

Boca Colonnade I

777 Yamato Road Suite 116

Boca Raton, FL 33431

1,830 SF Available 1.1.25

workspace
property trust

Asking Rent: \$30.00/NNN

2024 OPEX: \$14.92 RSF

New
Building
Gym Coming
in 2025!



777 Yamato Road Suite 116

Boca Raton, Florida 33431

PROPERTY HIGHLIGHTS

AMENITIES

Class "A" office building with 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

1,830 SF Available 1.1.25



Aerial Shot



Modern Collaborative Lobby



Modern Collaborative Lobby



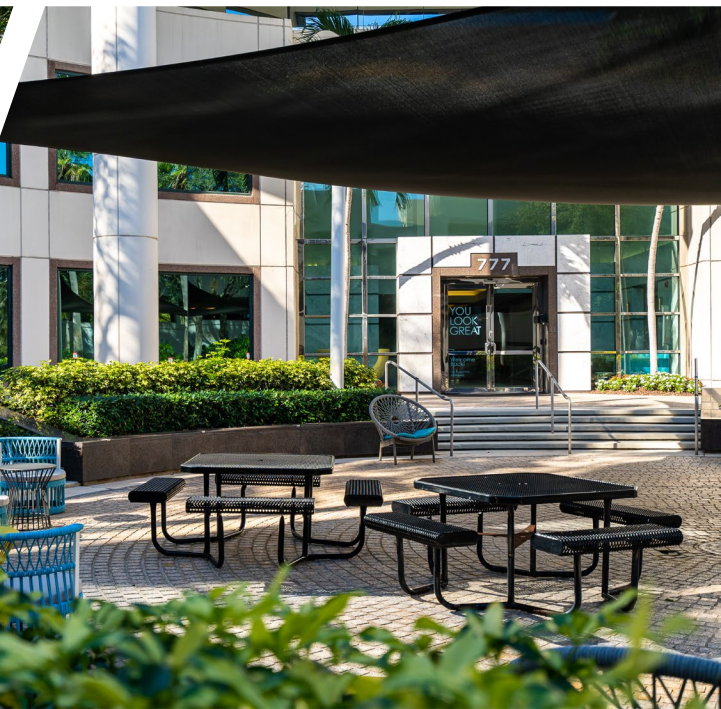
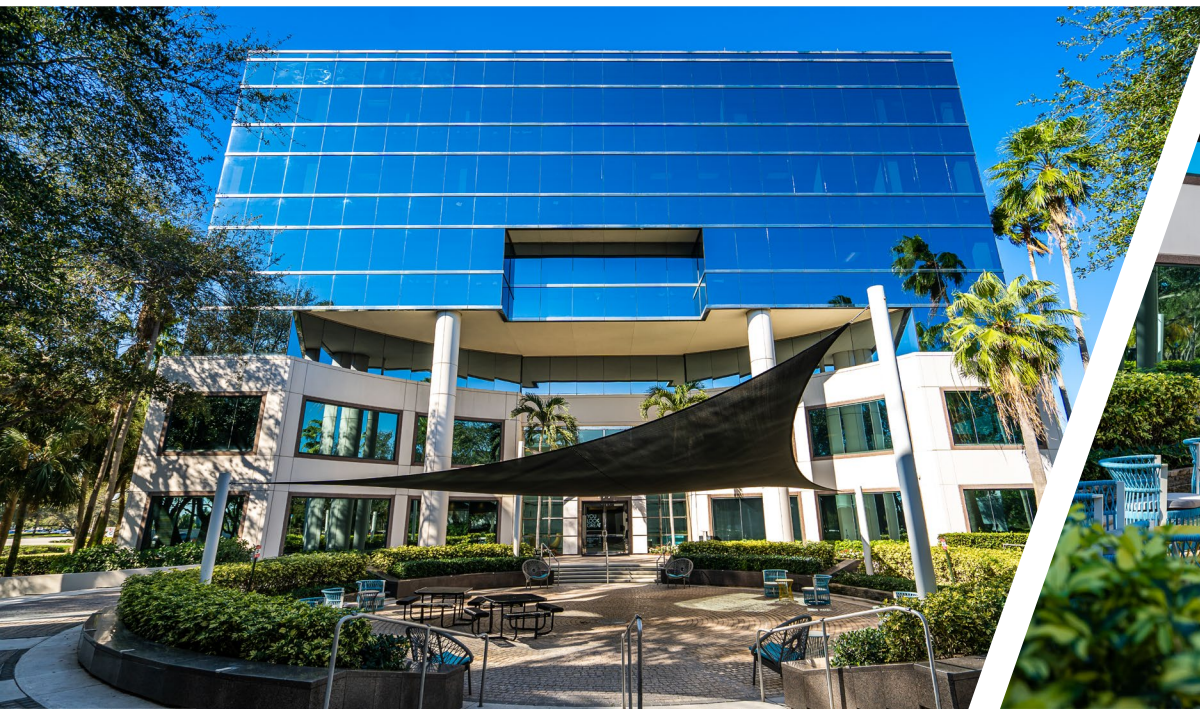
Building Conference Room



Outdoor Café Seating



On-site Café

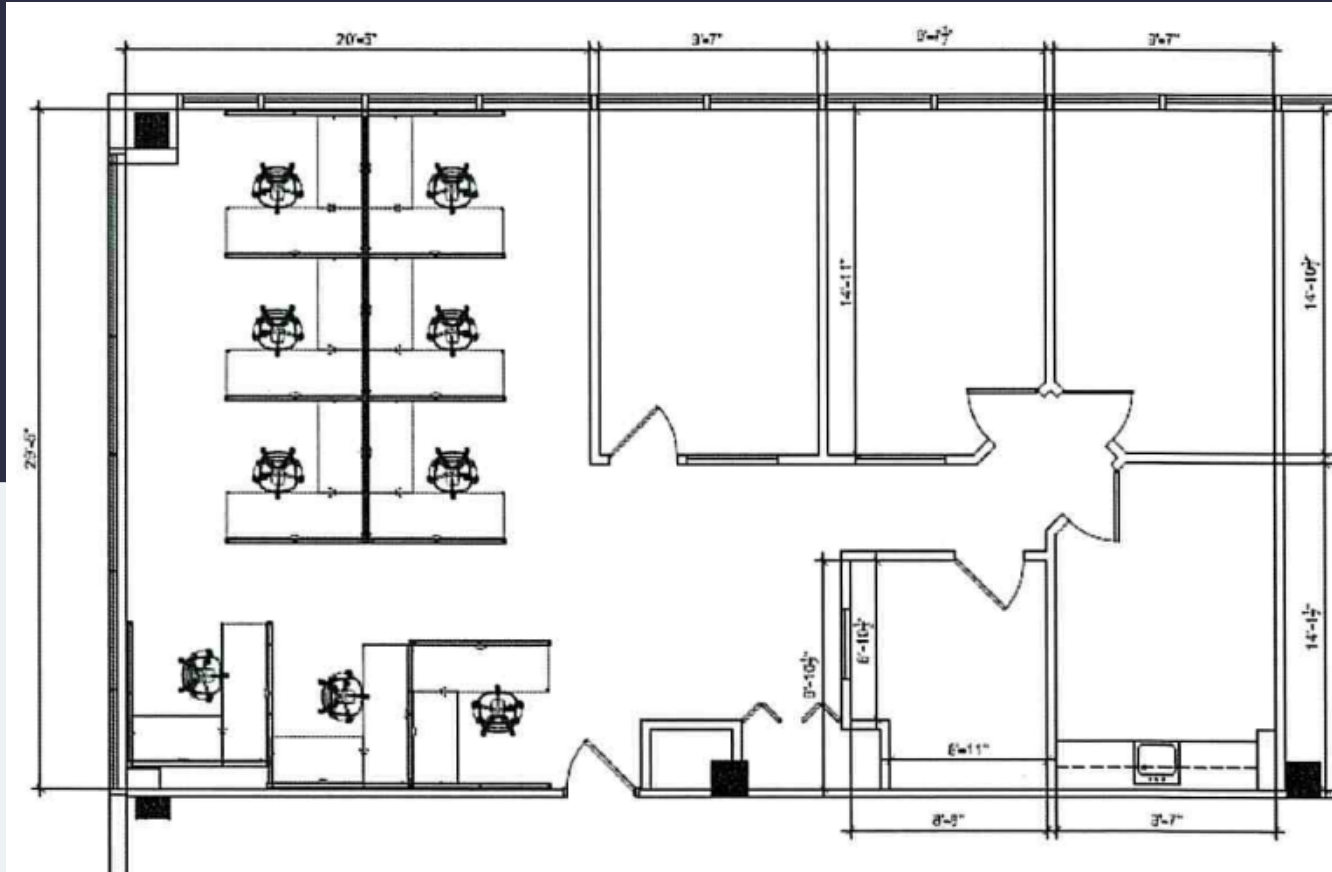


777 Yamato Road Suite 116

Boca Raton, Florida 33431



1,830 SF Available 1.1.25



Leasing Information

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

Mike, Nathanson
Director of Leasing
mnathanson@workspaceproperty.com



Spaces for the Way Work Happens Today.

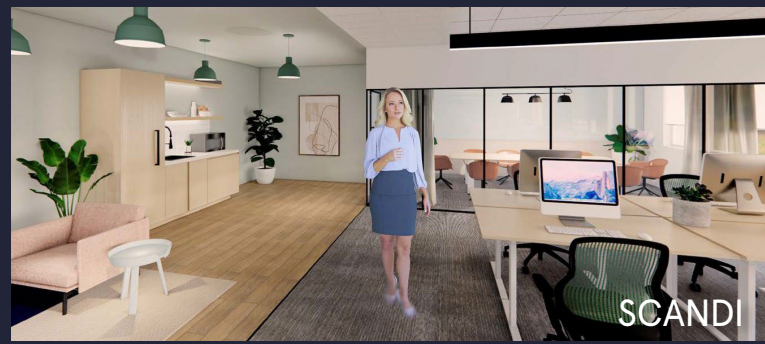
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

Tailored for the Evolution of Office:

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



Scan here to learn more about our premium theme selects.



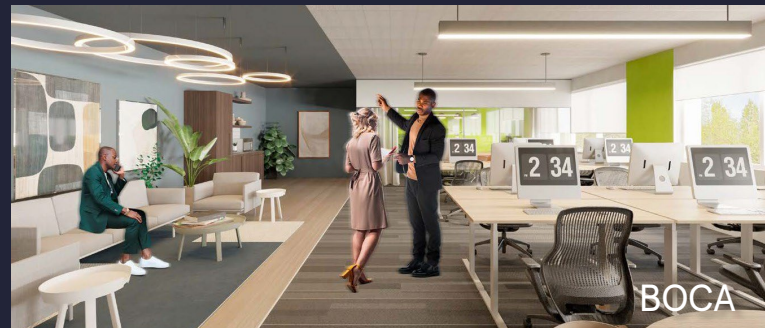
SCANDI



AZURE



TAHOE



BOCA

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