

Boca Colonnade I

# 777 Yamato Road Suite 401 & 420

Boca Raton, FL 33431

6,078 to 17,292 SF (Suite 401 Available 7.1.25)

**workspace**  
property trust

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

New  
Building  
Gym Coming  
in 2025!





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## PROPERTY HIGHLIGHTS

### AMENITIES

Class "A" office building with 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

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Aerial Shot



Modern Collaborative Lobby





Modern Collaborative Lobby



Building Conference Room

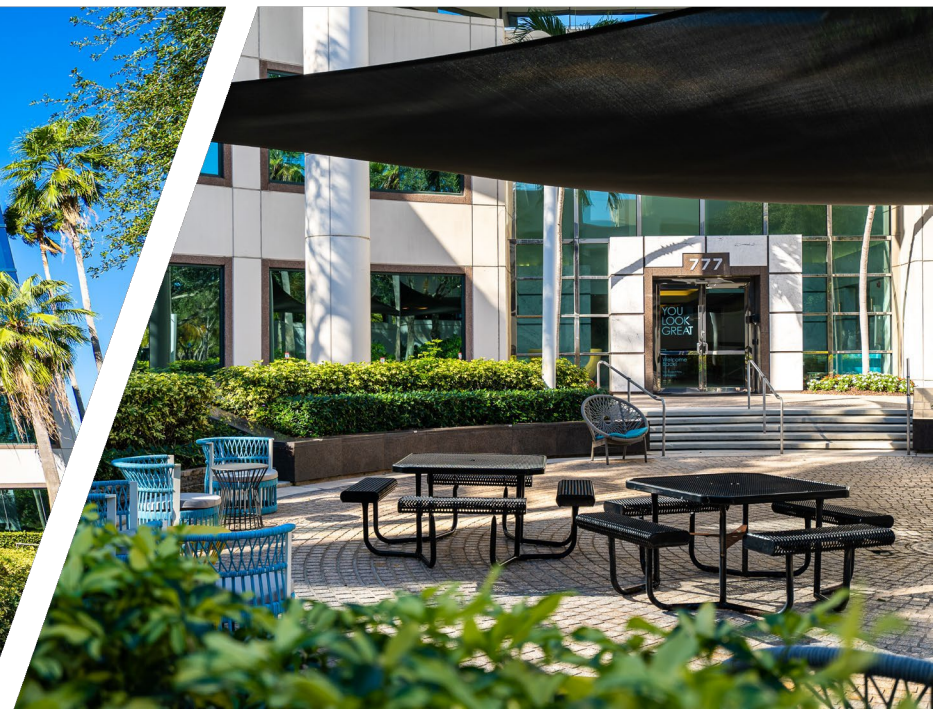
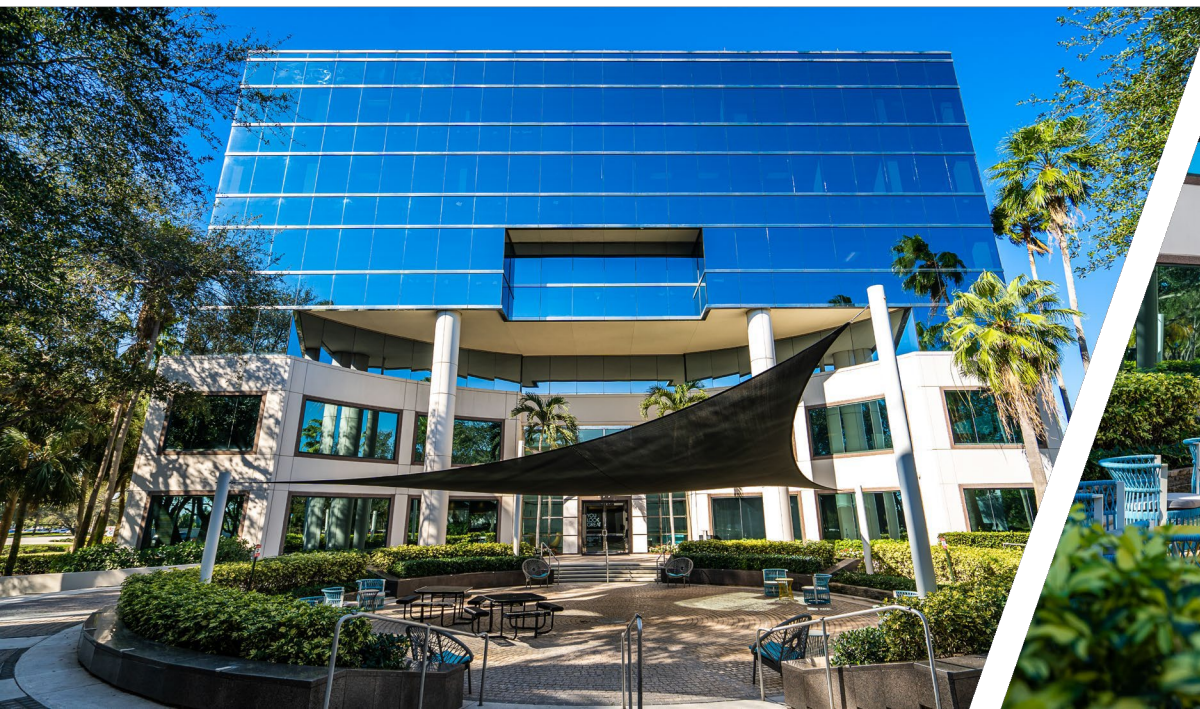


Outdoor Café Seating



On-site Café



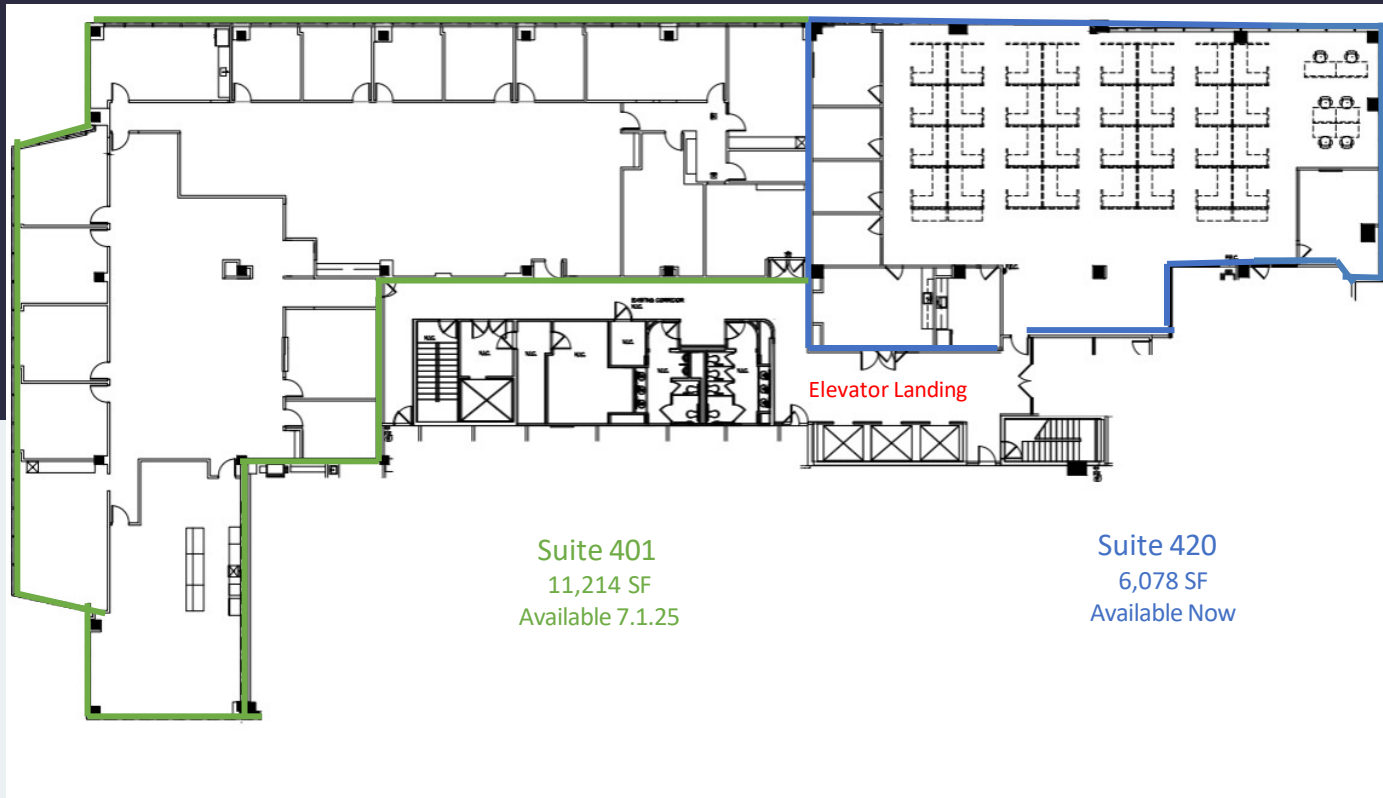




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## Leasing Information

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

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# Spaces for the Way Work Happens Today.

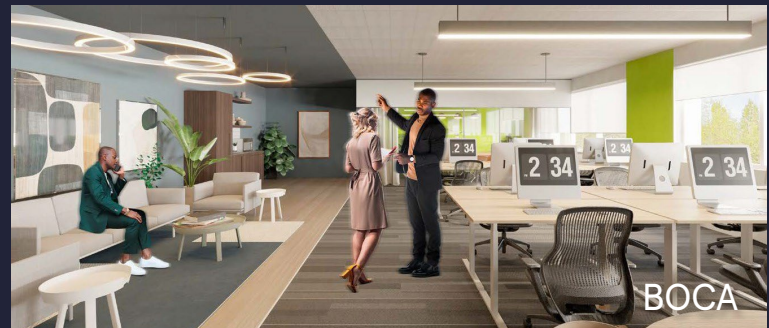
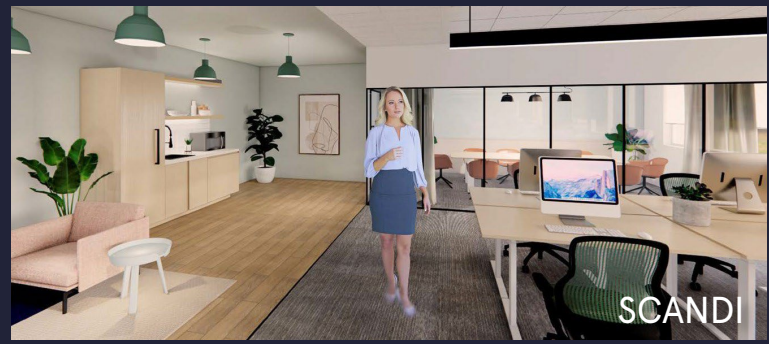
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## 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)