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## **Stiles office property management exec shares how to bring firms back to the workplace**





By **Julia Gomez** – Data Reporter, South Florida Business Journal  
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Fort Lauderdale-based Stiles is bringing new features to its buildings that it hopes will entice tenants' employees to return to their desks and get excited about being in the office again.

In October 2020, about 55% of people who could work remotely worked from home. That has shrunk to 35% in 2023, according to the Pew Research Center.

“It feels like there is a sense of folks wanting that connectivity again,” said Chris Rotolo, president of Stiles Property Management, No. 4 on our list.

She said tenants' most asked-for amenity is a fitness center. However, the firm is going further to help lure more of their tenants' employees back.

Rotolo said Stiles is working on an app that businesses can use to put in work orders, requests to schedule conference rooms and see the happy hours and lunch specials at restaurants near their offices. The app is still in its infancy, but Rotolo hopes it will be a one-stop shop for everything tenants need.

She also wants to create pop-up amenities for tenants.

“We're hoping that we're going to find massage therapists that are looking for a place,” Rotolo said. “Or maybe a manicurist.”

Stiles is looking to provide a spot for people who provide specialty services, but may not have their own place of business.

“We have the space, and we certainly have the clients” that would use those services, Rotolo said. “So we're really excited about that.”

While these may not seem like typical amenities, there are some new common amenities, as well.

Covid-19 has changed the way many look at office space. Tenants are especially concerned about air filtration.

“I think that might have just become standard language, you know, and it’s almost kind of the norm at this point,” Rotolo said.

Tenants themselves might also be changing.

Industrious, a coworking company, has opened a location in Stiles’ office building at 200 E. Las Olas Blvd. in Fort Lauderdale.

According to Statista, the number of coworking spaces is expected to more than double worldwide between 2021 and 2024.

## THE LIST

# Commercial Property Management Firms in South Florida

Sq. ft. managed in S. Fla.

Rank	Prior Rank	Company / Prior (*Not ranked in year prior) / URL
1	1	Cushman & Wakefield
2	2	Prologis
3	3	Avison Young

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