

Boca Colonade I

777 Yamato Road Suite 420

Boca Raton, FL 33431

6,078 SF Available Now

Furnished Plug & Play

workspace  
property trust

Asking Rent: \$32.00/NNN  
2025 OPEX: \$15.23 RSF



New  
Building  
Gym Coming  
in 2026!





# 777 Yamato Road Suite 420

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. 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 2026 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.



Aerial Shot



Modern Collaborative Lobby

6,078 SF Available Now





Modern Collaborative Lobby



Building Conference Room

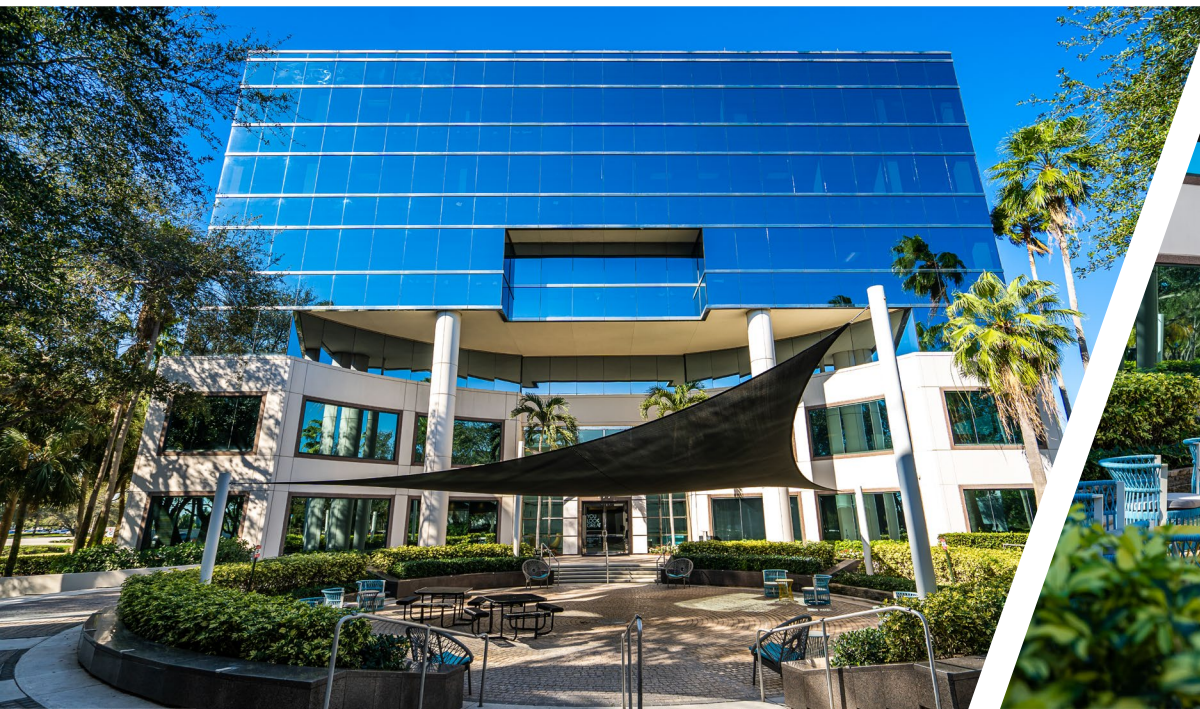


Outdoor Café Seating



On-site Café





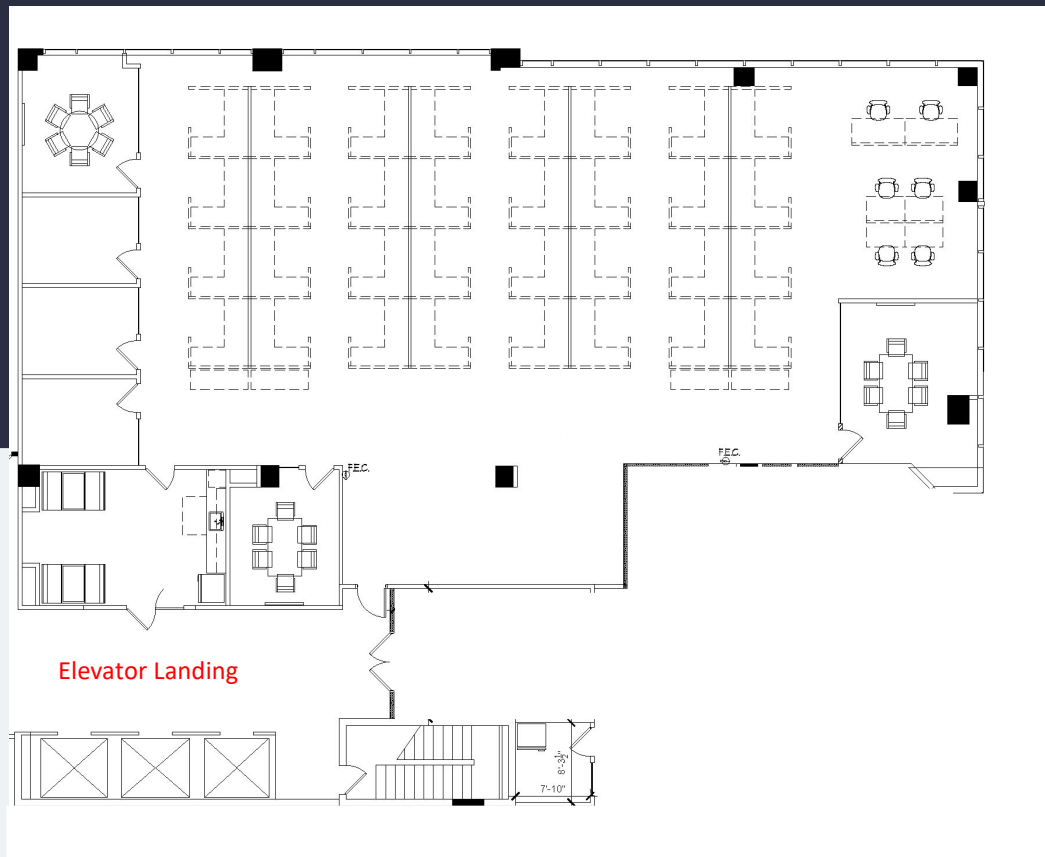


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## Leasing Information

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.

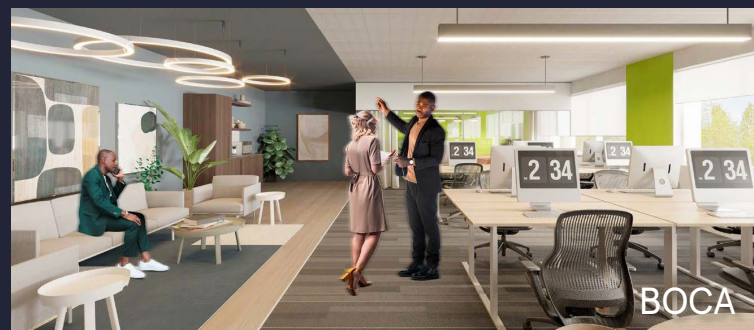
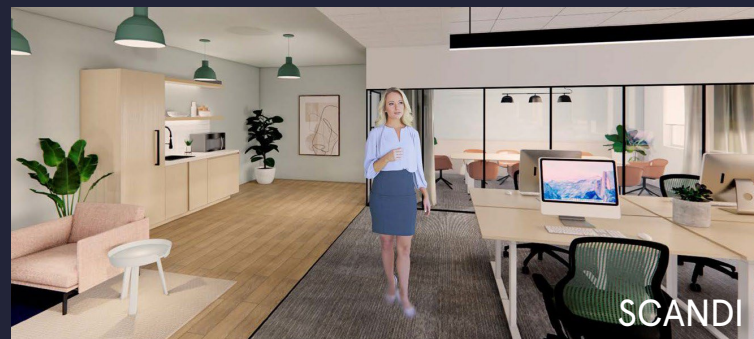
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## Tailored for the Evolution of Office:

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



Scan here to learn more about our premium theme selects.



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