

Largest Metroplex

# COMMERCIAL PROPERTY MANAGERS

Ranked by local rentable commercial square feet managed in 2007

Rank 2008/ 2007	Name Address	Telephone Fax	Rentable commercial square feet managed locally in 2007 (in millions)	Square feet leased in 2007/ 2006 (in millions)	Number of deals in 2007/ 2006/ number of local property managers	Percentage of property owned by company or affiliates/ third-party management	No. of buildings under local management/ 2007/ 2006 occupancy rates	Type of property managed by percentage				Largest properties managed	Executive(s) in charge of property development/ year established locally	Parent company or owner/ headquarters/ Web site
								Industrial	Office	Retail	Other			
1	<b>CB Richard Ellis<sup>1</sup></b> 5430 LBJ Fwy., Ste. 1100 Dallas 75240	972-458-4800 972-458-4995	42.00	27.90 1.53	204 175 38	0% 100%	245 92.5% 90.9%	45	45	5	5	Trammell Crow Center, Renaissance Tower, The Colonade	Greg Grainger 1970	CB Richard Ellis El Segundo, Calif. www.cbre.com/dfw
2	<b>ProLogis</b> 2310 LBJ Fwy., Ste. 200 Dallas 75234	972-884-9292 972-488-9848	23.30	7.30 8.50	122 115 7	100% 0%	140 94% 94%	100				GSW Corporate Centers, Freeport Corporate Centers, Dallas Corporate Centers	Jennifer Higgins 1994	ProLogis Denver www.prologis.com
3	<b>Holt Lunsford Commercial Inc.</b> 5055 Keller Springs Road, Ste. 300 Addison 75001	972-241-8300 972-241-7955	22.10	5.69 4.40	273 296 18	0% 100%	148 87% 90%	79	21			City Warehouse, South Jupiter Kellogg, Turnpike Distribution Center	Scott Moore 1993	Holt Lunsford Commerci Addison www.holtlunsford.com
4	<b>Transwestern</b> 5001 Spring Valley Road, Ste. 600W Dallas 75244	972-774-2500	21.00	9.60 9.25	989 1,041 37	1% 99%	141 WND WND	42	57	1		Republic Center, The Addison, Arboreen	Michael Ogden 1978	Transwestern Houston www.transwestern.net/
5	<b>Hillwood</b> 13600 Heritage Pkwy., Ste. 200 Fort Worth 76177	817-224-6000 817-224-6060	20.00	6.30 2.20	39 31 12	90% 10%	75 88% 95%	78	20	1	1	Alliance Texas, Victory, Lakeside Trade Center	Frances Broussard, 1988	Hillwood Dallas www.hillwood.com
6	<b>Lincoln Property Co.</b> 500 N. Akard St., Ste. 3300 Dallas 75252	214-740-3300 214-740-3305	15.84	2.46 3.39	197 362 13	23% 77%	110 94% 96%	60	20	20		1700 Pacific, Old Town, 2005 Luna Road	David Pettie 1965	Lincoln Property Co. Dallas www.lpc.com
7	<b>Bradford Management Co. Inc.</b> 9400 N. Central Expwy., Ste. 900 Dallas 75231	972-776-7000 972-776-7083	15.12	4.03 3.57	690 451 9	4% 96%	200 84% 90%	54	27	3	16	Commerce Center, Trinity Industrial, Regal Business Center	Al Horstmann 1989	Bradford Realty Services Dallas www.bradford.com
8	<b>Duke Realty Corp.</b> 14241 Dallas Pkwy., Ste. 1000 Dallas 75254	972-361-6700 972-361-6800	14.67	3.93 3.06	35 34 1	100% 0%	51 78% 88%	96	4			Freeport X, Point West VI, Grand Lakes II	Jeanne Coyle 1999	Duke Realty Corp. Indianapolis www.dukerealty.com
9	<b>Cushman &amp; Wakefield of Texas Inc.</b> 15455 Dallas Pkwy., Ste. 800 Addison 75001	972-663-9600 972-663-9999	13.52	5.10 8.40	364 467 15	0% 100%	143 87% 89%	12	78		10	UBS, Bank of America Plaza, Equastone	Frank Ventura 1974	Cushman & Wakefield in New York www.cushwake.com
10	<b>Cencor Realty Services</b> 3102 Maple Ave., Ste. 500 Dallas 75201	214-954-0300 214-953-0860	13.20	3.06 1.72	360 394 15	61% 39%	104 90.4% 90.2%	1	1	98		Grapevine Towne Center, Shops of Southlake, Windhaven Plaza	Jim Greenfield 1989	Cencor Realty Services Dallas www.cencorrealty.com
11	<b>Stream Realty Partners LP</b> 2200 Ross Ave., Ste. 5400 Dallas 75201	214-267-0400 214-267-0404	11.80	4.98 4.48	477 386 20	2% 98%	72 WND WND	23	72	5		The Tower at City Place, One and Two City Place-Fort Worth	Adam Bernhardt 1996	Stream Realty Partners LP Dallas www.streamrealty.com
12	<b>Henry S. Miller Commercial</b> 5001 Spring Valley Road, Ste. 1100W Dallas 75244	972-419-4000 972-419-4099	11.00	7.50 7.00	1,430 1,350 12	60% 40%	100 90% 90%	10	60	30		Pepper Square Shopping Center, Little Elm Town Crossing, Adolphus Tower	Mark O'Briant 1974	Henry S. Miller Commerci Dallas www.henrysmiller.com
13	<b>Grubb &amp; Ellis Co.</b> 5430 LBJ Fwy., Ste. 1400 Dallas 75240	972-450-3300 972-450-3208	10.45	1.95 1.87	171 233 15	WND WND	41 WND WND	1	97	2		EFH Properties, Executive I, II & III, 3500 Maple	Moody Younger 1988	Grubb & Ellis Co. Santa Ana, Calif. www.grubb-ellis.com
14	<b>TIG Real Estate Services Inc.</b> 5050 Quorum Drive, Ste. 400 Dallas 75254	972-661-0232 972-661-0235	9.55	4.33 2.01	152 164 5	4% 96%	99 100% 89%	93	7			Skyline II and III, Eastpoint I/ Northern Crossing Business Park	Ann Anderson 1994	TIG Real Estate Services In Dallas www.tigusa.com
15	<b>First Industrial Realty Trust Inc.</b> 4505 Excel Pkwy., Ste. 600 Addison 75001	972-386-4700 972-386-4540	8.00	2.40 3.20	134 114 4	98% 2%	102 92% 94%	100				1649 Frankford Road, 120 Intermodal Pkwy., 3901 W. Miller Road	Royal Pratt 1994	First Industrial Realty Tru Chicago www.firstindustrial.com
16	<b>Capstar Commercial Real Estate Services</b> 3500 Maple Ave., Ste. 220 Dallas 75204	972-692-1750 972-692-1740	7.84	3.30 1.97	314 289 29	0% 100%	32 83% 82%	98	2			Convergence Office Center, Mockingbird Station, Bryan Street	John Patterson 2000	Capstar Commercial Real Services/Dallas www.capstarcommercial.com
17	<b>The Woodmont Co.</b> 3100 Monticello Ave., Ste. 825 Dallas 75205	214-824-6091 214-824-6804	7.32	WND WND	WND WND 8	25% 75%	57 WND WND	3	97			Southwest Center Mall, Rockwall Crossing, The Plaza at Rockwall	Frederick J. Meno 1980	The Woodmont Co. Fort Worth www.woodmont.com
18	<b>JSC Realty &amp; Investment Services Inc.</b> 2711 LBJ Fwy., Ste. 130 Dallas 75234	972-991-1119 972-991-1176	6.90	1.50 1.70	50 35 4	15% 85%	85 90% 90%	85	10	5		Millennium Business Park, Capital Center Business Park	Mark Tietjen 1990	JSC Realty & Investment S Inc./Dallas www.jscrealty.com
19	<b>PM Realty Group LP</b> 3811 Turtle Creek Blvd., Ste. 800 Dallas 75219	972-680-0106 972-680-1066	5.62	WND 0.82	WND 146 11	0% 100%	63 WND WND	54	1	45		Campbell Center, Dallas Communications Complex, Millennium Tower I	Lisa Johnston 2001	PM Realty Group LP Houston www.pmgr.com
20	<b>Trinity Interests Inc.</b> 5924 Royal Lane, Ste. 250 Dallas 75230	972-503-9444 972-503-7779	5.41	WND WND	WND WND 5	0% 100%	75 90% 88%	20	30	50		Wedgwood Shopping Center, Concourse Office Park, Corporate Pointe	Beverly R. Heflin 1984	Trinity Interests Inc. Dallas NA
21	<b>Quine and Associates Inc.</b> 301 S. Sherman St., Ste. 100 Richardson 75081	972-669-8440 972-783-8901	4.63	1.25 0.95	412 329 79	0% 100%	115 85% 87%	1	99			Haltom Plaza, Lennox Center, Pleasant Grove SC	Chuck Westenher 1978	Quine & Associates Inc. Richardson www.quine.com
22	<b>Crescent Real Estate Equities</b> 777 Main St., Ste. 2100 Fort Worth 76102	817-321-2100 817-321-2000	4.50	1.30 1.29	150 146 9	100% 0%	21 NA 90.7%	99	1			The Crescent, Trammell Crow Center, Fountain Place	Michael S. Lewis 1994	Crescent Real Estate Equit Fort Worth www.crescent.com
23	<b>Cousins Properties</b> 5215 N. O'Connor Blvd., Ste. 350 Irving 75039	972-432-3600 972-432-3605	4.00	1.30 0.62	WND 83 9	3% 97%	16 90.2% 88%	100				Lincoln Centre, The Towers at Williams Square, Park Central 7 8 9	Ken Pool 1990	Cousins Properties Inc. Atlanta www.cousinsproperties.com
24	<b>Colliers International</b> 4311 Oak Lawn Ave., Ste. 400 Dallas 75219	214-692-1100 214-692-7600	3.90	WND WND	WND WND 10	0% 100%	58 WND WND	33	33	33	1	Gien Eagles Office Park, Promenade North, 2101 Design	Scott McGarity 1974	Colliers International Seattle www.colliers.com
25	<b>Beer-Wells Real Estate Services Inc.</b> 11311 N. Central Expwy., Ste. 100 Dallas 75243	214-750-5600 214-750-5603	3.75	\$68,000 \$62,000	109 122 6	60% 40%	45 91% 89.55%	20	35	45		Emerald Square Shopping Center, Green Oaks Plaza	Dianne Epperson 1952	Beer-Wells Real Estate Se Dallas www.beerwells.com

NA: Not available, not applicable. WND: Would not disclose NR: Not ranked

1. CB Richard Ellis acquired Trammell Crow Co. in 2006; figures in 2006 represent compilations prior to the acquisition.

Source: The companies

Research: Jerry Gunter and Helen F