

# Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER IN THE WORLD

## Business centers offer space, amenities and services without high overhead costs



Andrea Scaccianoce, BLT Business Centers

Business centers or executive suites are fully furnished offices which are shared by other professionals and companies. Each company has its own office or suite and share common areas such as lobbies, kitchens and conference rooms. Business Centers are a great alternative to leasing traditional office space which typically has higher overhead and start-up costs. The Building and Land Technology Business Centers offer flexible terms, ample amenities, convenient locations and unique services including our virtual office program.

**Flexible Terms:** Traditional office space is usually leased with 5, 10, 15 or even 20-year lease terms. Building and Land Technology (BLT) Business Centers offer flexible lease terms ranging from 6 months to 2 years. With shorter more flexible terms, start-up companies or those expanding into new areas don't have to over commit to one location for an extended period of time.

**Ample Amenities:** Many people don't realize how much a business center offers you and your company. BLT Business Centers feature fully furnished offices, common areas (lobby, kitchen/break room, and conference rooms) fitness centers, shuttle service to and from the train station, mail service, coffee, cleaning, copiers, faxes, a backup generator and even plant care. Parking and utilities are also included. Internet service at the BLT Business Centers is ready to go when you are - no need for costly networking or installation, just plug and play. Conference rooms are even equipped with Wi-Fi. Amenities such as these make life easier, decrease costs for start-ups and allow more time for you to focus on your business.

**Convenient Location:** The BLT Business Centers are located in Stamford and Darien — both very desirable business hubs located in Fairfield County, boasting one of the highest per capita incomes in the country. The BLT Business Centers are also convenient to major thru-ways including I-95 and Rte. 15 (Merritt Pkwy.) and minutes from Metro-North rail service in Darien and Metro-North and Amtrak rail service in Stamford. Our Stamford location is only a 40-minute train ride into Manhattan and is situated right on the harbor, providing not only a convenient location but an attractive one too. Leasing a traditional office space in locations such as these is much more costly than a BLT Business Centers solution.

**Unique Services:** Those unfamiliar with business centers aren't aware of the many services they provide. At the BLT Business Centers some of our unique services include; phone answering so it seems like you have your own personal receptionist, 24/7 building access so that you can do work whenever you need to, and virtual office programs that provide a local phone number, a business mailing address and monthly conference room usage without actually renting a space in the center. Make a big impact without leasing space you may not need.

Overall business centers are a great alternative to traditional office space. At the BLT Business Centers "It's Our Business to Keep You in Business" which we do by providing your company with unique office solutions to meet your unique needs.

Contact me to discuss space in our BLT Business Centers today.

Andrea Scaccianoce is general manager at BLT Business Centers, Stamford, Conn.