

# Largest Executive Office Suite Centers

Ranked total rentable sq. footage; ties broken by number of suites at location

Rank 2004	Firm Address E-mail	Phone Fax Web site	Total rentable sq. footage No. of office suites at location	Average suite size Price range	Lease terms Building type	Suite services/amenities <sup>1</sup>	Management company	Leasing company Leasing contact
1	<b>The Crexent Business Centers</b> 12555 Orange Drive Davie 33330 info@thecrexent.com	(954) 862-1402 (954) 862-1402 www.thecrexent.com	57,436 NA	65-2,300 \$424	Flexible NA	24/7/365 secure access, receptionist, phoneline, furniture, conference rooms, T-1 internet access, dedicated fax lines, coffee area, copy & fax	The Crexent Business Centers	The Crexent Business Centers Nancy Rios
2	<b>Corporate Executive Suites West (CES West)</b> 20283 State Road 7 Boca Raton 33498 cesinfo@cesflorida.com	(866) 736-8237 (561) 988-2526 www.cesflorida.com	40,000 110	150 \$500-\$1,500	Annual 2-story courtyard	Furnished suites, conference & board rooms, personalized live answering service, professional staff, T1 Internet, kitchen, 24-hour access	CES	CES Yori Galei
3	<b>The Crexent Business Centers</b> 6625 Miami Lakes Drive Miami Lakes 35680 miamilakes@thecrexent.com	(305) 777-3800 www.thecrexent.com	35,680 70	85-765 NA	Flexible NA	24/7/365 secure access, receptionist, phoneline, furniture, conference rooms, T-1 internet access, dedicated fax lines, coffee area, copy & fax	The Crexent Business Centers	The Crexent Business Centers Robin Masiello
4	<b>Florida Business Centers - Cypress Creek</b> 1451 West Cypress Creek Rd., Suite 300 Fort Lauderdale 33309 info@fbcenters.com	(954) 928-2800 (954) 928-2801 www.fbcenters.com	32,000 106	NA \$500-\$4,500	Flexible 3-story	Web page design & maintenance, internet research, data entry & database, clerical, telemarketing, resume composition	Florida Business Centers	Florida Business Centers Ross Miller
5	<b>Lake Wellington Professional Centre</b> 12230 Forest Hill Blvd. Wellington 33414 maria@lakewellington.com	(561) 227-1500 (561) 227-1510 www.lakewellington.net	30,000 101	150 \$395-\$2,500	1 day-3yrs. 2-story	High-speed internet, conference rooms, receptionist, phone systems, office staff, business identity packages available	NA	NA Maria Wise Miller
6	<b>Nineteen Hundred Building Executive Suites</b> 1900 W. Commercial Blvd. Fort Lauderdale 33309 info@keenandev.net	(954) 771-5200 (954) 229-1515 www.keenandev.com/1900building/	30,000 94	180 \$250	Monthly to annual Single story	Full-service, no charge for furniture	Keenan Development Group	Keenan Development Group Dan Davies
7	<b>101 Business Center</b> 101 N.E. Third Ave., Suite 1500 Fort Lauderdale 33301 ljerico@101businesscenter.com	(954) 356-0400 (954) 356-0406 www.101businesscenter.com	29,472 70	185 \$400-\$3,000	Flexible High-rise	Furnished office suites, T1 internet, conference, training rooms, computer learning labs, covered parking, 24-hour access	101 Business Center	101 Business Center Lenette Serio
8	<b>Kendale Office Center</b> 9010 S.W. 137th Ave. Miami 33186 llopez@flexospace.com	(305) 386-0845 (305) 382-0267 www.flexospace.com	27,175 45	180 \$33.50 psf	Annual 2-story	Conference room, secretarial service (additional), answering service (additional)	Flexospace Management	Flexospace Management Liliana Lopez
9	<b>Darby Technology Centers</b> 2000 Ponce de Leon Blvd. Coral Gables 33134 info@darbytechnologycenters.com	(305) 443-1414 (305) 443-1603 www.darbytechnologycenters.com	24,024 41	190 \$900-\$7,000	NA Mid-rise	Administrative support, bilingual staff, training & meeting rooms, VOIP-T1 access	NA	NA Carmen Diaz
10	<b>Colonnade Corporate Center</b> 2332 Galliano St. Coral Gables 33134 www.cccgables.com	(305) 728-7000 (305) 728-7001	23,000 70	140 \$499-\$3,000	NA Class A	Board, conference facilities, flexible office programs, virtual offices, instant set-up, T1 internet access	Colonnade Corporate Center	Colonnade Corporate Center Maria Elena Diaz
11	<b>Anova Business Centers</b> 2900 University Drive Coral Springs 33065 cjselle@ameracorporation.com	(954) 340-6100 (954) 341-0031	21,500 70	200 \$700-\$1,800	3 mos. 2-story office over retail	Bilingual receptionists, phone system	Anova Business Centers	Anova Business Centers Tatiana Eid
12	<b>One Broward Executive Offices</b> One East Broward Blvd., Suite 700 Fort Lauderdale 33301 tquidli@trijax.com	(954) 745-5800 (954) 745-5801 www.onebroward.com	21,000 74	180 \$400-\$2,500	Flexible High-rise	Kitchen, conference rooms, day office, word processing, shipping, notary, legal research, high-speed internet, receptionist	NA	One Broward Executive Offices Tracy Guidi
13	<b>Boca Executive Center</b> 1200 N. Federal Hwy., No. 200 Boca Raton 33432 info@bocarexecutivecenter.com	(561) 347-1100 (561) 347-1020 www.bocarexecutivecenter.com	20,000 70	13X13 \$1,300-\$2,300	Flexible Class A four-story	Corporate ID, personalized answering service, conference rooms, training facilities, admin. support, T1 access	Broadway Real Estate Services	Boca Executive Center Leasing Dept.
14	<b>The Crexent Business Centers</b> 900 Sheridan St. Pembroke Pines 33024 pembrokepines@thecrexent.com	(954) 862-2200 (954) 862-2201 www.thecrexent.com	19,235 63	100-2,500 NA	Flexible NA	NA	The Crexent Business Centers	The Crexent Business Centers Terry Zimmerman
15	<b>Florida Business Centers - Mizner Park</b> 433 Plaza Real, Suite 275 Boca Raton 33432 info@fbcenters.com	(561) 962-4100 (561) 962-4101 www.fbcenters.com	19,000 67	NA \$500-\$4,500	Flexible 4-story	Web page design & maintenance, internet research, data entry, clerical, telemarketing, business correspondence, overnight packing	Florida Business Centers	Florida Business Centers Ross Miller
16	<b>Florida Business Centers - Phillips Pointe</b> 777 S. Flagler Drive West Palm Beach 33401 info@fbcenters.com	(561) 515-6000 (561) 515-6001 www.fbcenters.com	19,000 63	NA \$500-\$4,500	Flexible High-rise	Web page design & maintenance, internet research, data entry, clerical, telemarketing, business correspondence, overnight packing	Florida Business Centers	Florida Business Centers Ross Miller
17	<b>Florida Business Centers - Brickell Bayview</b> 80 S.W. 8th Street, Suite 2000 Miami 33130 info@fbcenters.com	(305) 908-7600 (305) 908-7601 www.fbcenters.com	19,000 57	NA \$500-\$4,500	Flexible High-rise	Web page design & maintenance, internet research, data entry, clerical, telemarketing, business correspondence, overnight packing	Florida Business Centers	Florida Business Centers Ross Miller
18	<b>Business Centers International</b> 1395 Brickell Ave., Suite 900 Miami 33131 info@bcmiami.com	(305) 529-6200 (305) 529-6201 www.bcmiami.com	18,394 63	150 \$1,350-\$4,000	6-12 mos. NA	Secretarial services, bilingual staff, training & conference rooms, hotel on premises	Rightspace Management	Rightspace Management Carolina Rendeiro
19	<b>Heron Bay Executive Suites (CES Heron)</b> 11555 Heron Bay Blvd., Suite 200 Coral Springs 33076 cesinfo@cesflorida.com	(866) 736-8237 (561) 988-2526 www.cesflorida.com	15,000 65	150 \$500-\$1,500	Annual 3-story	Furnished suites, conference & board rooms, personalized live answering service, professional staff, T-1 internet, kitchen	CES	CES Yori Galei
20	<b>Corporate Executive Suites Boynton (CES Boynton)</b> 1375 Gateway Blvd. Boynton Beach 33426 cesinfo@cesflorida.com	(866) 736-8237 (561) 988-2526 www.cesflorida.com	15,000 63	150 \$500-\$1,500	Annual 1-story	Furnished suites, conference & board rooms, personalized live answering service, professional staff, T-1 internet, kitchen	CES	CES Yori Galei
21	<b>BB&amp;T Center</b> 300 S. Pine Island Road Plantation 33322 info@morrisgroup.com	(954) 474-1776 (954) 476-3456 www.morrisgroup.com	15,000 62	250 \$375-\$1,500	6-12 mos. 3-story midrise	Phone answering, secretarial, conference rooms, high-speed internet	Morris Southeast Group/Corfac International	Morris Southeast Group/Corfac International Ken Morris
22	<b>Stratis Business Centers</b> 110 East Broward Blvd., Suite 1700 Fort Lauderdale 33301 flaud@stratis.com	(954) 315-3800 (954) 315-3899 www.stratis.net	15,000 60	135 \$900	Annual High-rise	Furnished offices, professional reception services, telephone with voicemail/call-forwarding, high-speed internet, tech support on site	Stratis Business Center	Stratis Business Center Ed Lenner
23	<b>Corporate Executive Mizner (CES Mizner)</b> 225 N.E. Mizner Blvd., Suite 300 Boca Raton 33432 cesinfo@cesflorida.com	(866) 736-8237 (561) 988-2526 www.cesflorida.com	15,000 57	150 \$650-\$2,500	Annual Class A 7-story	Furnished suites, conference & board rooms, personalized live answering service, professional staff, T-1 internet, kitchen	CES	CES Yori Galei
24	<b>Pro Executive Office Suites</b> 20801 Biscayne Blvd., No. 403 Aventura 33180 info@proexecsuits.com	(305) 931-1616 (305) 931-0124 www.proexecsuits.com	14,500 49	150 \$800-\$1,200	NA Class A high-rise	Bilingual staff, fully-equipped conference rooms, parking, high-speed internet, phone system, mail services, networking	Pro Executive Office Suites	Pro Executive Office Suites Alexa Boothman
25	<b>City Center Business Offices</b> 401 Las Olas Blvd., Suite 1400 Fort Lauderdale 33301-4111 citycentersolutions.com	(954) 332-2330 (954) 332-2302 www.citycentersolutions.com	13,000 81	160 \$515-\$2,450	6/12 mos. High-rise	High-speed internet, voicemail, computer support, conference rooms, tax/accounting, notary service, catering	NA	NA Erika Baer

CES: South Florida refers to Miami-Dade, Broward and Palm Beach counties. NA = Not available or not applicable. 1 = Because of space restrictions, not all services/amenities were listed for some centers. Please contact individual centers for complete list.