITORS.

New Babylon sits within The Hague's bustling city center and offers tenants access to a great variety of amenities and services at any time of the day.

New Babylon's great location overlooks and offers direct access to the Malieveld, a park area protected by an order signed by Willem of Orange himself in 1576 and where artists such as Bruce Springsteen, The Rolling Stones and Coldplay have all recently held concerts.

A few minutes' walk away, the nearby Bezuidenhout has become an increasingly fashionable area with an array of shops and boutiques located on Theresiastraat with trendy cafés and restaurants such as Madame Moustache and Tabasco drawing in visitors from afar.

In 2021, just a short distance away from New Babylon, a new education and cultural complex will open called Spuikwartier. The four biggest cultural institutions in The Hague will all be housed there ensuring Spuikwartier becomes the cultural heart of The Hague.





A REINVIGORATED, WORLD-CLASS LOCATION

THE HAGUE IS HOME TO A VIBRANT MIX OF DIFFERENT OCCUPIERS.

The Hague attracts a diverse range of occupiers from many different sectors including energy, security and education. Major multi-national professional services companies such as Deloitte and PWC are located a short distance away from New Babylon, as are the headquarters of companies such as Siemens, McDermott and Nationale Nederlanden, in addition to the Ministries of Internal Affairs, Foreign Affairs and Finance. By 2020, the houses of parliament is anticipated to be located directly next door to the building.

The compelling mix of occupiers within the immediate surroundings of New Babylon is only enhanced by those within the building, including Pels Rijcken (one of the Netherlands' top law and notarial firms), TNO, NLO and Deerns.

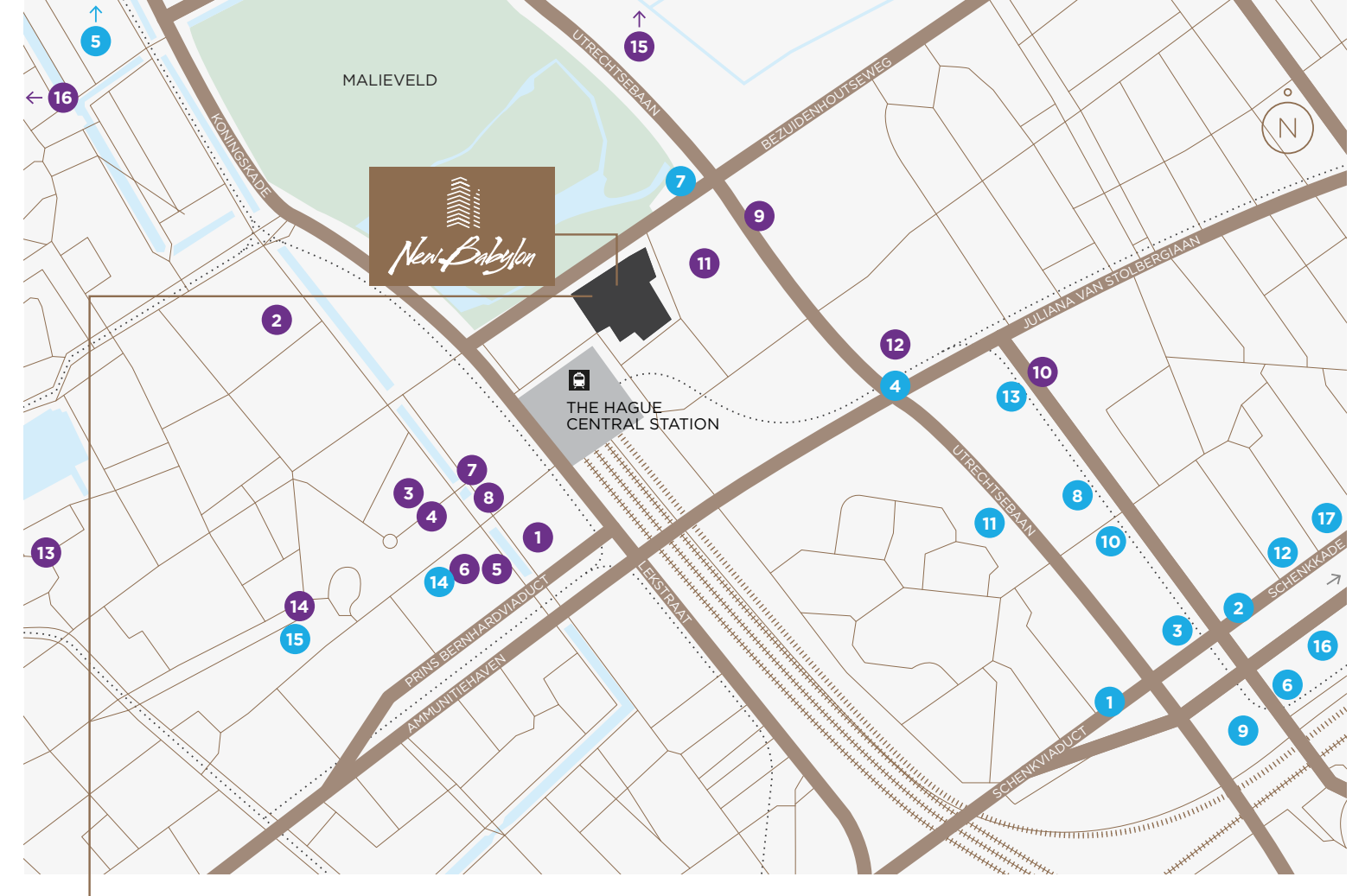
36
37

OFFICES

- 1 DELOITTE, ROYAL HASKONING, KUWAIT PETROLEUM
- 2 PWC, ASTRAZENCA, ANP, UPS
- 3 POSTNL
- 4 WORLD STARTUP FACTORY
- 5 SHELL
- 6 SIEMENS
- 7 VNO-NCW
- 8 CAK
- 9 NATIONALE NEDERLANDEN, MCDERMOTT

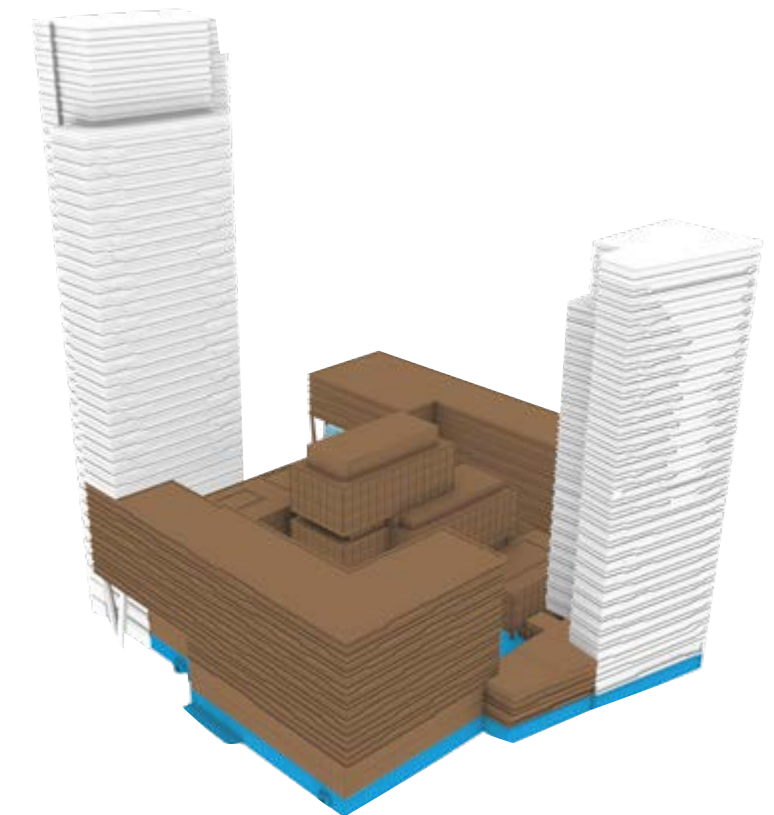
GOVERNMENT & JUDICIAL

- 10 MN SERVICES
- 11 REGUS
- 12 DEUTSCHE BANK
- 13 BAM INTERNATIONAL
- 14 DAMCO
- 15 TWILL
- 16 TRIBES
- 17 AT&T, HSD
- 1 MINISTRY OF FOREIGN AFFAIRS
- 2 MINISTRY OF FINANCE
- 3 MINISTRY OF HEALTH, WELLBEING AND SPORT
- 4 MINISTRY OF SOCIAL AFFAIRS AND EMPLOYMENT
- 5 MINISTRY OF THE INTERIOR AND KINGDOM RELATIONS
- 6 MINISTRY OF SECURITY AND JUSTICE
- 7 MINISTRY OF EDUCATION, CULTURE AND SCIENCE
- 8 MINISTRY OF INFRASTRUCTURE AND ENVIRONMENT
- 9 MINISTRY OF ECONOMIC AFFAIRS
- 10 NETHERLANDS ENTERPRISE AGENCY (RVO)
- 11 PARLIAMENT (ANTICIPATED 2020)
- 12 COURT OF THE HAGUE
- 13 BINNENHOF
- 14 MUNICIPALITY OF THE HAGUE
- 15 INTERNATIONAL CRIMINAL COURT
- 16 INTERNATIONAL COURTS OF JUSTICE



NEW BABYLON OCCUPIERS

- TNO
- NLO
- GREYSTAR
- DEERNS
- C&W
- NEUBERGER BERMAN
- GOUDAPPEL
- NEDERLANDSE VERENIGING VOOR RECHTSpraak (Nvvr)
- CASSINI
- GROWWORK
- GASUNIE
- STICHTING INSTITUUT VOOR BOUWRECHT (IBR)
- NETBEHEER
- DEARBYTES
- ENSCO
- PELS RIJCKEN







ICON COLLECTION

Icon Real Estate is a market-leading, innovative and tenant-focused real estate business that has created more than 300,000 sq m of prime office real estate in the Benelux region's principal cities, including Amsterdam, Rotterdam, The Hague and Brussels. Icon is one of the most active real estate companies focused on prime office assets in the Benelux region.

The concept of the 'complex' has always been at the heart of Icon's prime properties and it continues to reshape the way our tenants occupy our buildings. This goes against the old-fashioned notion of people going into their office in the morning, walking past a sleepy security guard and staying most or all of the day confined to their office, before heading home. Instead, Icon's vision is of a highly interactive 'ecosystem' of mutually value-adding services and amenities, making the work experience more productive, enriching and fun. Indeed, the real estate function has increasingly come under the remit of human resources departments rather than facilities management teams.

Companies are no longer determining their choice of space solely on the basis of cost and general guidelines on location. Instead, real estate has become a key tool for companies to attract and retain the best talent possible. Salary and benefits are increasingly only some of the many criteria people use when selecting an employer, while quality of life, environment and a sense of community are equally important - and in some cases more so. As a result of their high-quality and the value they add to our tenants and their employees, Icon complexes have consistently attracted the highest quality tenants, and outpaced the market in terms of rental levels.





TECHNICAL INFORMATION

1.0 BUILDING DESCRIPTION

1.1 GRID

The floors of the Center Offices have flexible layouts with column grids of 3.6 m. Partitioning is possible with a minimum room width of 3.6 m expandable in modules of 1.8 m (perpendicular to the façade).

1.2 FLOOR AND CEILING HEIGHTS

The floor spaces contain a free height of 2,700 mm. Construction tolerances and existing structures might have a limited, incidental impact on these heights.

1.3 LIFT INSTALLATIONS

The Center Offices are equipped with five passenger lifts located in two separate cores. Each lift is approved for a minimal nominal load of 1,275 kg or 17 persons. The main landings are located at the first floor, the parking garage (-3 - -1) is accessible via the central lift lobby.

Center Offices:

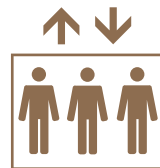
Lift 1: Ground - 13th floor

Lift 2: Ground - 12th floor

Lift 3: 2nd - 9th floor

Main landings - 1st floor

3 PASSENGER LIFT
1,600 KG
19 PERSONS



1.4 NOISE CRITERIA

Background noise levels comply with the permissible values as stated below:

- Office spaces (up to two people) and meeting rooms: 35 dB(A)
- Offices spaces (two person or more): 40 dB(A)
- Circulation areas, halls and corridors: 45 dB(A)
- WCs: 45 dB(A)
- Technical rooms: 75 dB(A)

Figures are based on installations running at capacity under normal operations.

1.5 EMERGENCY EXITS

Offices comply with the Building Decree 2003 (New Construction). All installations and emergency exists have been approved by the local fire authorities. Disabled emergency exits meet the Accessibility Handbook design requirements.

1.6 SUSTAINABILITY

Offices have Energy Label A certification and conform to the Dutch Energy Performance of Buildings regulations. The complex is currently also under going a BREEAM In-Use certification and is targeting a rating of 'very good'.

ENERGY LABEL A



2.0 SHELL & CORE

STRUCTURE & ENVELOPE

2.1 DESIGN LOADS

Office spaces: average maximum floor load 4 KN/sq m (408 kg/sq m).

Terraces: variable floor load of 2,45 KN/sq m (250 kg/sq m).

2.2 GLAZING

The façades are constructed with aluminium frames (60 mm width), with transparent HR++ glass (solar gain factor SGF ≤ 40%, light transmission factor LFT ≤ 60%) and enamelled glass panels. Where possible tilting windows are applied per 3.6 m.



GLAZING
ALUMINIUM FRAMES
WITH TRANSPARENT
HR++ GLASS

3.0 FACILITIES

3.1 FLOOR FINISHES

Office floors are finished with a user-resistant anhydrite screed. Building entrances and WCs are finished with natural stone tiles. The WCs are fitted with an artificial stone sill under the entrance door.

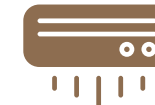
3.2 SUSPENDED CEILINGS

Office floor ceilings have a bandraster system perpendicular to the façade based on a grid of 1.8 m and equipped with removable white fibre tiles (1,800 x 600 mm). Ceilings are completely flat and equipped with light fittings, induction units, fire detectors and speakers.

3.3 DUCTING & AIR CONDITIONING

Heating and cooling induction units are applied per façade pattern of 1.8 m. Temperature is controlled by thermostat per 3.6 m. Heating and cooling installation is connected to an underground hot-cold storage system providing basic heat. During peak times it is supported by district heating. An air handling unit is installed on the roof of the building for ventilation. Outside air is filtered, heated or cooled as required and, if necessary, humidified. The air handling unit will be provided with a heat recovery element. In this, the energy (heat and moisture) present in the exhaust air is transferred to the air to be supplied. Air is blown in through the ceiling induction unit and is transferred to the ceiling plenum via luminaires, where it is extracted centrally at the shaft. For the benefit of meeting functions, a capped fresh air connection with a capacity of 10% of the entire airflow of the relevant floor is provided near the core areas.

HEATING AND COOLING
TEMPERATURE IS
CONTROLLED BY
THERMOSTAT PER 3.6M



3.4 INTERNAL HEAT LOAD

The center floor loads are calculated as follows:

Per sq m / usable floor area:

Lighting: 10 W/sq m
Persons: 8 W/sq m (9 sq m per person)
Equipment: 20 W/sq m

10% of the area can be used as meeting room.

3.5 VENTILATION

50 m³/hr per person minimum ventilation volumes based on one person per 10.5 sq m of lettable floor area.



VENTILATION
OFFICE: 50 M³/HR
PER PERSON, BASED
ON 1 PERSON PER 10,5
SQ M OF LETTABLE
FLOOR AREA

3.6 ELECTRICAL SERVICES

Built-in fluorescent lighting controlled by presence detection applied per 3.6 m grid.

Additional lighting:

Horizontal traffic zones: control panel

Lift hall: control panel

Toilets: presence detection in entrance areas

Technical areas: local switch

Lighting levels per area:

Horizontal traffic areas: 100 lux

(Emergency) stairs: 150 lux

Toilets and entrance areas: 200 lux

Technical areas: 200 lux

Offices: 500 lux

Energy consumption is recorded per floor through a sub distribution panel.



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FOR MORE INFORMATION

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