

Boca Colonnade I

777 Yamato Road Suite 140

Boca Raton, FL 33431

2,182 SF Available Now

workspace
property trust

Asking Rent: \$30.00/NNN

2024 OPEX: \$14.92 RSF

New
Building
Gym Coming
in 2025!



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PROPERTY HIGHLIGHTS

AMENITIES

Class "A" office building with a abundant parking ratio of 4.5/1,000 SF. Hurricane impact glass, structured garage parking, electric vehicle charging stations, and high-quality fiber optic network. New gym coming in 2024. On-site security, property management, updated conference facility, and café. Modern lobby features free Wi-Fi, functional breakout areas with interactive touchscreen directory. Located on a nature preserve with close proximity to hotels, banks, shopping centers, fitness centers, dry-cleaning, daycare and numerous restaurants.

TRANSPORTATION

Immediate access to Interstate 95. Free shuttle service from Tri-Rail with The Park at Broken Sound Shuttles.

TECHNOLOGY

AT&T, Comcast, Level 3

SUSTAINABILITY

Green initiatives in place by tenants and property management to include janitorial and recycling.

Building Owner: Workspace Property Trust

Total Building Size: 155,608 SF

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Modern Collaborative Lobby



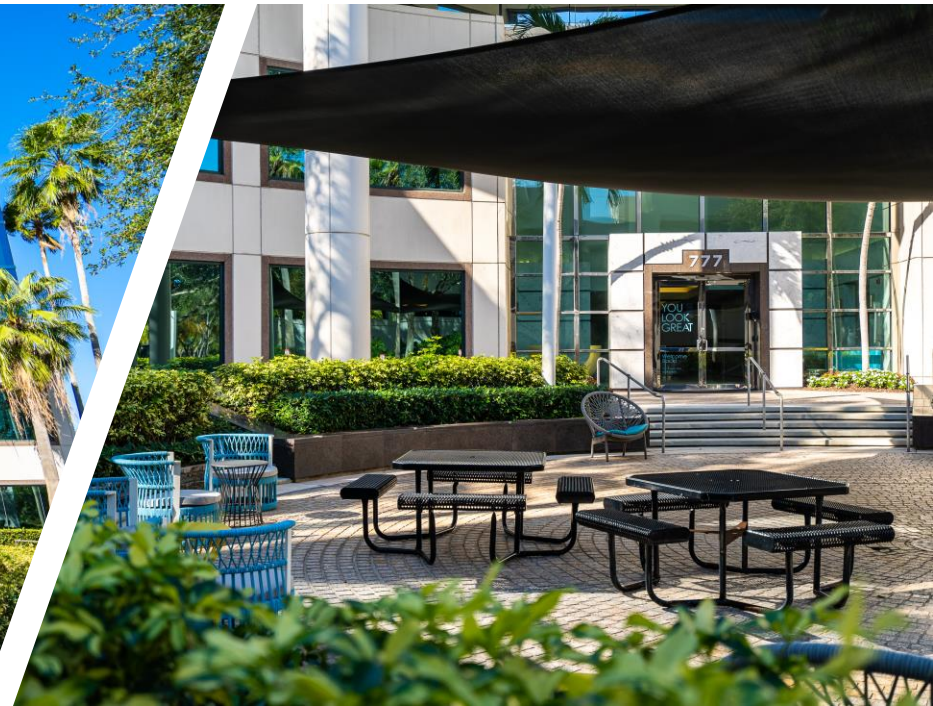
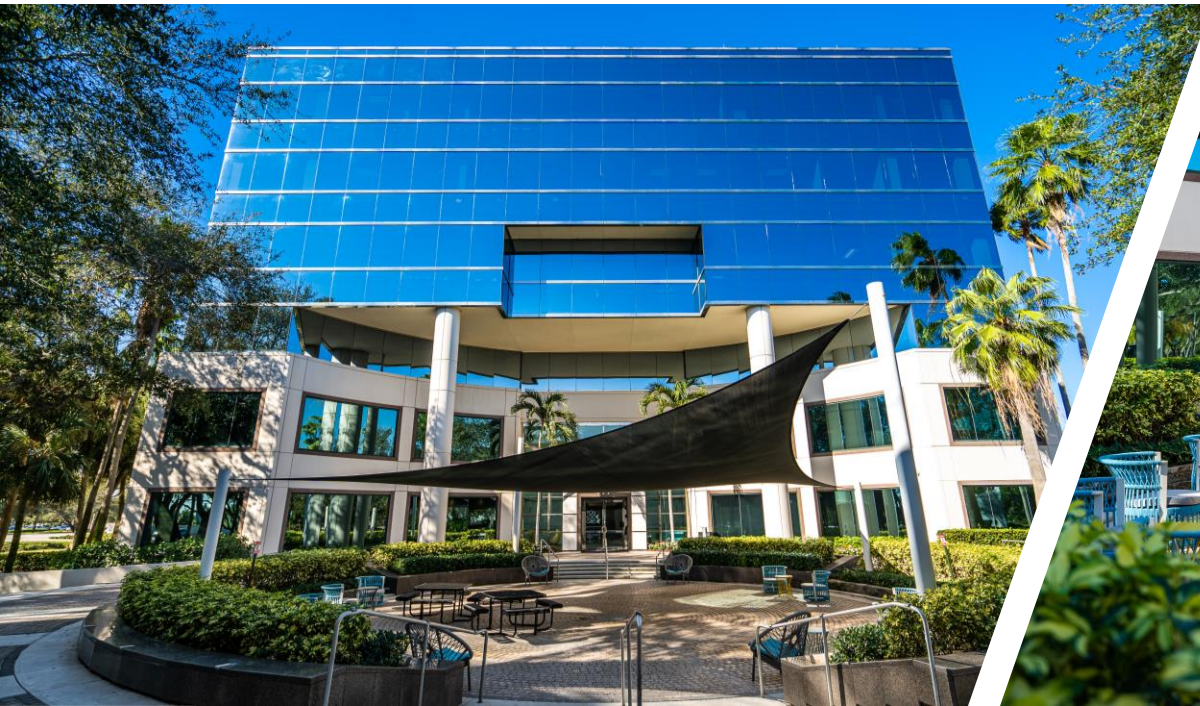
Building Conference Room



Outdoor Café Seating



On-site Café



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Leasing Information

777 Yamato Road, Suite 105, Boca Raton, FL, 33431
(954) 391-5503
www.workspaceproperty.com

Mike, Nathanson
Director of Leasing
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Spaces for the Way Work Happens Today.

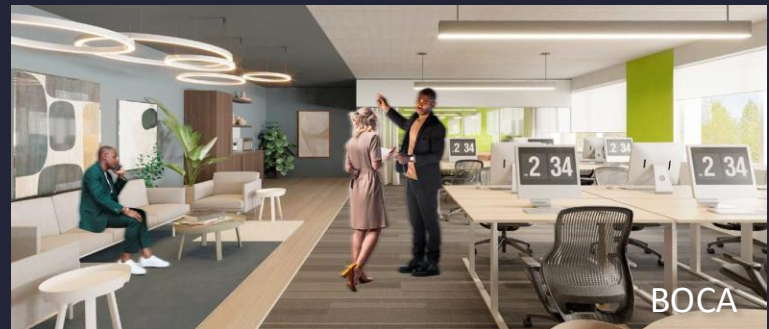
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

Tailored for the Evolution of Office:

- “A La Carte” or “On Demand” Furniture Packages Available
- Plug & Play IT Packages Available



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*Indicative of the look and feel (not the actual suite)