

LARGEST HOUSTON-AREA COMMERCIAL PROPERTY MANAGEMENT FIRMS

(Ranked by Total Square Footage Managed in Houston)

Rank	Last Year's Rank	Name of Firm Address Telephone Web Site	Total Square Footage Managed in Houston	Number of Local Property Managers/ Office Staff	Number of Properties Managed in Houston-Area	% Managed Properties		Sample of In-House Services Offered	% Business Commercial Residential Other	Top Local Executive Name and Title/ Year Founded Locally	
						Office	Retail Industrial				
1	1	Transwestern 1900 W. Loop South, Suite 1300 Houston 77027 (713) 270-7700 www.transwestern.net	36,446,832	39/ 280	150	58%	37%	5%	agency leasing, tenant advisory services, investment services group, development, health care	100% 0% 0%	Chip Clarke, president, Gulf Coast and mountain regions/ 1978
2	2	PM Realty Group LP 1000 Main St., Suite 2400 Houston 77002 (713) 209-5800 www.pmrgr.com	34,414,013	80/ 220	244	84%	12%	4%	property management, leasing, investment sales, construction management, development	91% 0% 9%	Doug Little, executive vice president and managing director/ 1954
3	3	CB Richard Ellis 2800 Post Oak Blvd., Suite 2300 Houston 77056 (713) 577-1600 www.cbre.com	25,600,000	30/ 200	131	58%	6%	36%	asset management, agency leasing, tenant representation, project management, investment sales	100% 0% 0%	Mark Nicholson, managing director/ 1969
4	6	Weingarten Realty Investors 2600 Citadel Plaza Drive, Suite 300 Houston 77008 (713) 866-6000 www.weingarten.com	16,106,462	19/ 335	103	1%	53%	46%	leasing, property management, asset management, development, dispositions and acquisitions	100% 0% 0%	Andrew M. Alexander, president and CEO/ 1948
5	4	Hines 2800 Post Oak Blvd. Houston 77056 (713) 621-8000 www.hines.com	13,300,000	32/ 160	16	99%	1%	0%	property management, asset management, development, acquisitions and dispositions, renovations	100% 0% 0%	Jeffrey C. Hines, president/ 1957
6	7	ProLogis 1201 W. Loop North, Suite 100 Houston 77055 (713) 682-2292 www.prologis.com	10,875,816	6/ 21	96	0%	0%	100%	investment, property management, leasing, development, construction management	100% 0% 0%	Ross P. Matthews, vice president/ 1993
7	5	Crescent Real Estate Equities LLC 9 Greenway Plaza, Suite 650 Houston 77046 (713) 840-1170 www.crescent.com	10,337,826	12/ 147	5	100%	0%	0%	DND	100% 0% 0%	Jim Wilson, senior vice president, property management/ 1996
8	16	Tarantino Properties Inc. 7887 San Felipe, Suite 237 Houston 77063 (713) 974-4292 www.tarantino.com	10,000,000	10/ 45	62	30%	55%	15%	management, accounting, leasing, sales, construction, development	45% 45% 10%	Anthony Tarantino, president/ 1980
9	8	Brookfield Properties 1200 Smith St., Suite 1200 Houston 77002 (713) 651-1515 www.brookfieldproperties.com	8,300,000	7/ 100	9	95%	5%	0%	asset management, leasing, construction management, development	100% 0% 0%	Paul H. Layne, executive vice president/ 1992
10	14	Stream Realty Partners 9 Greenway Plaza Houston 77046 (713) 300-0300 www.streamrealty.com	7,400,000	9/ 19	32	40%	0%	60%	leasing, property management, construction management, development services, facilities management	100% 0% 0%	Preston Young and Kyle Valentine, co-managing partners/ 2006
11	15	Lincoln Property Co. 4848 Loop Central Drive, Suite 600 Houston 77081 (713) 622-6630 www.lpc.com	7,200,000	16/ 87	27	100%	0%	0%	DND	100% 0% 0%	Charles J. Giammalva Jr., senior vice president/ 1985
12	9	Asset Plus Cos. 5151 San Felipe, Suite 2050 Houston 77056 (713) 782-5800 www.assetpluscorp.com	7,200,000	5/ 14	128	51%	49%	0%	building representation, asset valuation, market analysis, budget preparation, daily operational responsibilities	20% 70% 10%	Mark Gregory, senior vice president commercial division/ 1986
13	13	Holt Lunsford Commercial 1217 W. Loop North, Suite 100 Houston 77055 (713) 850-8500 www.holtlunsford.com	6,793,370	3/ 11	48	1%	0%	99%	leasing, brokerage, property management, acquisitions, disposition, development, financial reporting	100% 0% 0%	Edward R. Bane, partner/ 1999
14	12	Central Management Inc. 820 Gessner, Suite 1525 Houston 77024 (713) 961-9777 www.cmirealestate.com	5,506,825	5/ 16	59	44%	33%	23%	property management, brokerage, leasing, construction supervision	64% 26% 10%	Victor E. Vacek Jr., president/ 1979
15	19	Grubb & Ellis Management Services 1330 Post Oak Blvd., Suite 1400 Houston 77056 (713) 626-8888 www.grubb-ellis.com	5,307,863	9/ 48	30	74%	23%	3%	property management, leasing, facilities management, investment sales, corporate services	100% 0% 0%	John McAllister, senior vice president; Randy Moore, executive vice president and managing director/ 1978
16	21	NewQuest Properties 8807 W. Sam Houston Parkway North Suite 200 Houston 77040 www.newquest.com (281) 477-4300	4,972,000	3/ 66	43	4%	96%	0%	leasing, land brokerage, tenant representation, investment sales, property management	15% 0% 85%	Katherine Greene, president and COO/ 2001
17	10	First Industrial Realty Trust Inc. 6925 Portwest, Suite 100 Houston 77024 (713) 681-0885 www.firstindustrial.com	4,719,739	2/ 11	36	0%	0%	100%	leasing, development, property management, acquisition	100% 0% 0%	Troy MacMane, regional director/ 1993
18	11	Moody Rambin Interests 3003 W. Alabama Houston 77098 (713) 271-5900 www.moodyrambin.com	4,711,193	16/ 26	54	75%	24%	1%	third-party leasing and management, development, investment services, engineering, consulting	50% 0% 50%	Dan Moody Jr. and J. Howard Rambin III, co-founders/ 1969
19	Not Ranked	Liberty Property Trust 8827 N. Sam Houston Parkway West Houston 77064 (281) 955-2000 www.libertyproperty.com	3,800,000	2/ 8	25	0%	0%	100%	property management, maintenance services, leasing and development, marketing	100% 0% 0%	Joseph Trinkle, vice president and city manager/ 2003
20	24	GSL Welcome Group LLC* 5858 Westheimer, Suite 800 Houston 77057 (713) 952-7000 www.gslwelcome.com	3,556,160	1/ 15	71	0%	0%	100%	property management, build-to-suit, acquisitions, financing	100% 0% 0%	Welcome Wilson Jr., president/ 1979
21	Not Ranked	Colliers Property Management Services LLC 1300 Post Oak Blvd., Suite 250 Houston 77056 (713) 835-0000 www.colliertexas.com	3,207,399	7/ 3	23	20%	11%	69%	property management, asset management, leasing, retail development, construction management	95% 0% 5%	Tim F. Seckinger, president/ 2006
22	17	Cushman & Wakefield of Texas Inc. 1330 Post Oak Blvd., Suite 2700 Houston 77056 (713) 877-1700 www.cushmanwakefield.com	3,200,000	12/ 105	10	100%	0%	0%	facilities management, property management, agency leasing, project and construction management	100% 0% 0%	Gregory J. Jones, managing director, client solutions/ 1971
23	Not Ranked	Warehouse Associates 1345 Campbell Road, Suite 222 Houston 77055 (713) 461-9696 www.warehouseassociates.com	3,099,627	3/ 10	27	10%	0%	90%	development, leasing, property management	100% 0% 0%	Patrick Harrison, president/ 1986
24	Not Ranked	Whitestone REIT 2600 S. Gessner, Suite 500 Houston 77063 (713) 827-9595 www.whitestonereit.com	3,000,000	5/ 50	32	20%	40%	40%	property management, construction design and management	100% 0% 0%	James C. Mastandrea/ 2004
25	Not Ranked	InSite Realty Partners LP 2401 Fountainview, Suite 510 Houston 77057 (713) 339-1300 www.insiterealty.com	2,760,650	2/ 26	45	8%	0%	92%	project leasing and property management, development services, acquisition and disposition services	30% 0% 70%	Michael E. Handel, partner/ 1994

When tied, the secondary ranking criteria is number of local property managers.
DND=Did not disclose this information.
*Listed last year as GSL Industrial.

Source: Questionnaires.
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