



GAV-YAM HEBREW CAMPUS

HIGH RISE DEVELOPMENT
SCIENCE CONSTRUCTION
LEADERSHIP
CLIENT REPRESENTATIVE
FOR SCIENCE
PROGRAMME & CLIENT
SUPERVISION

VALUE: undisclosed
DURATION: 2019-2024 (est'd)
DEVELOPER: Gav-Yam
ARCHITECT: Moshe Zur Architects & Town Planners Ltd.

A 270,000m² park, built as an innovation multi-disciplinary campus with strong sustainability credentials, creating a natural growth space for the Hebrew University spin-outs and emerging companies. These are the first life-sciences enabled buildings for the Developer.

Gav-Yam is one of Israel's largest and longest established real estate companies. It company specializes in the initiation, planning, construction, and management of hi-tech parks, industrial and commercial parks, offices, logistics centres, and residential neighbourhoods.





The project

The Gav-Yam Hebrew Park campus is being built in collaboration with the Jerusalem Municipality and the Jerusalem Development Authority.

The park is adjacent to the University Sciences campus and will operate as a commercial extension to the University.

It will consist of four buildings, covering a total of 270,000m², of which 60% is designated for Science tenancies, 10% retail and 30% commercial.

The project also functions as a transport link with new tram lines

connecting the park to other city transport hubs and the centre.

The project will be executed in two stages:

- Stage I will consist of three buildings covering 130,000m²
- Stage II will include construction of a tower covering 140,000m².

The park is expected to employ over 10,000 workers, bringing together University students, graduates and researchers in a collaborative environment.

Our role

The external Science team, led by EEDN's **Elad Levin**, included Hoare Lea (MEP), Oberlanders Architects and supported locally by RAGID for local compliance issues.

Challenges

Initial planning permission was for commercial development. The team had to update the design to enable a broad range of scientific use, while minimising the town planning and general programme impacts.

