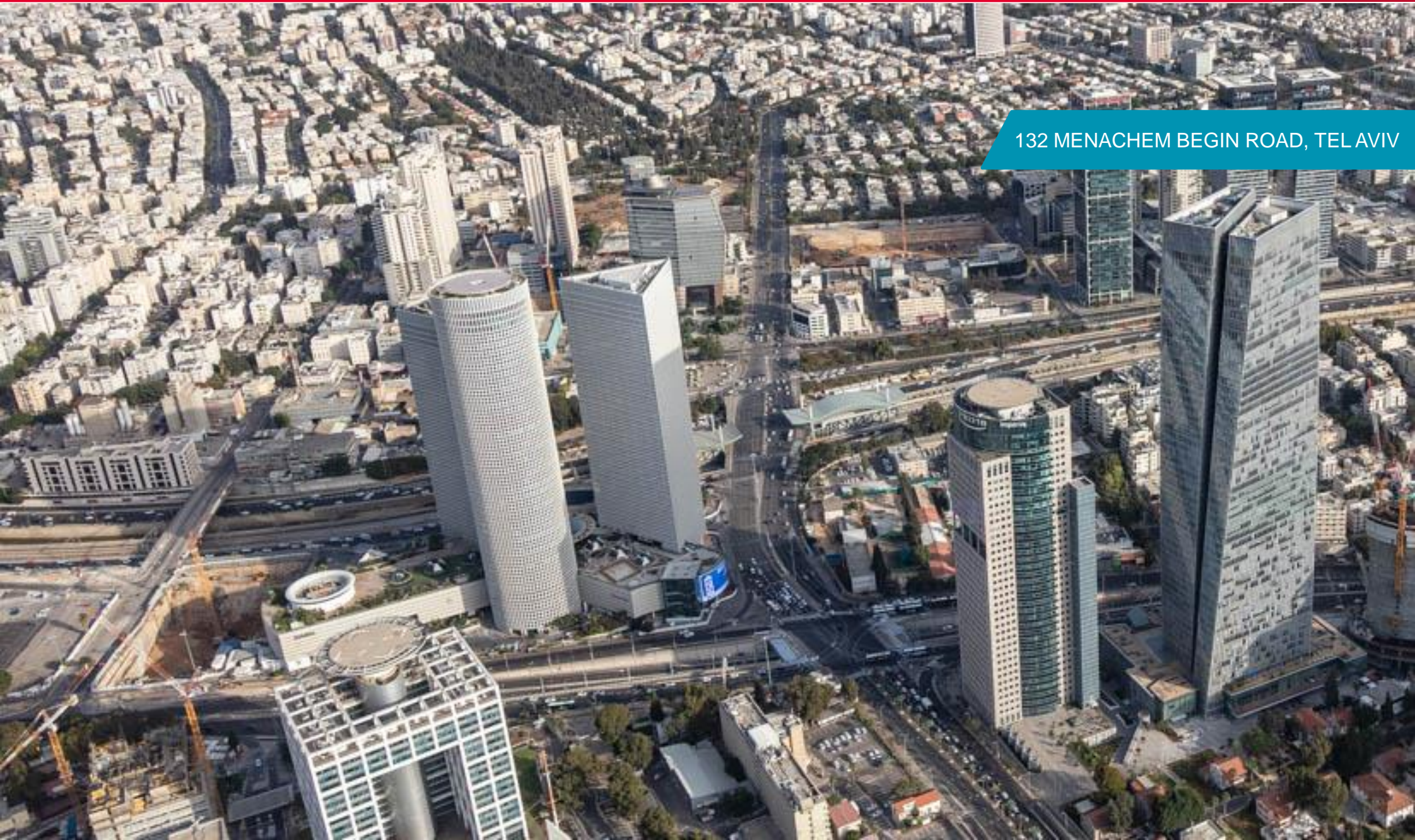


**20th Floor, Triangle Tower
Azrieli Center, Tel Aviv**

132 MENACHEM BEGIN ROAD, TEL AVIV

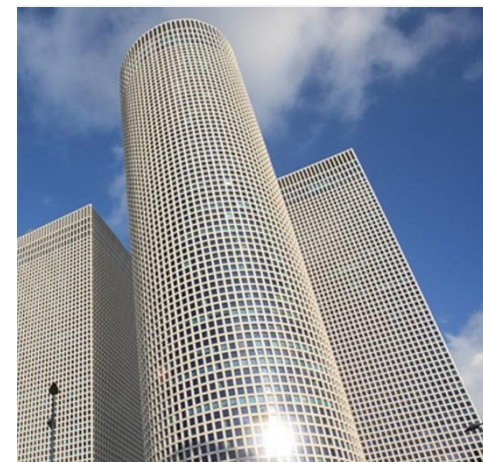
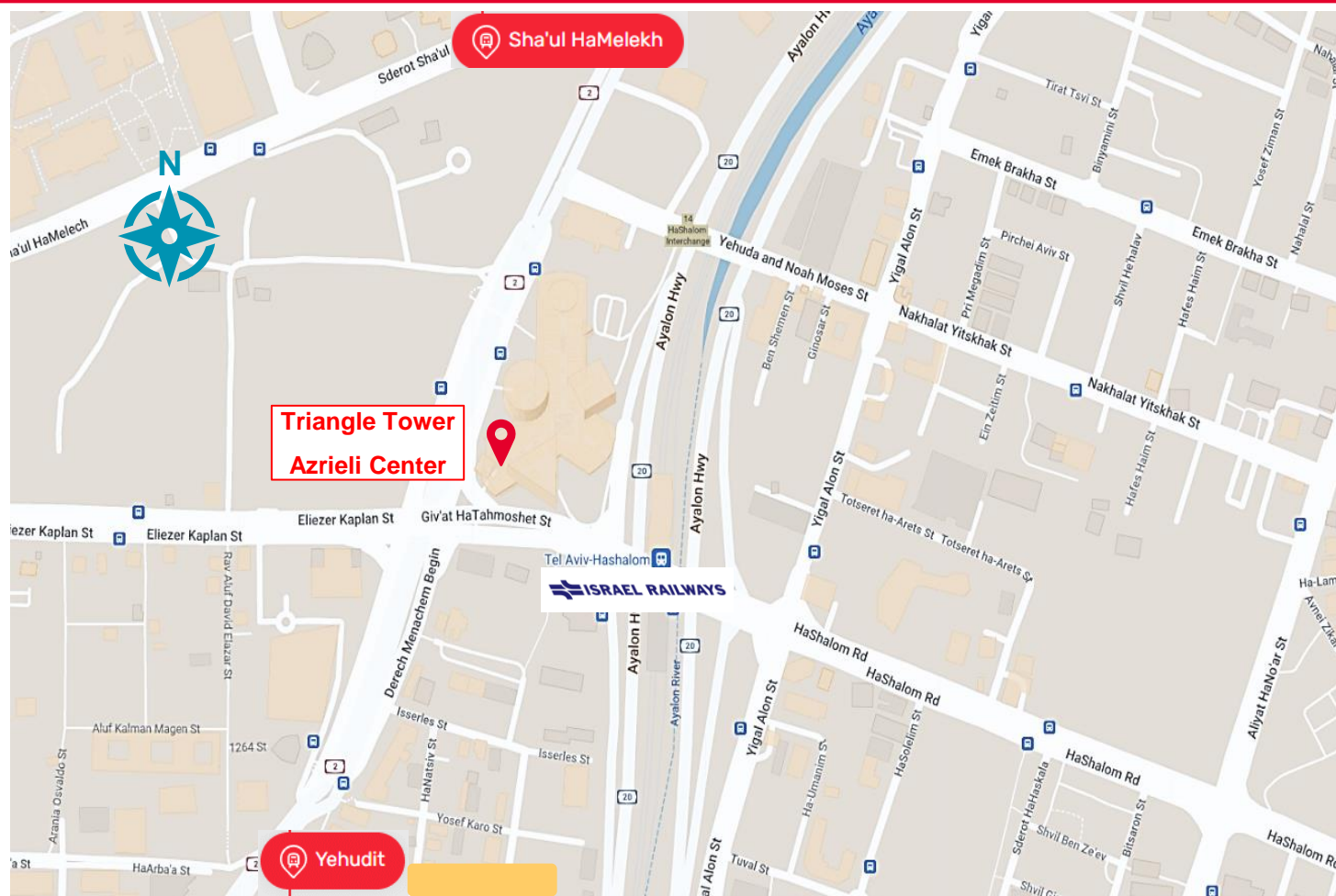


Property Information

Asking Rent	ILS 180 / sqm	Space Condition	Brand new, recently built out, including furniture
Management Fee	ILS 27 / sqm	Handover Condition	Plug & Play, Network Ready
Lease Term	3 years	Parking	From Landlord
Occupancy	Immediate	Common Areas	New main lobby and floor lobby, LEED Gold



20th Floor, Triangle Tower Azrieli Center, Tel Aviv



Transit Oriented Development

- Direct access to Tel Aviv HaShalom Train Station
- < 10 minute walk to Shaul HaMelekh and Yehudit light rail stations
- Direct access to Ayalon Highway

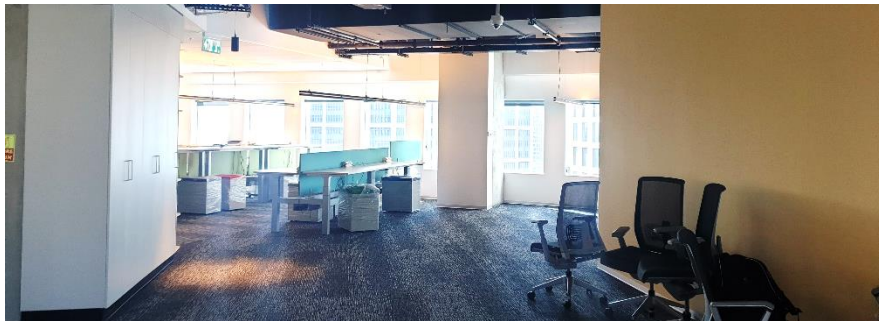
Rich in Amenities

- Direct access to 37,000 sqm Azrieli Tel Aviv Mall with 200 stores and 35 restaurants
- Food trucks on recently completed Ayalot Promenade at ground level
- Across the street from the retail rich Sarona Complex

Property Highlights

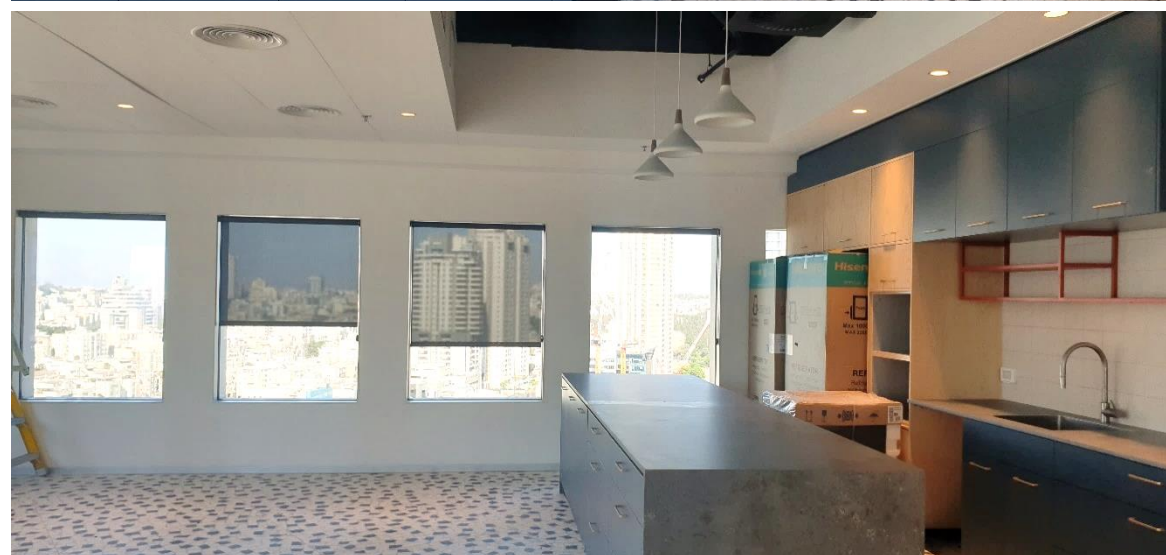
- Never used space
- High level tech finish
- Includes new furniture
- Well-equipped meeting rooms
- Productive workspace

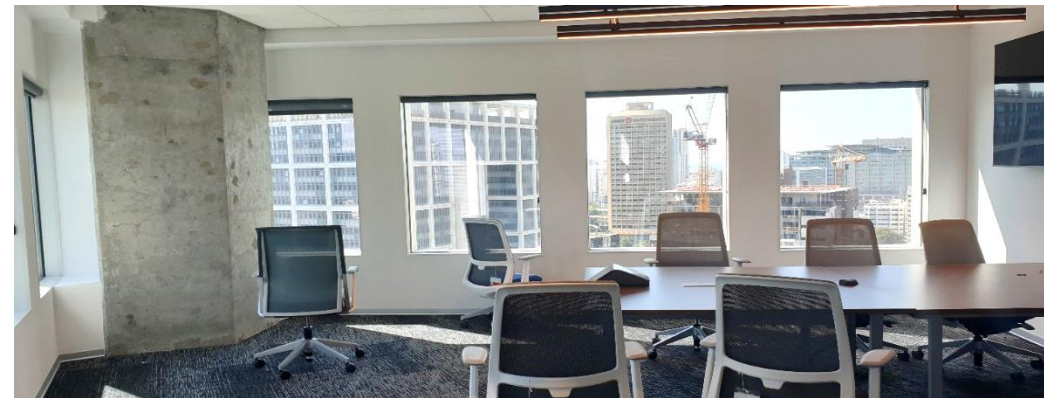






INTERIOR





20th Floor, Triangle Tower Azrieli Center, Tel Aviv

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