

Find Your Space.

Boca Colonnade I

777 Yamato Road, Suite 520
Boca Raton, FL 33431

4,460 SQ. FT.

Available for Lease

Asking Rent: \$24.00/NNN
2022 OPEX: \$14.17/RSF

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. 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.



WORKSPACE PROPERTY TRUST (WSPT®)

WSPT is a privately held, vertically integrated, full-service commercial real estate company specializing in the ownership, management, leasing, and development of Office, and Industrial / R&D / Flex (IRDF) spaces. Workspace owns and operates approximately 18 million sf across over 200 properties in sought-after markets, including 13 of the top 20 US metropolitan areas.



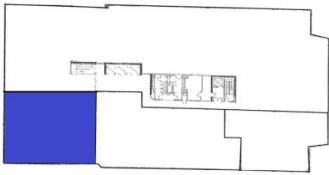
Modern Lobby



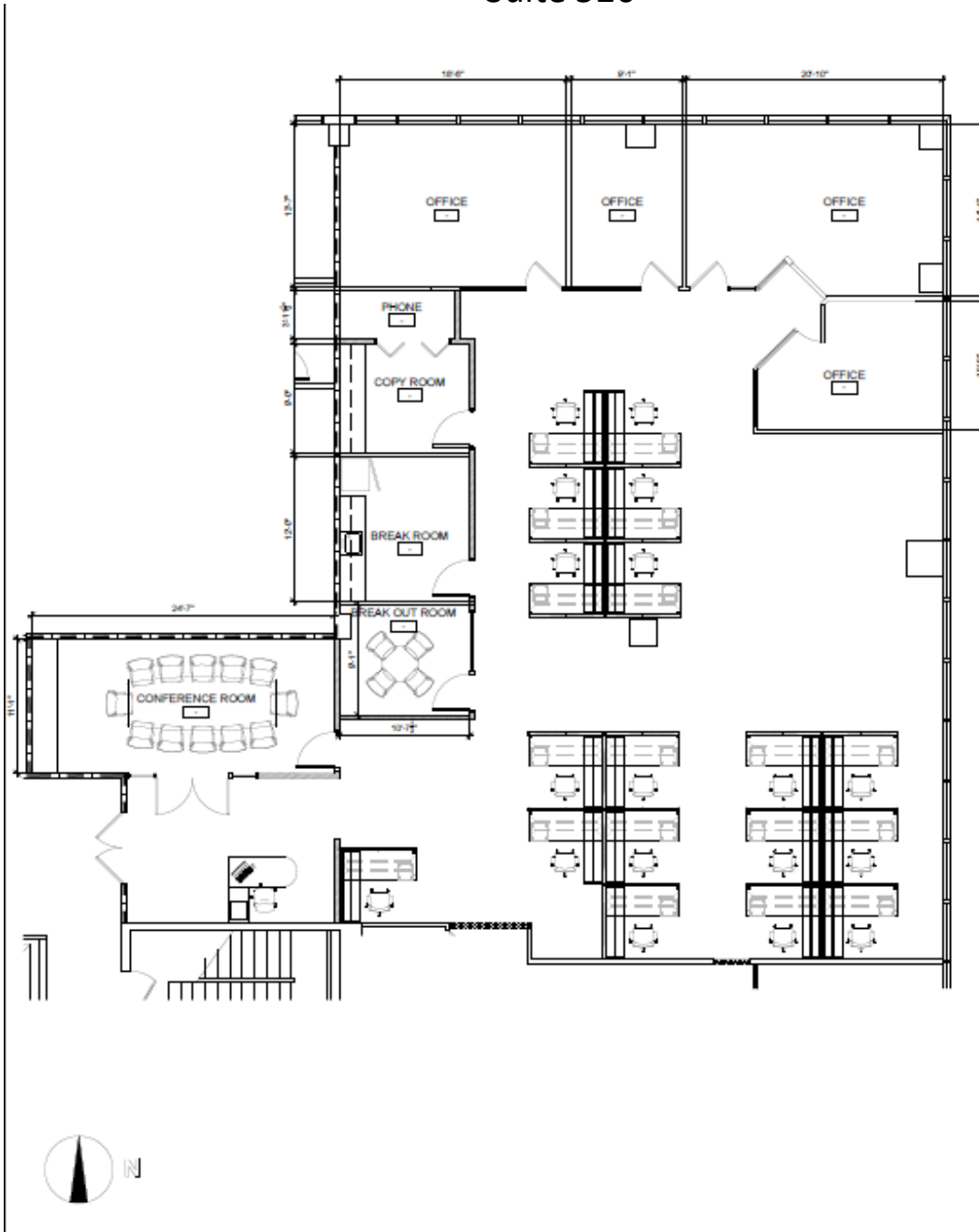
On-Site Leasing and Management

Our Space Works.

777 Yamato Road, Boca Raton, FL 33431



Suite 520



LEASING INFORMATION

3350 S.W 148th Ave
Suite 124
Miramar, FL 33027
www.workspaceproperty.com

Director of Leasing
Mike Nathanson
O 954.391.5526
C 954.695.5636

mnathanson@workspaceproperty.com @workspacepropertytrust

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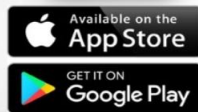


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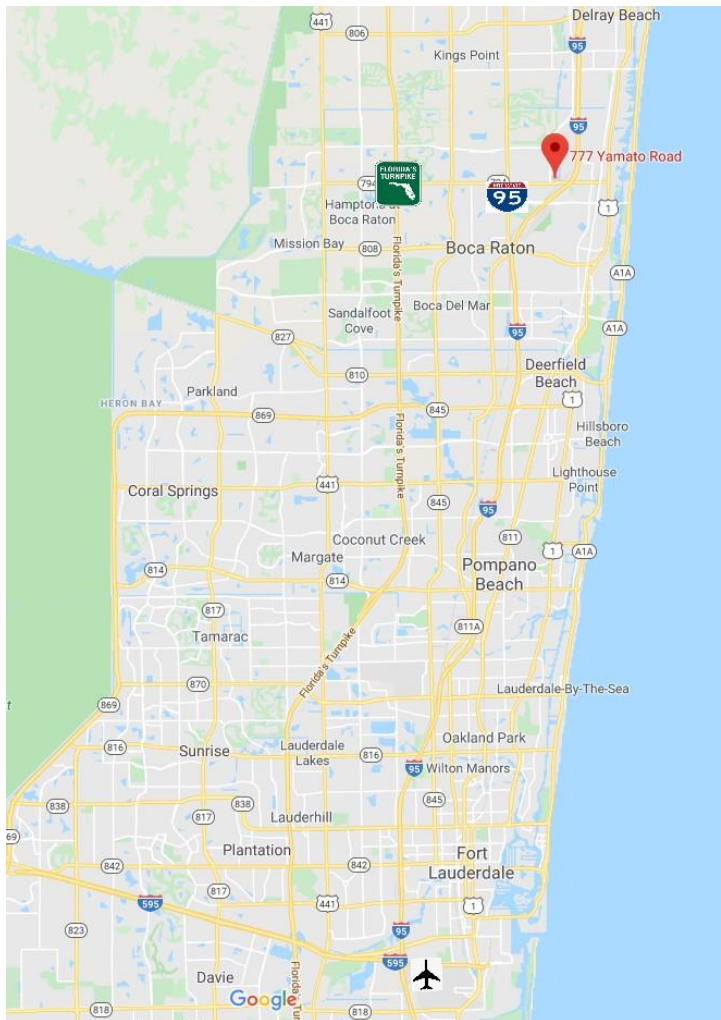


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Updated Conference Room



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