

# CREATIVE GROUNDS



COWORKING. OFFICES. MEETINGS



CREATIVEGROUNDS



## ABOUT US

Welcome to CreativeGrounds, a provider of boutique private offices. Our sophisticated offices are located in the prestigious Amsterdam Oud-Zuid district.

We provide tailor made offices with high-end interior design, modern meeting rooms, well-equipped kitchens, conveniently located pantry points on every floor, and spacious gardens bathed in sunlight.

We understand that every business is unique, which is why we offer customizable office solutions to suit your specific requirements. From short term contracts to flexible options to scale up or down as your business evolves.

Furthermore, we provide all the necessary amenities and facilities for a seamless and comfortable work experience.

*'The office you occupy reflects the type of company you run. Our properties are located in Oud-Zuid for a reason. They are beautiful villas, not massive buildings. With us, you won't experience a workplace factory with fluorescent lights and carpet, but rather an intimate, boutique atmosphere'*

**Hugo Winnubst**  
FOUNDER CREATIVEGROUNDS





## A SELECTION OF OUR CLIENTS

  
BREITLING  
1884

hunkemöller

 lululemon

Uber

 ABN-AMRO



ENGEL&VÖLKERS®



## A SELECTION OF OUR PARTNERS

**BOCCA**  
COFFEE

CONSERVATORIUM  
MUSEUMPLEIN, AMSTERDAM

  
BETJEMAN & BARTON



ET **CLAIRE**

PERFUMERIE  
ZIELINSKI & ROZEN



## BENEFITS



### FLEXIBLE SHORT-TERM CONTRACTS

Flexible options to scale up or down as your business evolves.



### FULLY FURNISHED OFFICES

Plug & play concept (you only need upir own laptop or computer).



### ALL-IN PRICING, NO SURPRISES

Everything included; coffee/tea, cleaning, meeting credits etc.



### ACCESSIBILITY & PARKING

Easy to reach via all forms of transport; public or by car.



### FACILITIES & AMENITIES

All the necessary amenities for a good work experience.



### HIGH-END INTERIOR DESIGN

A high-end design that ignites the energy of success.





HIGHLIGHTS

At the Emmalaan number 7 and 9, there's a unique blend of co-working and private offices. This creates a vibrant and dynamic environment. It's a place where innovation thrives, buzzing with dedicated entrepreneurs and freelancers all working tirelessly toward their aspirations. If you are in search of valuable resources for your company, you'll find them readily available in our co-working space. Our office occupants are always invited to our events, ranging from casual gatherings to enriching masterclasses. In essence, we combine the best of both worlds - offering you your very own private office while being immersed in a lively environment with like-minded entrepreneurs.

AMENITIES

- 24/7 Access
- Super-fast WiFi
- Cleaning services
- High-quality coffee & tea
- Business registration
- Postal services
- Bathroom with shower

20 PRIVATE OFFICES	4 MEETING ROOMS	2 KITCHENS	2 GARDENS
3 COWORKING SPACES	3 PHONE BOOTHS	6 PANTRIES	1 CINEMA



ACCESSIBILITY

Walking distance  
1 min Vondelpark  
3 min Tram  
5 min Cornelis Schuytstraat

Cycling distance  
1 min Tram  
5 min Museumplein  
8 min Amsterdam Centre

Public transport  
5 min Museumplein  
10 min Noord/Zuid metro  
14 min Centraal Station  
16 min Station Zuid



SOUTERRAIN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SUITE:	CAPACITY:
MEETING ROOM	10 PERS.
MEETING ROOM	8 PERS.
MEETING ROOM	6 PERS.
KITCHEN NO.7	20 PERS.
KITCHEN NO.9	20 PERS.
SUITE 9K	3 PERS.
SUITE 9L	6 PERS.
SUITE 9M	6 PERS.

SUITE:	CAPACITY:
SUITE 7A	22 PERS.
SUITE 7B	14 PERS.
SUITE 9A	12 PERS.
SUITE 9B	14 PERS.

SUITE:	CAPACITY:
SUITE 7C	3 PERS.
SUITE 7D	16 PERS.
SUITE 7E	5 PERS.
SUITE 7F	8 PERS.
SUITE 9C	4 PERS.
SUITE 9D	6 PERS.
SUITE 9E	12 PERS.

SUITE:	CAPACITY:
SUITE 7G	2 PERS.
SUITE 7H	6 PERS.
SUITE 7I	2 PERS.
SUITE 7J	2 PERS.
SUITE 9F	6 PERS.
SUITE 9G	2 PERS.
SUITE 9H	2 PERS.
SUITE 9I	2 PERS.
SUITE 9J	2 PERS.







HIGHLIGHTS

Experience the perfect blend of classic and modern elements at our newest edition. The villa built in 1917 exudes elegance and sophistication. The unique corner location allows natural light to flow while the south-facing private garden, designed by renowned garden architect Piet Oudolf (famous for his work on the Gardens of Remembrance in New York), offers a little oasis of greenery in the heart of the city. The interior perfectly reflects the essence of the building, blending modern design with classic items that will surely impress all your clients/ visitors.

AMENITIES

- 24/7 Access
- Super-fast WiFi
- Cleaning services
- High-quality coffee & tea
- In-office refrigerator
- Business registration
- Postal services

12 PRIVATE OFFICES	2 PHONE BOOTHS	1 KITCHENS
3 MEETING ROOMS	1 GARDEN	2 PANTRIES



ACCESSIBILITY

Walking distance

- 2 min Tram
- 3 min Concertgebouw
- 4 min Museumplein

Cycling distance

- 1 min Tram
- 2 min Cornelis Schuytstraat
- 4 min Rijksmuseum
- 6 min Amsterdam Centre

Public transport

- 5 min Noord-Zuid metro
- 9 min Station Zuid
- 10 min Centraal Station





FLOORPLAN. JACOB OBRECHTSTRAAT

GROUND FLOOR

SUITE:	CAPACITY:
SUITE 1	7 PERS.
SUITE 2	10 PERS.
SUITE 4	14 PERS.



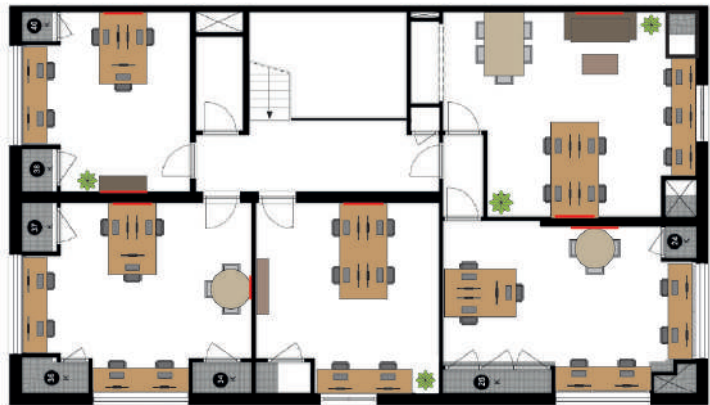
FIRST FLOOR

SUITE:	CAPACITY:
SUITE 5	5 PERS.
SUITE 6	10 PERS.
MEETING ROOM	8 PERS.
SUITE 8 & 9	16 PERS.



SECOND FLOOR

SUITE:	CAPACITY:
SUITE 10	5 PERS.
SUITE 11	7 PERS.
SUITE 12	6 PERS.
SUITE 14	7 PERS.
SUITE 15	9 PERS.



SOUTERRAIN

SUITE:	CAPACITY:
MEETING ROOM	8 PERS.
PHONE BOOTH	1 PERS.
MEETING ROOM	2 PERS.
PHONE BOOTH	1 PERS.









# ABOUT OUD-ZUID

Located in the heart of Amsterdam, the chic and prestigious Oud-Zuid neighborhood is an ideal location for your company. It reflects the sophistication of your business, offering historic charm, lush green spaces, and (cultural) hotspots.

## COFFEE & BREAKFAST

Kickstart your day at Coffee District on the Willemsparkweg with amazing coffee in a high-end design setting. For a true Amsterdam vibe, Joffers on Willemsparkweg offers a charming atmosphere and delicious breakfast options, ideal for morning meetings or quick catch-ups.

## LUNCH & DINNER

For a delightful business lunch, visit Jules/Juliette. If you're in a hurry, grab a quick sandwich from Kooy's Deli. For a more leisurely lunch beautiful terrace, George WPA is the perfect choice. Dinners are perfect at Visque, Schotsheuvel or Bar Barolo.

## SPORTS & WELLNESS

Stay active at Saints & Stars with high-intensity workouts or at TrainMore for a traditional gym experience. For relaxation, the Conservatorium Hotel Spa offers luxurious treatments to unwind after a busy day.

## SHOPPING

Enjoy boutique design shopping on the P.C. Hooftstraat with fashionable stores and chic home decor. Explore Cornelis Schuytstraat for a mix of luxury fashion and unique specialty shops.

## CULTURE

Oud-Zuid is home to cultural landmarks like the Rijksmuseum, Van Gogh Museum, Concertgebouw and Stedelijk Museum, providing endless inspiration.

## PARK

Escape to the Vondelpark, Amsterdam's largest park, ideal for lunchtime strolls, morning runs, or walking meetings.

## CONCLUSION

Amsterdam Oud-Zuid offers convenience, luxury, and a vibrant lifestyle, making it the perfect spot for your next office. Join us in Oud-Zuid and elevate your work-life balance







**PHONE.** +31 (0)20 225 01 28  
**E-MAIL.** [hello@creativegrounds.com](mailto:hello@creativegrounds.com)  
**ADDRESS.** Emmalaan 7 - 9, 1075 AT Amsterdam

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