

THE LIST

OFFICE PROPERTY MANAGEMENT FIRMS

Ranked by L.A. County portfolio

Rank	Firm	Office Sq. Footage L.A. County	Services (partial list)	Profile	Top Local Executive
	• name • address • website	• firmwide (in millions)		• headquarters • offices (L.A. County/total) • year founded	• name • title • phone
1	CBRE CBRE Group Inc. 400 S. Hope St., 25th Floor Los Angeles 90071 cbre.com	19.8 410.9	property management, project management, agency leasing, investment sales, occupier leasing, debt and structured finance	Dallas 5 / 400 1906	Lewis Horne President, Pacific Southwest (Southern California, Arizona and Hawaii) (213) 613-3333
2	Cushman & Wakefield 900 Wilshire Blvd., Suite 2400 Los Angeles 90017 cushmanwakefield.com	17.1 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	Karina Cassidy Executive Managing Director (213) 955-5100
3	Lincoln Lincoln Property Co. 390 N Pacific Coast Highway, Suite 3100 El Segundo 90245 lpc.com	14.7 NA	acquisitions, asset management, property management, development, entitlements, construction management, occupier services, leasing & advisory services	Dallas 1 / 35 1965	Rob Kane Senior Executive VP (213) 538-0900
4	Colliers 865 S. Figueroa St., Suite 3500 Los Angeles 90017 colliers.com	12.8 161	property management, project management, brokerage services, capital markets and valuation, advisory services	Toronto 8 / 480 1908	Kevin Rude Regional Managing Director West Region (213) 532-3200
5	AVISON YOUNG Avison Young 601 S. Figueroa St., Suite 4450 Los Angeles 90017 avisonyoung.com	7.3 37.8	property management, brokerage, tenant advisory, agency leasing, consulting, research, construction and project management, commercial property accounting, capital markets, multifamily investments	Toronto 7 / 120 1978	Jim Proehl Stan Yoshihara Principal & Sr. Director, Real Estate Management Services Principal & MD, Investor Relations & Client Development (213) 935-7430
6	worthe Worthe Real Estate Group 100 Wilshire Blvd., Suite 2100 Santa Monica 90401 worthe.com	6.3 6.3	asset and property management, construction management, general contracting, leasing	Santa Monica 12 / 12 1967	Jeffrey Worthe President (310) 393-9653
7	JLL JLL 515 S. Flower St. Los Angeles 90071 jll.com	5.7 272.9	property management, project management, agency leasing, investment sales, occupier leasing, debt and structured finance	Chicago 5 / 331 1783	Charlie Smith Senior Managing Director and Broker Lead (213) 239-6000
8	Hines Hines 12101 W. Olympic Blvd, Suite 200 Los Angeles 90064 hines.com	4.3 134	asset management, property and facilities management, engineering services, pre-development consulting, construction and development management, leasing, and marketing	Houston 6 / 158 1957	Paul Twardowski Senior Managing Director (213) 629-5200
9	Charles Dunn Real Estate Services Inc. Charles Dunn 800 W. 6th St., Suite 600 Los Angeles 90017 charlesdunn.com	4.2 4.2	property and asset management, pre-acquisition due diligence, leasing, consulting, receiverships, property accounting, construction management	Los Angeles 4 / 4 1921	Patrick Conn President (213) 683-0500
10	Transwestern Transwestern 601 S. Figueroa St., Suite 3650 Los Angeles 90017 transwestern.com	3.7 95.4	advisory groups, agency leasing, asset services, capital markets, consulting services, technology, tenant advisory+workplace solutions	Houston 2 / 33 1978	Perry Degulis Executive Managing Director - Regional Operating Officer, Western US (213) 624-5700
11	The Ruth Group The Ruth Group 970 W. 190th St., Suite 110 Los Angeles 90502 trgpartners.com	3.2' NA	development, construction management, property management, asset management and leasing	Los Angeles 2 / 3 2007	Robert Ruth Founding Partner (310) 788-0838
12	Tiarna Real Estate Services Inc. Tiarna 6345 Balboa Blvd., Suite 280 Encino 91316 www.tiarna.com	3.1 5	asset management, property management, construction management & leasing services	Irvine 5 / 10 2000	Mike McAndrews EVP (818) 817-0550
13	Property Management Associates Property Management Associates 6011 Bristol Parkway Culver City 90230 wemanageproperties.com	2.8' NA	property management, asset management, construction management, acquisition and disposition due diligence	Culver City 1 / 2 1991	Thomas Spear CEO (323) 295-2000
14	IDS Real Estate Group IDS 515 S. Figueroa St., 16th Floor Los Angeles 90071 idsrealestate.com	2.8 4.2	property, asset, construction and development management; leasing; corporate services; acquisition and disposition	Los Angeles 9 / 15 1986	David Mgrublian Murad Siam Co-CEOs (213) 362-9300
15	Morlin Asset Management, LP Morlin 701 N. Brand Blvd., Suite 810 Glendale 91203 morlinmgmt.com	1.9 2.5	property management, facility management, leasing, construction management, engineering, due diligence	Glendale 6 / 7 1984	Jock Ebner President (213) 239-8120
16	The Kutzer Company The Kutzer Company 716 Mission St. South Pasadena 91030 kutzer.com	1.1 1.1	property management, development, asset management, investment services, recapitalization, workouts	South Pasadena 1 / 1 1992	Pete Kutzer President (626) 441-9620
17	Gelb Group Gelb Group 6200 Canoga Ave., Suite 201 Woodland Hills 91367 gelbgroup.net	1.1' NA	leasing, property management, tenant improvements, remodeling and upgrades	Woodland Hills 1 / 1 1971	Rickey Gelb President, Managing General Partner (818) 377-2277
18	Held Properties Inc. Held Properties 1880 Century Park East, Suite 500 Los Angeles 90067 heldproperties.com	0.6 0.6	leasing, parking, property management	Los Angeles 1 / 1 1946	Robert Held President (310) 300-2200
19	Trumark Real Estate Management Services Trumark 320 W. Arden Ave., Suite 110 Glendale 91203 trumarkrem.com	0.3' NA	property management, leasing, accounting, consulting, brokerage	Glendale 1 / 2 1959	Mark Trueblood CEO (818) 246-7221
20	Kidder Mathews Kidder Mathews 601 S. Figueroa St., Suite 2700 Los Angeles 90017 kidder.com	0.1 14.2	asset services, property management, brokerage, appraisal, consulting, and debt & equity finance services for all property types	Seattle 4 / 19 1969	Eric Paulsen President of Brokerage (213) 421-1400

¹ Business Journal estimate.
NA - Not Available Note: The information on this list was provided by representatives of the companies. Property managers are ranked by the total amount of office space under management in L.A. County. Firms that own more than 75% of the property that they manage in L.A. County are not included. To the best of our knowledge, this information is accurate as of

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Researched by Deepanjali Batra