

THE LIST

OFFICE PROPERTY MANAGEMENT FIRMS.

Ranked by office square footage managed in L.A. County

| Rank | | Firm • name • address • website | Office Sq. Footage L.A. County • firmwide (in millions) | Services (partial list) | Profile • headquarters • offices (L.A. County/total) • year founded | Top Local Executive • name • title • phone | |
|------|---|--|---|--|---|---|---|
| 1 |  | CBRE Group Inc. 400 S. Hope St., 25th Floor Los Angeles 90071 cbre.com | 15 929.5 | property management, project management, agency leasing, investment sales, occupier leasing, debt and structured finance | Dallas 5 / 400 1906 | Lewis Horne President - Greater Los Angeles, Orange County & Inland Empire (213) 613-3333 |  |
| 2 |  | LPC West 915 Wilshire Blvd., Suite 2050 Los Angeles 90017 lpcwest.com | 13.7 24.3 | Acquisitions & Dispositions, Asset Management, Property Management, Development Management, Entitlements, Construction Management, Leasing, Corporate Services & Advisory | Dallas 1 / 8 1965 | David Binswanger Senior EVP, Western U.S. (213) 538-0900 |  |
| 3 |  | Avison Young 601 S. Figueroa St., Suite 4450 Los Angeles 90017 avisonyoung.com | 12.2 NA | property management, brokerage, tenant advisory, agency leasing, consulting, research, construction and project management, commercial property accounting, capital markets, multifamily investments, valuations, automotive, data centers, life science, occupier solutions | Toronto 7 / 120 1978 | Stan Yoshihara Principal and Managing Director, Investor Relations and Client Development Western Region (213) 935-7430 |  |
| 4 |  | Cushman & Wakefield 900 Wilshire Blvd., Suite 2400 Los Angeles 90017 cushmanwakefield.com | 11.5 NA | asset services, tenant representation, valuation and advisory, capital markets, agency leasing, investment and asset management, global occupier services, facility services, project and development services | Chicago 28 / 400 1917 | Karinna Cassidy Senior Managing Director (213) 955-5100 |  |
| 5 |  | Colliers 865 S. Figueroa St., Suite 3500 Los Angeles 90017 colliers.com | 7.2 NA | property management, project management, brokerage services, capital markets and valuation, advisory services | Toronto 10 / 480 1908 | Kevin Rude Regional Managing Director S. W. Region (213) 532-3200 |  |
| 6 |  | Worthe Real Estate Group 100 Wilshire Blvd., Suite 1600 Santa Monica 90401 worthe.com | 6.3 6.3 | Asset and property management, construction management, general contracting, leasing | Santa Monica 13 / 13 1967 | Jeffrey Worthe President (310) 393-9653 |  |
| 7 |  | Charles Dunn Real Estate Services Inc. 800 W. 6th St., Suite 600 Los Angeles 90017 charlesdunn.com | 4.9 4.9 | property and asset management, pre-acquisition due diligence, leasing, consulting, receiverships, accounting, construction management | Los Angeles 4 / 5 1921 | Patrick Conn President (213) 683-0500 |  |

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Researched by Andrew Crowley

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|------|---------------------------------------|--|--|---|--|---|---|
| 18 | Hines | Hines 444 S. Flower St., Suite 2100 Los Angeles 90071 hines.com | 4.9 NA | property and facility management, engineering services, pre-development consulting, construction and development management, leasing, marketing | Houston 6 / 143 1957 | Paul Twardowski Senior Managing Director (213) 629-5200 |  |
| 9 | RREG | RiverRock Real Estate Group Inc. 2392 Morse Ave., Suite 100 Irvine 92614 riverrockreg.com | 4 15.6 | property, construction and facilities management; accounting; consulting; leasing; sales | Irvine 5 / 26 2003 | John Combs Principal (714) 689-1440 |  |
| 10 | JLL | Jones Lang LaSalle Inc. 515 S. Flower St., Suite 1300 Los Angeles 90071 jll.com | 3.3 250 | property management, project management, agency leasing, investment sales, occupier leasing, debt and structured finance | Chicago 7 / 300 1783 | Bob Nowak SVP, Managing Director, Southwest Property Management (213) 239-6000 |  |
| 11 | TRANSWESTERN | Transwestern 601 S. Figueroa St., Suite 3650 Los Angeles 90017 transwestern.com | 2.8 134.6 | agency leasing, asset services (property, facilities and construction management), occupier solutions, capital markets and research | Houston 2 / 33 1978 | Perry Degulis Executive Managing Director (213) 624-5700 |  |
| 12 | IDS | IDS Real Estate Group 515 S. Figueroa St., 16th Floor Los Angeles 90071 idsrealestate.com | 2.7 3.9 | property, asset, construction and development management; leasing; corporate services; acquisition and disposition | Los Angeles 8 / 14 1986 | David Mgrublian Murad Siam Co-CEOs (213) 362-9300 | |
| | TIARNA | Tiarna Real Estate Services Inc. 6345 Balboa Blvd., Suite 280 Encino 91316 tiarna.com | 2.7 4.2 | asset management, property management, construction management, leasing services | Irvine 3 / 7 2000 | Mike McAndrews EVP (818) 817-0550 | |
| 14 | THE RUTH GROUP | The Ruth Group 970 W. 190th St., Suite 110 Los Angeles 90502 trgpartners.com | 2.4 3.3 | development, construction management, property management, asset management and leasing | Los Angeles 3 / 3 2007 | Robert Ruth Founding Partner (310) 788-0838 |  |
| 15 | PROPERTY MANAGEMENT ASSOCIATES | Property Management Associates 6011 Bristol Parkway Culver City 90230 wemanageproperties.com | 2.3¹ NA | property management, asset management, construction management, acquisition and disposition due diligence | Culver City 1 / 2 1991 | Thomas Spear CEO (323) 295-2000 |  |
| 16 | MORLIN | Morlin Asset Management, LP 701 N. Brand Blvd., Suite 810 Glendale 91203 morlinmgmt.com | 2.1 2.4 | property management, facility management, leasing, construction management, engineering, due diligence | Glendale 6 / 7 1984 | Jock Ebner President (213) 239-8120 |  |
| 17 | MOSS & COMPANY | Moss & Company Property Management 15300 Ventura Blvd., Suite 405 Sherman Oaks 91403 mosscompany.com | 1.3 1.3 | multifamily and commercial real estate management | Sherman Oaks 2 / 2 1960 | Cindy Gray Managing Partner (818) 990-5999 |  |
| 18 | THE KUTZER COMPANY | Kutzer Co. 716 Mission St. South Pasadena 91030 kutzer.com | 1.2¹ NA | property management, redevelopment, asset management, investment services, recapitalization, workouts | South Pasadena 1 / 1 1992 | Pete Kutzer President (626) 441-9620 |  |
| 19 | GELB GROUP | Gelb Enterprises/RMG Management Inc. 6200 Canoga Ave., Suite 201 Woodland Hills 91367 gelbgroup.net | 1.1¹ NA | leasing, property management, tenant improvements, remodeling and upgrades | Woodland Hills 1 / 1 1971 | Rickey Gelb President, Managing General Partner (818) 377-2277 |  |
| 20 | Rexford Industrial | Rexford Industrial Realty Inc. 11620 Wilshire Blvd., Suite 1000 Los Angeles 90025 rexfordindustrial.com | 1 1.7 | property management, asset management, construction management and development, acquisition and disposition | Los Angeles 1 / 5 2001 | Howard Schwimmer Michael Frankel Co-CEOs (310) 966-1680 | |

¹ Business Journal estimate.

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