

Boca Colonnade I

777 Yamato Road Suite 420

Boca Raton, FL 33431



6,078 SF Available Now - Furnished Plug & Play Available Now

Asking Rent: \$28.00/NNN
2024 OPEX: \$14.92 RSF



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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. On-site security, property management, updated conference facility, and café. Modern lobby features free Wi-Fi, functional breakout areas with interactive touchscreen directory. New building gym coming in 2025 which offers the perfect space to recharge and stay active during the workday. Located on a nature preserve with 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

6,078 SF Available Now



Aerial Shot



Modern Collaborative Lobby



Modern Collaborative Lobby



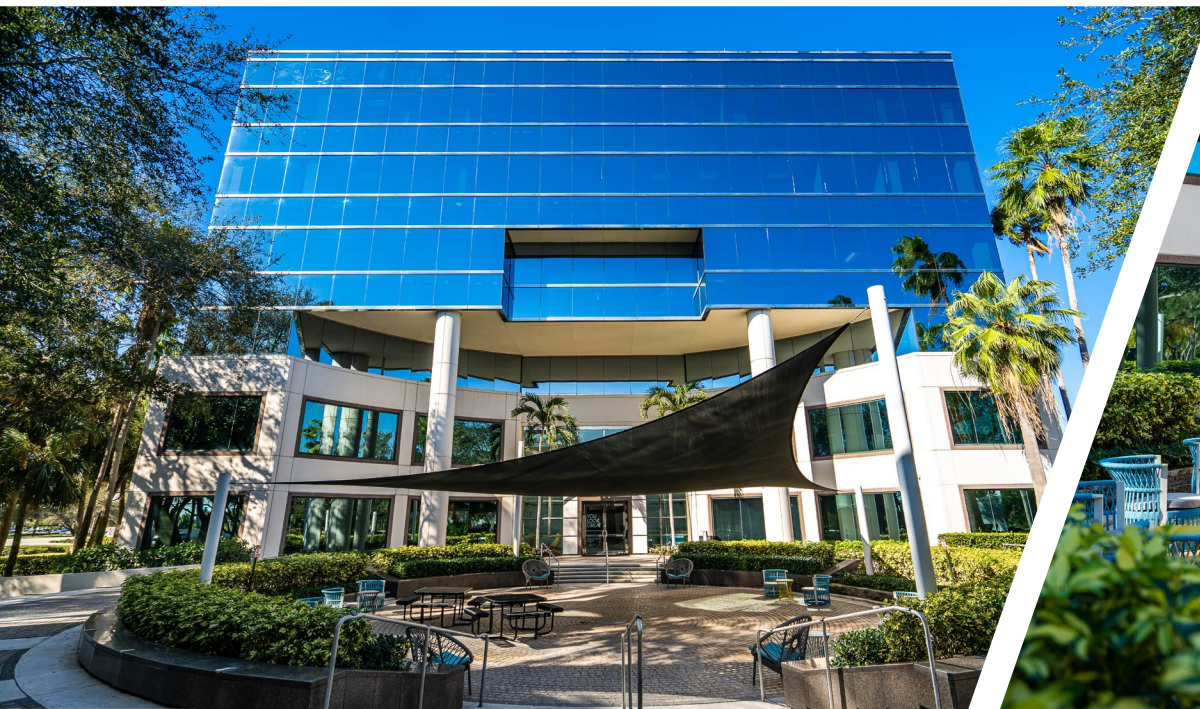
Building Conference Room



Outdoor Café Seating



On-site Café

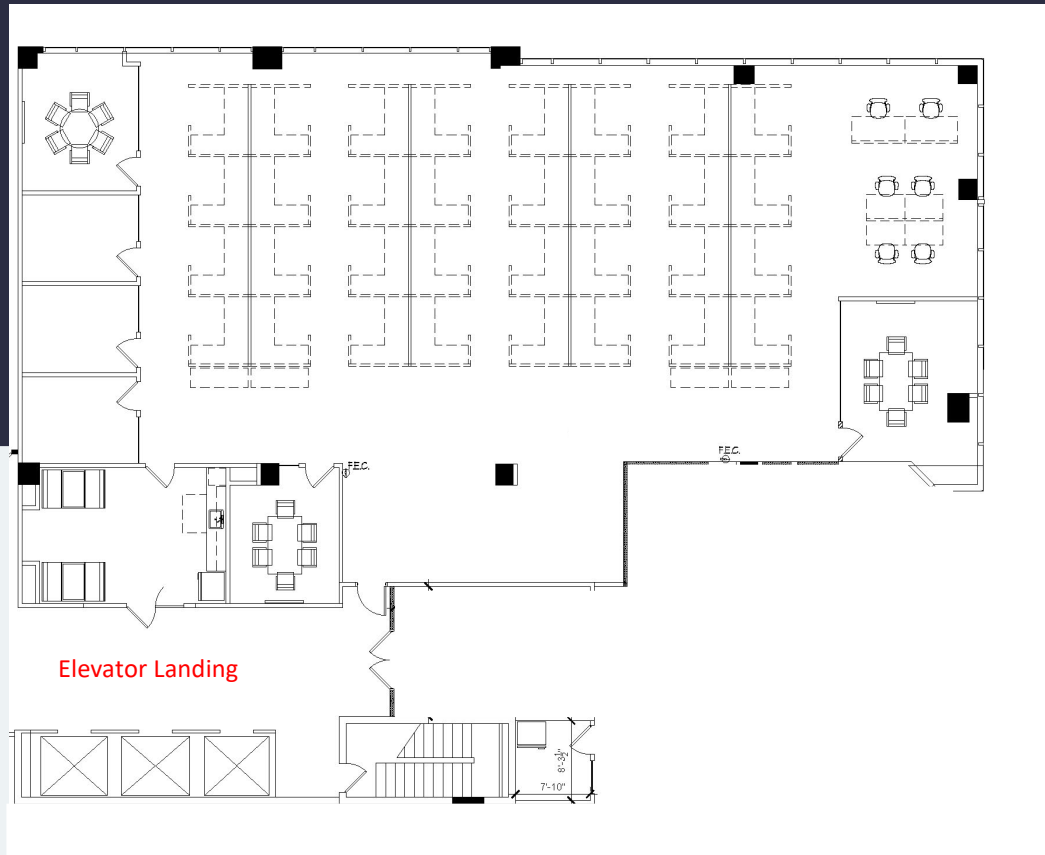


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Leasing Information

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.

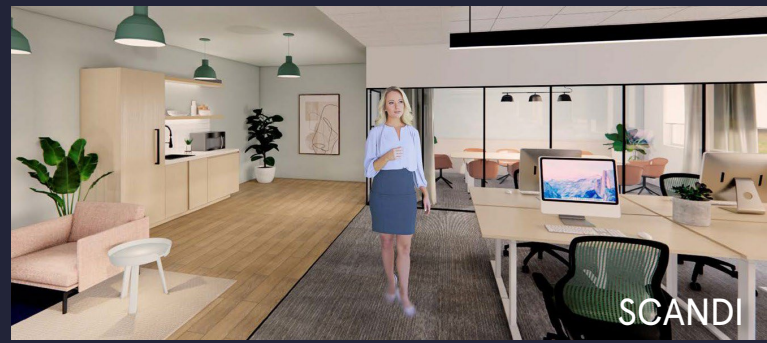
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

Tailored for the Evolution of Office:

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



Scan here to learn more about our premium theme selects.



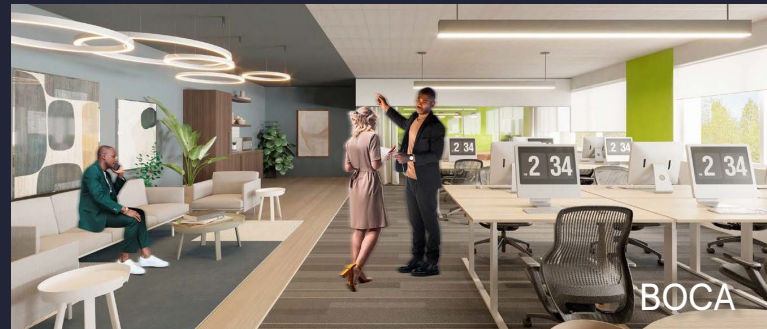
SCANDI



AZURE



TAHOE



BOCA

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