

THE LIST

PROPERTY MANAGEMENT FIRMS

Ranked by total square footage of commercial property managed in L.A. County

► NEXT WEEK

The Largest Commercial Real Estate Developers in L.A. County

THE PACESETTER: CBRE Group Inc. is the largest third-party property manager in L.A. County. The company has 34.9 million square feet of commercial property under management locally. That consists of 17.5 million square feet of office space, 3.1 million square feet of retail space and 14.3 million square feet of industrial space.

LEED: Transwestern has been awarded Energy Star Partner of the Year for 11 years. To date, it has completed 95 LEED certifications, covering over 28.5 million square feet of projects completed internationally, and is currently working on projects in Russia, Australia, Brazil and South Korea.

Rank	Firm • name • address • website	Total Portfolio ¹ • L.A. County • firmwide	Portfolio Breakdown ¹			Services (partial list)	Profile • headquarters • offices (county/total) • year founded	Top Local Executive • name • title • phone
			• office	• retail	• industrial			
1	CBRE Group Inc. 400 S. Hope St., 25th Floor Los Angeles 90071 cbre.com	34.9 733.2	17.5 3.1 14.3	0% 0%	0%	property management, project management, agency leasing, occupier leasing, investment sales, debt and equity finance	Los Angeles 5/400 1906	Eric Hasserjian Managing Director (213) 613-3333
2	Jones Lang LaSalle 515 S. Flower St., Suite 1300 Los Angeles 90071 jll.com	25.1 2,600.0	17.1 6.6 1.4	0 0	0	agency leasing, tenant rep, investment sales, debt & equity finance, facility and property management, project management	Chicago 5/200 1783	Peter Belisle Managing Director (213) 239-6000
3	Cushman & Wakefield 601 S. Figueroa, Suite 4700 Los Angeles 90017 cushmanwakefield.com	19.5 1,055.0	5.3 0.3 13.9	0 0	0	property management, facilities management, project management, agency leasing, due diligence, consulting	New York 11/250 1917	Mary A. Marx Senior Managing Director (213) 955-5100
4	Charles Dunn Real Estate Services Inc. 800 W. Sixth St., Suite 600 Los Angeles 90017 charlesdunn.com	17.7 20.9	5.0 4.5 7.8	0 0	0	property/facility/asset management, brokerage, consulting, receiverships, accounting	Los Angeles 2/4 1921	Patrick J. Conn President, Property Management (213) 683-0500
5	Lincoln Property Co. 915 Wilshire Blvd., Suite 2050 Los Angeles 90017 lpcsocial.com	15.3 15.3	11.9 0.6 2.8	47 47	47	asset/leasing/property management, brokerage, acquisition and development, construction management	Dallas 26/60 1965	David S. Binswanger Sr. Executive Vice President, Southern California (213) 538-0900
6	Brookfield Properties 601 S. Figueroa St., Suite 2200 Los Angeles 90017 brookfield.com	11.4 86.0	11.0 0.4 0.0	47 47	47	owners, developers, property management and tenant relations	New York 5/N/A 1924	Bert Dezzutti Exec. V.P., Western Region (213) 330-8020
7	illi Commercial Real Estate 17547 Ventura Blvd., Suite 304 Encino 91316 illicre.com	8.7 8.7	0.3 8.4 0.0	4 4	4	retail shopping center property management, leasing, sales and business brokerage	Encino 2/2 2007	Todd R. Nathanson President (818) 501-2212
8	IDS Real Estate Group 515 S. Figueroa St., 16th Floor Los Angeles 90071 idsrealestate.com	8.2 22.3	2.1 0.5 5.7	0 0	0	property/asset/construction/development management, leasing, corporate services, acquisition/disposition	Los Angeles 4/8 1986	David G. Mgrublian/ Murad Siam CEOs (213) 362-9300
9	Hines 444 S. Flower St., Suite 2100 Los Angeles 90071 hines.com	7.2 170.2	7.2 0.0 0.0	55 43	43	property, asset, facility, engineering, construction, development, leasing and marketing	Houston 10/121 1957	Douglas H. Metzler Senior Managing Director (213) 629-5200
10	Avison Young 555 S. Flower St., Suite 3200 Los Angeles 90071 avisonyoung.com	7.1 73.0	3.7 1.3 2.1	0 0	0	management, brokerage, consulting, construction/project management, commercial property accounting, due diligence services	Toronto 3/56 1978	Stan L. Yoshihara Principal & Managing Director (213) 935-7430
11	Vestar Property Management 7575 Carson Blvd. Long Beach 90808 vestar.com	7.0 22.9	0.0 7.0 0.0	15 47	47	property management, construction management, leasing, redevelopment, financing, marketing	Phoenix 6/15 1989	Richard Kuhle President (562) 938-1722
12	Heger Industrial 5701 S. Eastern Ave., Suite 100 Los Angeles 90040 heger-industrial.com	6.8 6.8	0.5 0.0 6.3	0 0	0	brokerage, asset and property management services, sales, acquisition, leasing, investment and consulting	Los Angeles 3/4 1957	Robert G. Thornburgh CEO, President (323) 727-1144
13	Centers Business Management 1517 S. Sepulveda Blvd. Los Angeles 90025 cbm1.com	6.6 7.6	0.0 6.6 0.0	10 10	10	retail shopping center property management, leasing, investment, business brokerage, asset management	Los Angeles 3/6 1987	Rick Rivera President (310) 575-1517
14	Transwestern 601 S. Figueroa St., Suite 2750 Los Angeles 90017 transwestern.com/losangeles	6.5 231.0	5.1 0.0 1.5	0 0	0	agency leasing, property and facility management, tenant advisory, capital markets, development, sustainability	Houston 14/34 1978	David W. Rock Managing Senior Vice President (213) 624-5700
15	Morlin Asset Management 701 N. Brand Blvd., Suite 810 Glendale 91203 morlinmgmt.com	6.3 6.3	4.0 0.9 1.4	0 0	0	property management, facility management, leasing, construction management, engineering, due diligence	Glendale 7/7 1984	Jock A. Ebner President (213) 622-4442
16	Rexford Industrial Realty & Management 11620 Wilshire Blvd., Suite 1000 Los Angeles 90025 rexfordindustrial.com	6.1 6.1	0.0 0.0 6.1	84 84	84	property management, asset management, construction management, acquisition/disposition due diligence	Los Angeles 1/1 2001	Howard Schwimmer/ Michael Frankel Co-CEOs (310) 966-1680
17	PM Realty Group 9841 Airport Blvd. Los Angeles 90045 pmrg.com	5.1 140.0	4.4 0.0 0.8	0 1	1	leasing, investment, property, asset, facility and construction management	Houston 5/185 1955	Mark Mattis Sr. Vice President (424) 248-1600
18	NewMark Merrill Cos. 5850 Canoga Ave., Suite 650 Woodland Hills 91367 newmarkmerrill.com	5.1 9.9	0.0 5.1 0.0	32 30	30	acquisition advisory, leasing, property management, repositioning, ground up development and redevelopment	Woodland Hills 3/8 1997	Sandy Sigal CEO, President (818) 710-6100
19	Worthe Real Estate Group 100 Wilshire Blvd., Suite 1600 Santa Monica 90401 worthe.com	4.6 4.7	4.6 0.0 N/A	0 0	0	asset and property management, construction management, general contracting, leasing	Santa Monica 11/11 1967	Jeffrey M. Worthe/ M. David Paul President/General Partner (310) 393-9653
20	Coreland Cos. 17542 E. 17th St., Suite 420 Tustin 92780 coreland.com	4.5 6.9	0.0 4.5 N/A	0 0	0	acquisition analysis, property management, accounting, leasing, construction management	Tustin 2/5 1990	Chris Hite President (714) 573-7780

¹ In millions of square feet.
N/A - Not Available Note: The information on this list was provided by representatives of the companies themselves. Property managers are ranked by the total amount of square footage under management in L.A. County and firmwide, respectively. Firms that own more than 75 percent of the property that they manage in L.A. County are not included on the list. Newmark Grubb Knight Frank may have qualified, but declined to provide information. To the best of our knowledge, this information is accurate as of press time.

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Researched by David Nusbaum

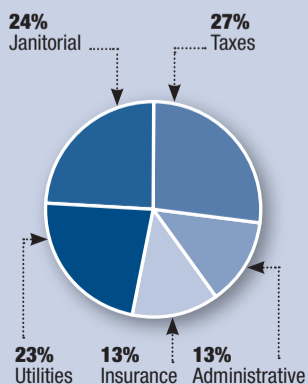
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PROPERTY MANAGEMENT FIRMS *Continued from page 16*

Rank	Firm • name • address • website	Total Portfolio ¹ • L.A. County • firmwide	Portfolio Breakdown ¹ • office • retail • industrial	Percent Owned • L.A. County • firmwide	Services (partial list)	Profile • headquarters • offices (county/total) • year founded	Top Local Executive • name • title • phone
21	Tiarna Real Estate Services Inc. 15250 Ventura Blvd., Suite 1010 Sherman Oaks 91403 tiarna.com	4.0 11.8	1.8 0.9 1.4	0% 0%	asset management, property management, construction management, leasing	Irvine 3/9 2000	Mike McAndrews Executive Vice President (818) 817-0550
22	Property Management Associates 6011 Bristol Parkway Culver City 90230 wemanageproperties.com	4.0 5.2	2.5 0.9 0.6	0 0	property management, asset management, construction management, acquisition/disposition due diligence	Culver City 1/1 1991	Thomas Spear CEO (323) 295-2000
23	RiverRock Real Estate Group Inc. 100 Bayview Circle, Suite 2600 Newport Beach 92660 riverrockreg.com	3.8 26.3	1.8 0.5 1.5	0 0	property/construction/facilities management, consulting, leasing	Newport Beach 6/28 2003	John Combs Principal (714) 689-1440
24	Real Estate Group 1762 Westwood Blvd., Suite 400 Los Angeles 90024 tregcorp.com	3.7 4.4	2.7 0.3 0.7	0 0	property management, asset management, brokerage, construction management, receivership, due diligence	Los Angeles 1/2 1998	Robin Jordan President (310) 500-2840
25	Overton Moore Properties 19300 S. Hamilton Ave., Suite 200 Gardena 90248 omprop.com	3.3 5.0	0.0 0.0 3.3	0 4	property management, development and construction services, leasing, acquisition	Gardena 1/1 1972	Timur Tecimer CEO (310) 323-9100
26	GM Properties 12300 E. Washington Blvd., Suite A Whittier 90606 gmpropertiesinc.com	3.2 3.5	0.3 0.0 2.9	0 0	leasing, sales, property management, maintenance services, trustee services	Whittier 1/1 1963	Jason Jamison President (562) 696-0200
27	Decron Properties Corp. 6222 Wilshire Blvd., Suite 400 Los Angeles 90048 decronproperties.com	2.2 3.0	0.7 1.5 0.0	72 N/A	investment, development, property management, and general contracting	Los Angeles 1/1 1988	David J. Nagel/Jack M. Nagel CEO, President/Chairman (323) 556-6600
28	Aspen Management 18321 Ventura Blvd., Suite 200 Tarzana 91356 aspenccommercial.com	2.0 2.4	0.2 1.1 0.6	18 31	commercial property management, asset management, facilities management	Tarzana 3/5 1978	James Orr President (818) 344-2544
29	Moss & Co. Property Management 15300 Ventura Blvd., Suite 405 Sherman Oaks 91403 mosscompany.com	1.8 1.8	1.1 0.5 0.2	10 10	commercial and multifamily property management	Sherman Oaks 1/1 1960	Cindy Gray President, Partner (818) 990-5999
30	Primestor Development Inc. 201 S. Figueroa St., Suite 300 Los Angeles 90012 primestor.com	1.8 2.8	0.0 2.0 0.0	50 50	asset and property management, leasing, development, repositioning, construction management, TI coordination, urban specialty	Los Angeles 1/1 1999	Arturo Sneider CEO (888) 722-3702
31	Festival Cos. 9841 Airport Blvd., Suite 700 Los Angeles 90045 festivalcos.com	1.6 3.2	0.1 1.4 0.0	25 82	acquisition, architecture and planning, asset management, community and municipality management, development, finance	Los Angeles 2/3 1980	Mark A. Schurgin/ Rosalind J. Schurgin President/CEO (310) 665-9600
32	Kutzer Co. 716 Mission St. South Pasadena 91030 kutzer.com	1.2 1.4	1.0 0.2 0.0	40 45	property management, redevelopment, asset management, investment services, recapitalizations and workouts	South Pasadena 1/1 1992	Pete Kutzer President (626) 441-9620
33	Meridian Group Ltd. 11400 West Olympic Blvd., Suite 860 Los Angeles 90064 meridianla.com	1.2 2.5	0.1 0.0 1.0	0 0	investments, asset management, property management, construction management, tenant rep., development	Los Angeles 1/1 2005	Nadir Elfarrar/Ramsey Hakim/ Amr Tannir Managing Partners (310) 478-4900
34	Lowe Enterprises Inc. 11777 San Vicente Blvd., Suite 900 Los Angeles 90049 loweenterprises.com	1.1 4.6	0.2 0.5 0.3	36 36	investment, development, asset management, acquisition/disposition, operations	Los Angeles 2/8 1972	Robert J. Lowe Chairman, CEO (310) 820-6661
35	LB Property Management 4730 Woodman Ave., Suite 200 Sherman Oaks 91423 lbpm.com	1.1 2.1	0.3 0.7 0.0	0 0	management, brokerage	Sherman Oaks 3/4 1988	Gregg Bernstein CFO (818) 981-1802
36	Ratner Property Management 8127 San Fernando Road Sun Valley 91352 ratnerpm.com	1.1 1.2	0.2 0.1 0.9	0 0	residential, commercial and industrial management	Sun Valley 2/2 1999	Shaya Stauber COO (818) 767-4750
37	1st Commercial Realty Group Inc. 2009 Porterfield Way, Suite P Upland 91786 1st-comm.com	1.0 10.4	0.2 0.8 0.0	0 0	inspections, insurance review, rent collections, tenant retention, lease administration, budget planning, CAM reconciliation.	Upland 3/12 1989	Michael Polley President (909) 946-6226
38	J.G. Management Co. Inc. 5743 Corsa Ave., Suite 200 Westlake Village 91362 jgmanagement.com	1.0 3.1	0.2 0.8 0.0	12 59	investment, asset/property management, leasing, construction management, refinancing and loan administration	Westlake Village 1/2 1983	Greg Greenstein President (818) 707-9494
39	Garboard/Keelson Asset and Property Management 210 Whaler's Walk, Berth 31 San Pedro 90731 garboardkeelson.com	0.9 0.9	0.4 0.1 0.2	1 1	office/industrial, medical office, retail and marina operations	San Pedro 1/1 1990	Jack Boyt President (310) 833-8700
40	Triad Management Systems Inc. 21201 Victory Blvd., Suite 255 Canoga Park 91303 triadmanagementinc.com	0.3 0.4	0.1 0.1 0.1	0 0	tenant relations, maintenance, financial reporting, lease administration	Canoga Park 1/1 1984	Nick Virzi President (818) 704-4200

Managed Costs

How expenses for commercial building operations break down.



Source: Jones Lang LaSalle

¹ In millions of square feet.

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