

1,448 SQM SUBLEASE

PLUG & PLAY
NETWORK READY



20th Floor, Triangle Tower Azrieli Center, Tel Aviv

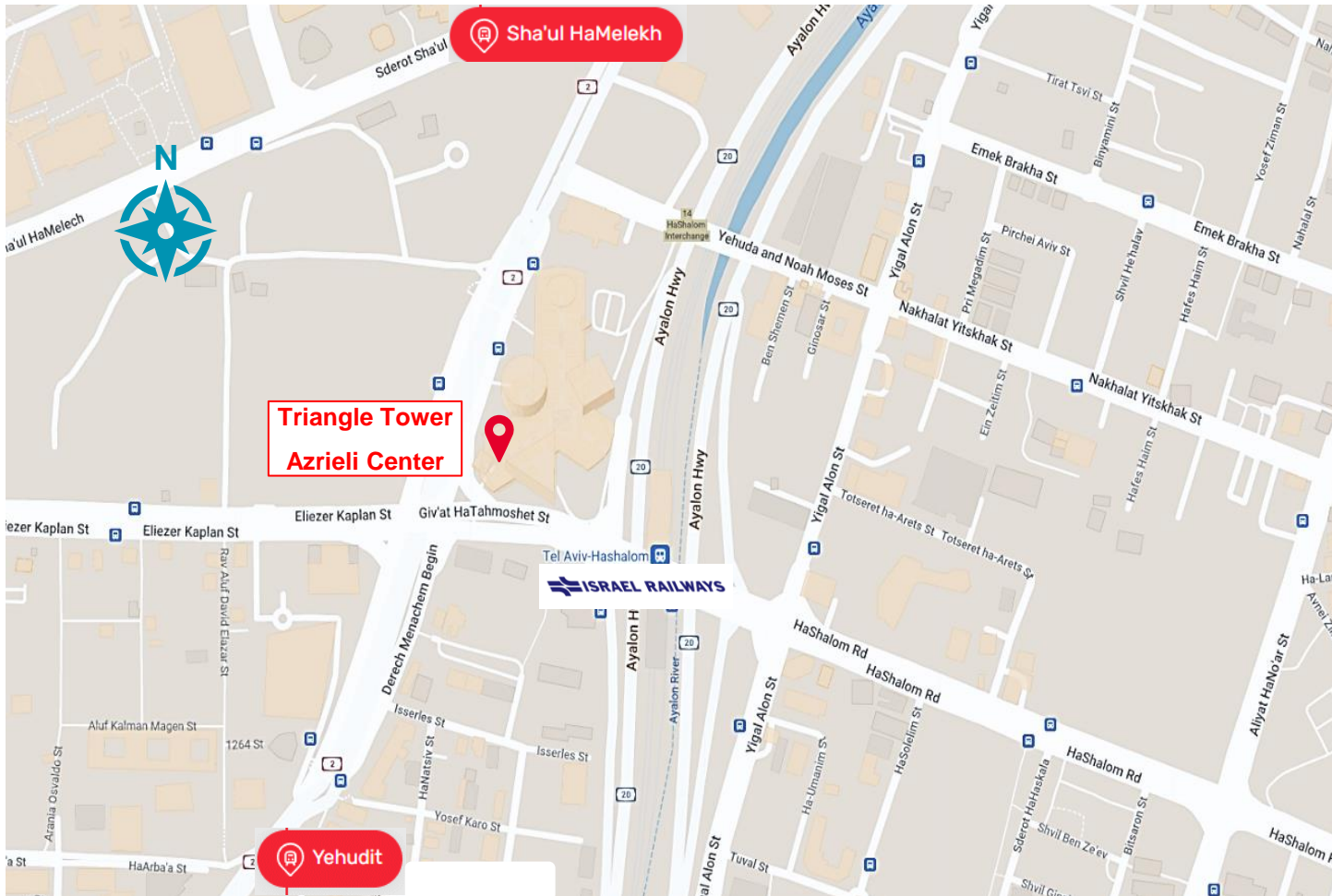
132 MENACHEM BEGIN ROAD, TEL AVIV



Property Information

Asking Rent	ILS 180 / sqm + VAT	Space Condition	Brand new, recently built out, including furniture
Management Fee	~ ILS 27.50 / sqm + VAT	Handover Condition	Plug & Play, Network Ready
Lease Term	3 years	Parking	20 unreserved spaces @ ILS 1,300 / space + VAT
Occupancy	Immediate	Common Areas	New main lobby and floor lobby, LEED Gold





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 Ayalon Promenade at ground level
- Across the street from the retail rich Saronia Complex

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Property Highlights

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



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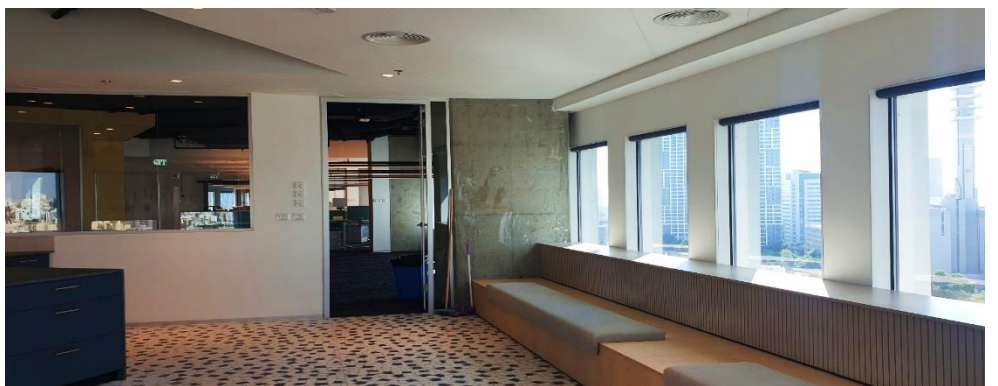
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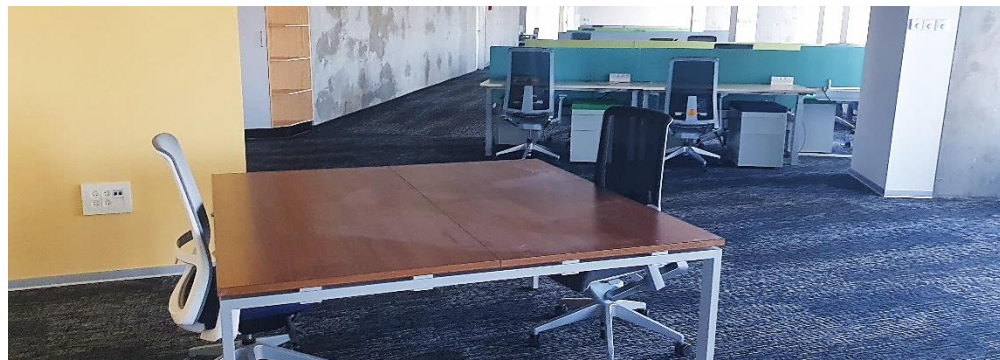
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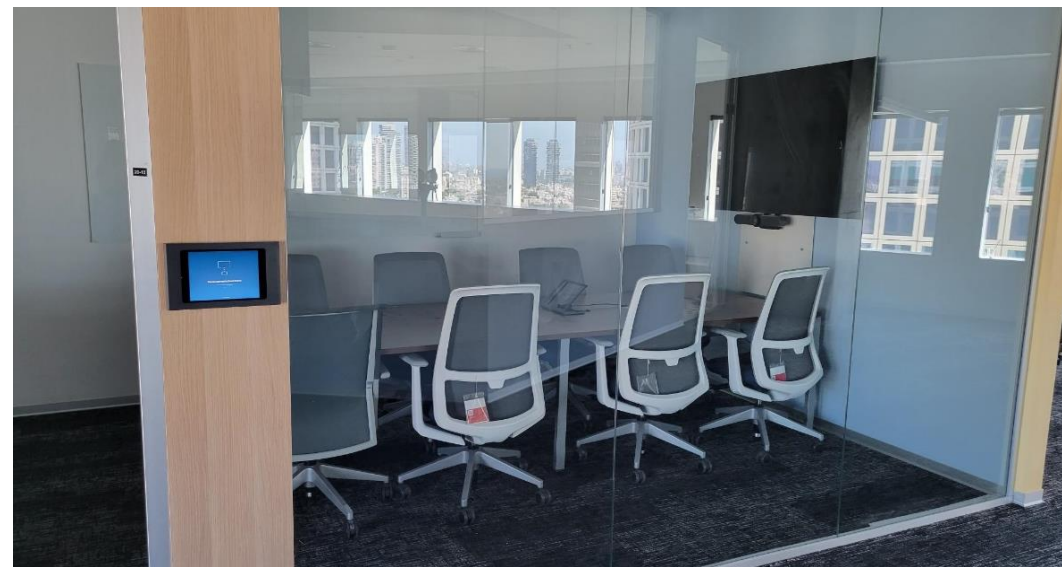
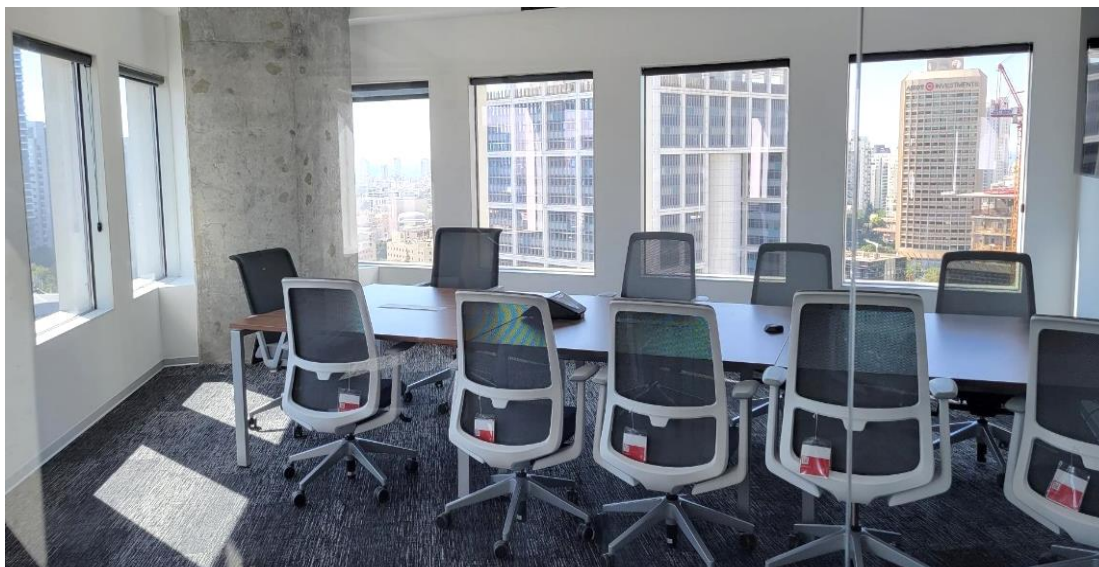
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