

The
Aletto
Offices at Sanborn Square

New Trophy Office Tower
Under Construction!
Q1 2028 Delivery



The Aletto Offices At Sanborn Square will be the first trophy office tower built in Downtown Boca Raton in the last 25 years. Luxurious design, smart-building features and hyper-amenitized to create an unparalleled and highly distinctive workstyle experience.

www.thealetto.com | 119 E Palmetto Park Rd, Boca Raton, FL


COMPSON
ASSOCIATES, INC.

 **NADG**

Colliers

The Aletto has been carefully designed with superior amenities to create a workplace focused on enhancing tenant productivity, wellness and lifestyle.

Building Features & Amenities:

- Two rooftop common areas
- Fitness facility with shower facilities (Rooftop fitness also)
- Bicycle room and on-site bicycle racks
- Expansive private terraces
- Full time concierge/valet
- Four on-site restaurants
- High-speed fiber internet to door
- Planned FPL super-chargers
- Signage availability for high-profile tenants
- 550 covered parking/covered entry, impact resistant to 160mph
- City and ocean views
- Exclusive downtown golf cart transportation (tenants only)
- Full time security

Neighborhood & Access:

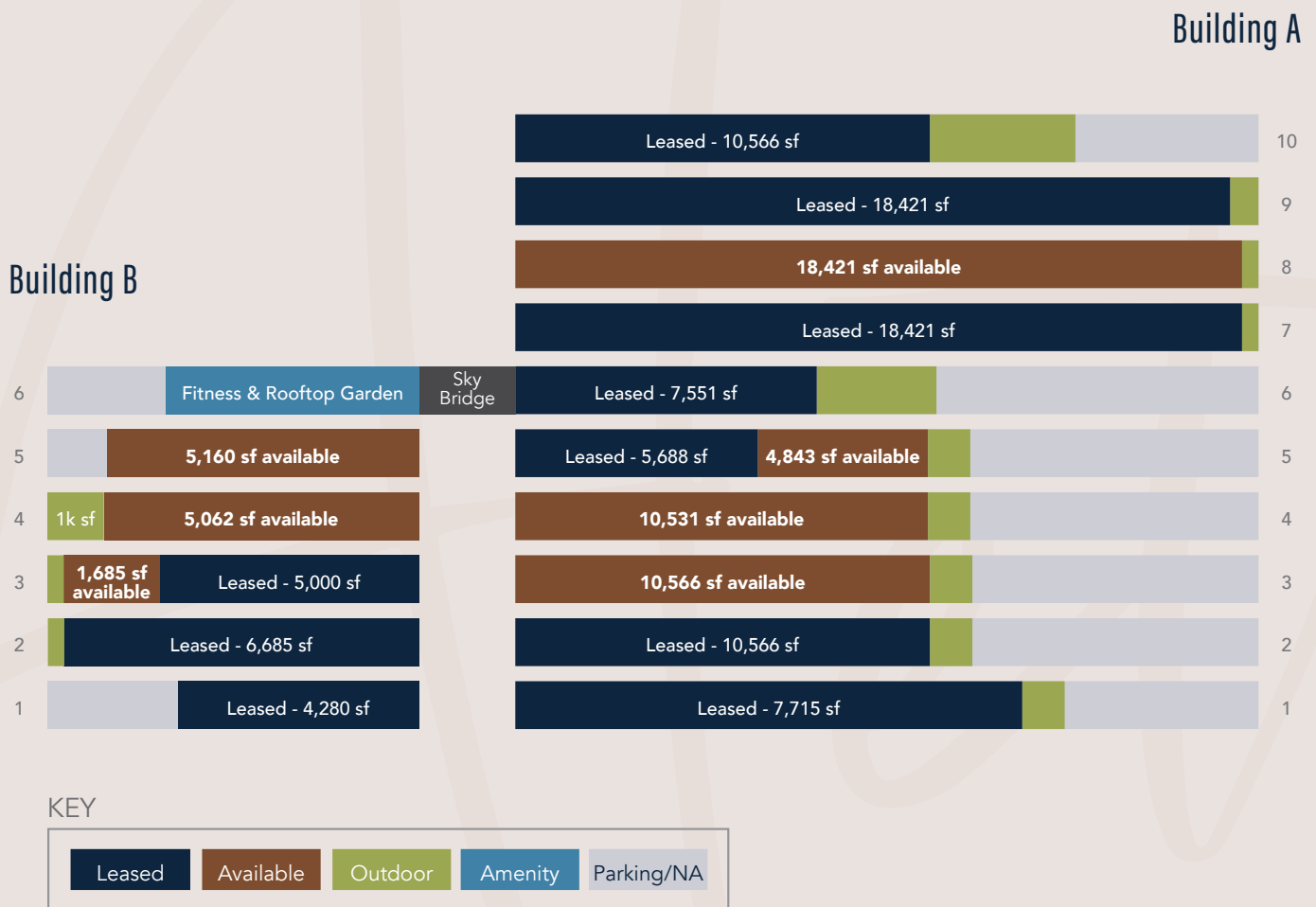
- Walk score 99; surrounded by top retail, hotels and restaurants
- Access to Brightline high-speed rail station
- Private airport with United States customs
- Close proximity to The Boca Hotel & City hotels
- Steps away from world renowned Royal Palm Plaza and Mizner Park
- Adjacent to the city owned Sanborn park
- Advanced parking garage featuring a hospitality station for valet
- Secure vehicle storage for hurricane situations

Sustainability:

- Planned LEED® certified and Energy Star Certified
- Solid concrete construction (Hurricane wind tunnel tested)
- Generator ready available for private suites
- Preferred parking for low-emitting and fuel-efficient vehicles

Health & Wellness:

- Wellness oriented outdoor and exclusive roof top areas
- Latest energy efficient touchless fixtures
- Centralized air system with MERV-13 filters more 90% of particles
- Non-VOC cleaning reducing allergen and harsh chemical exposure
- Disinfectant high-touch point cleaning before, during and after hours
- Recycling program including electronic and toner recycling
- Planned sanitary stations throughout building
- Restrooms conveniently located at common areas at each office floor





5th Floor Test-Fit



Click here to view 5th floor
test fit

9th Floor Test-Fit



Click here to view 9th floor
test fit

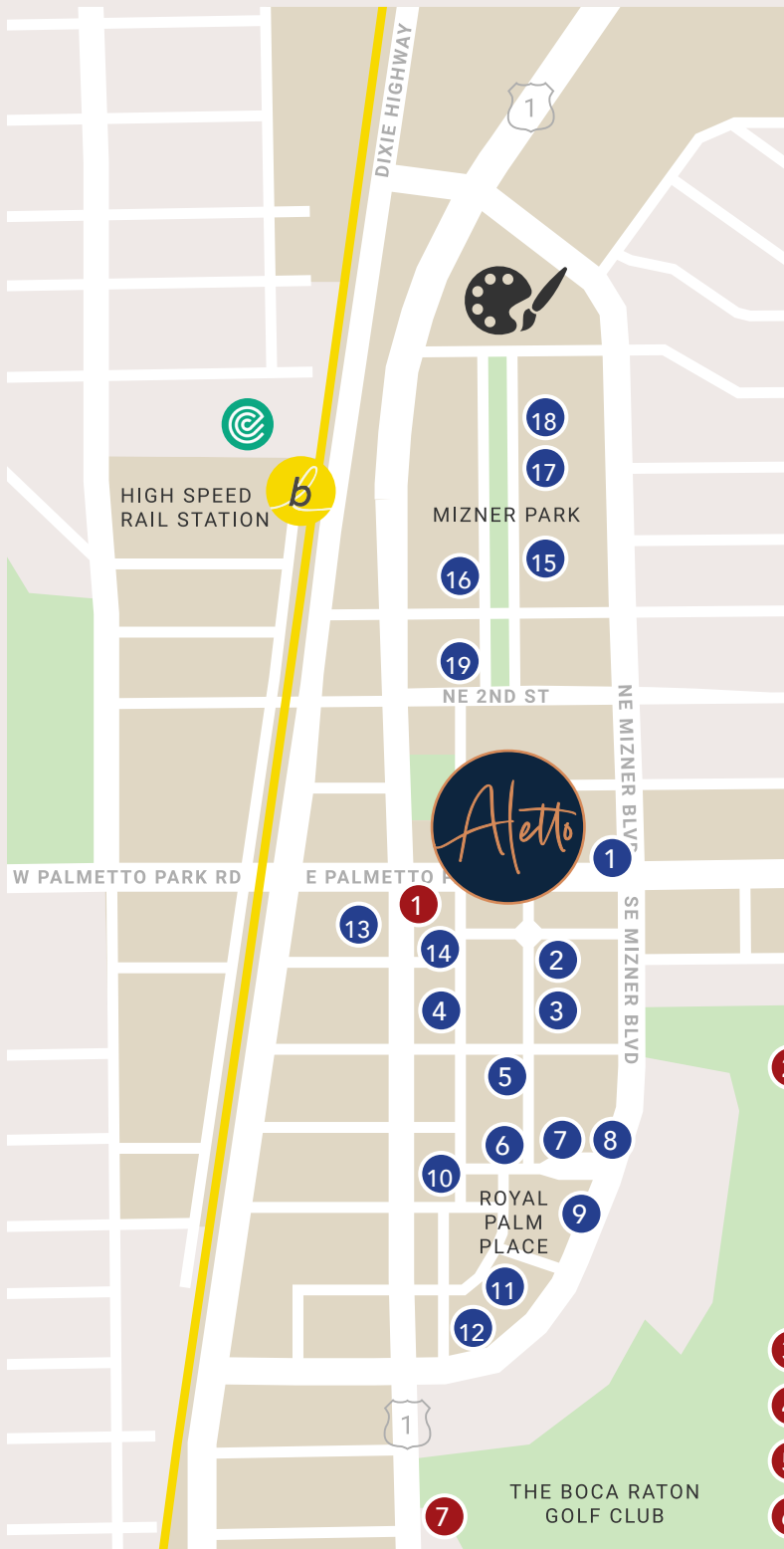






Click here to view
motorcourt video





Restaurants:

1. Casa D'Angelo
2. Corvina Seafood Grill
3. Boca Raton Koffee & Toast
4. O'Brian's Irish Pub
5. Chops Lobster Bar
6. Lemongrass Asian Bistro
7. Cote France
8. The Standard
9. Twenty Twenty Grille
10. Matteo's
11. Casimir French Bistro
12. Gary Rack's Farmhouse
13. Flanigan's Seafood
14. Louie Bossi's
15. Starbucks
16. Yardhouse
17. Villagio
18. Max's Grill
19. Eddie V's

Hotel:

1. Hyatt Place
2. Boca Raton Bungalows
3. Boca Raton Cloister
4. The Boca Raton
5. Boca Raton Tower
6. Boca Raton Yacht Club
7. The Mandarin Hotel (Underway)

 **brightline**
High Speed Rail Station

 **CIRCUIT**
Local Electric Shuttle Service
for downtown Boca Raton

 Boca Raton Museum of Art
New Performing Arts Center
(Underway)

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