

OPTIBASE LTD  
Form 6-K  
July 19, 2006

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**SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

**F O R M 6-K**

REPORT OF FOREIGN ISSUER PURSUANT TO RULE 13a-16 OR  
15d-16 UNDER THE SECURITIES EXCHANGE ACT OF 1934

For the month of July 2006

**Optibase Ltd.**

2 Gav Yam Center  
7 Shenkar St  
P.O. Box , 2170  
Herzliya 46120  
Israel

Indicate by check mark whether the registrant files or will file annual reports under cover Form 20-F or Form 40-F.

Form 20-F  Form 40-F

Indicate by check mark whether the registrant by furnishing the information contained in this Form is also thereby furnishing the information to the Commission pursuant to Rule 12g3-2(b) under the Securities Exchange Act of 1934.

Yes  No

If "Yes" is marked, indicate below the file number assigned to the registrant in connection with Rule 12g3-2(b): 82- N/A

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**Exhibit Index**

**Exhibit  
Number**

**Description of Document**

99.1 Press Release announcing that Optibase is providing streaming video to Heineken, Sony and New Business Generation multimedia platform ON.

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**SIGNATURE**

Pursuant to the requirements of the Section 12 of the Securities Exchange Act of 1934, the registrant certifies that it meets all the requirements for filing on Form 6-K and has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

Optibase Ltd.  
(Registrant)

By: /s/ Danny Lustiger

Danny Lustiger  
Chief Financial Officer

Date: July 19, 2006

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