

777 Yamato Road Suite 140

Boca Raton, FL 33431

2,182 SF Available Now

workspace
property trust

Asking Rent: \$32.00/NNN
2026 OPEX: \$15.37 RSF

New
Building
Gym Coming
in 2026!



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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 2026 which offers the perfect space to recharge and stay active during the workday. 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.

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Modern Collaborative Lobby



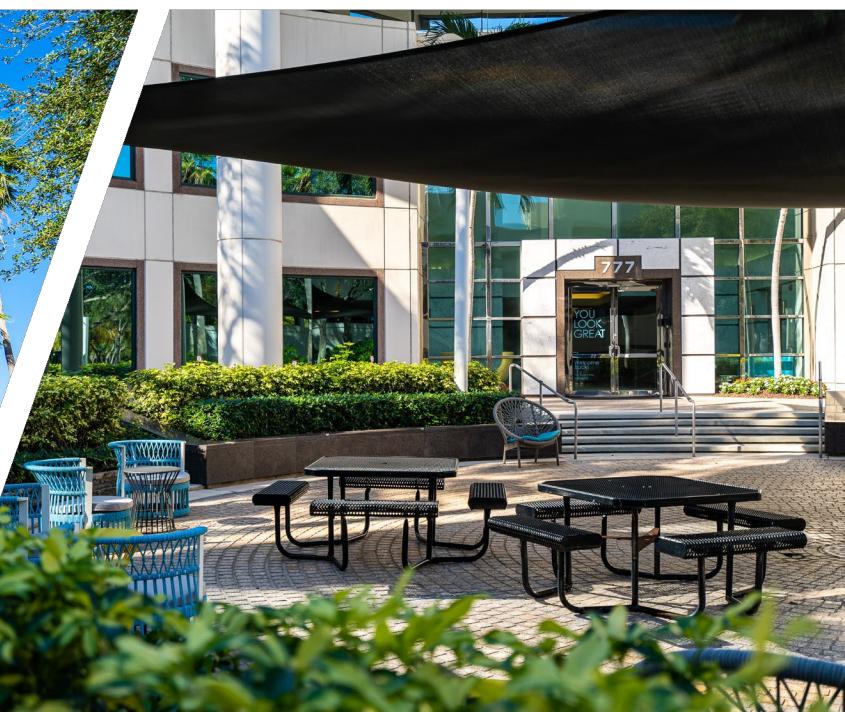
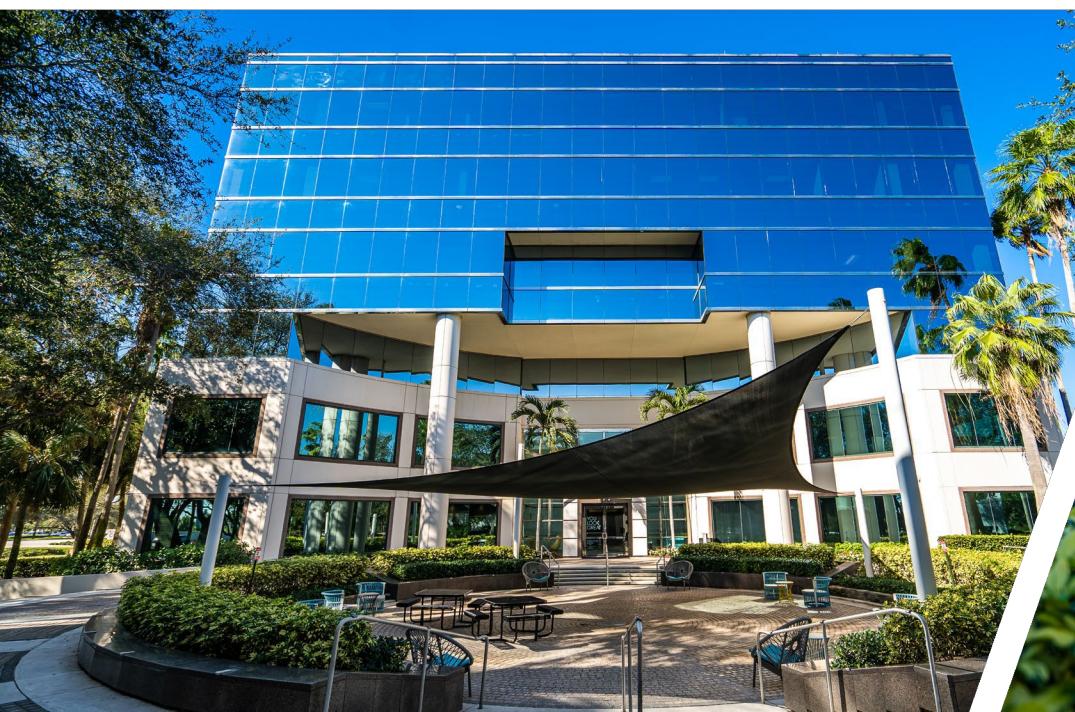
Building Conference Room



Outdoor Café Seating



On-site Café

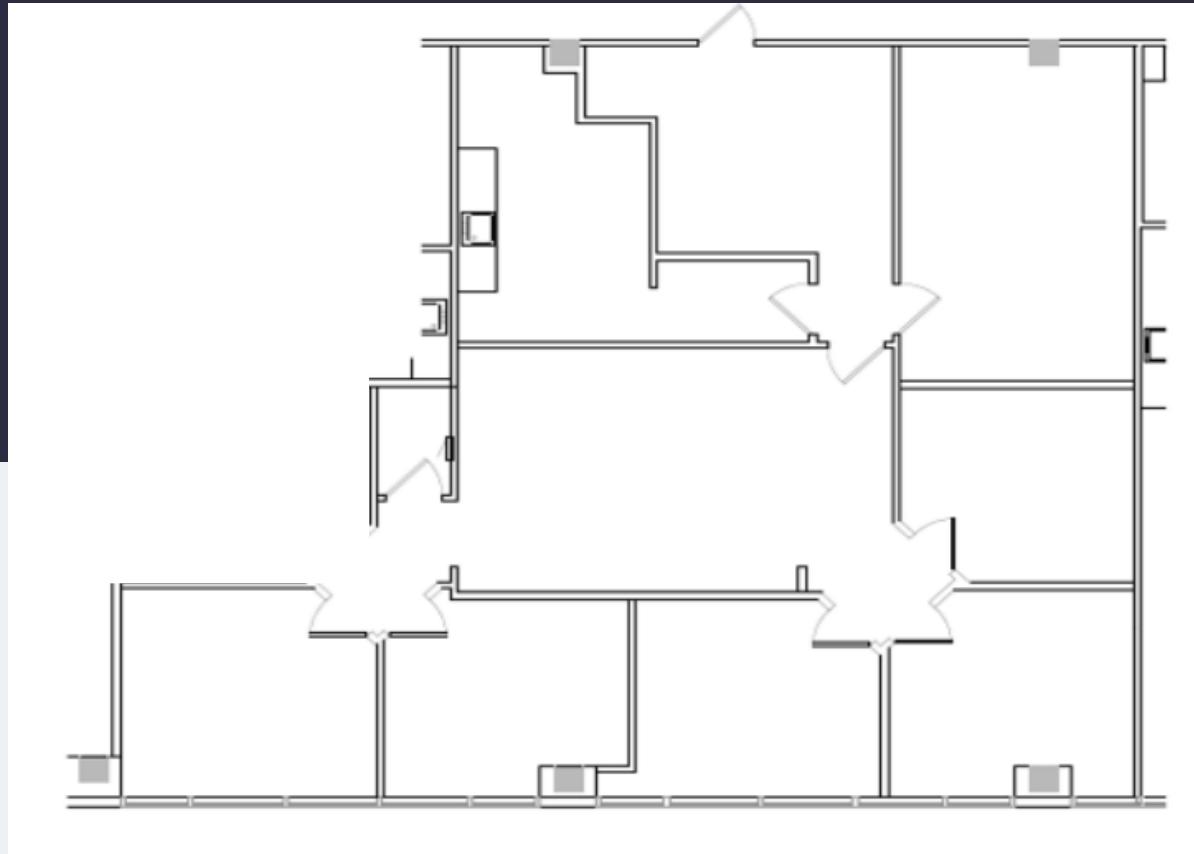


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Leasing Information

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