

# Top 25 List Commercial Property Management Firms

Metro-area property managers ranked by gross leasable space managed (originally published Aug. 13)

Research by Jera Peterson

Rank 2003 Rank	Name Address, phone	Gross leasable area managed <sup>1</sup> Metro-area Companywide	Breakdown of space: Office		Percent of properties owned Year founded <sup>2</sup>	Location of property owners	Employees <sup>2</sup> Commercial property managers <sup>2</sup> Buildings managed <sup>2</sup>	Top local executive Headquarters Web site
			Ind.	Retail				
1	<b>United Properties</b> 3500 W. 80th St., Suite 200 Bloomington, MN 55431 (952) 831-1000	21,000,000 21,000,000	52% 16% 32%	Normandale Lake Office Park (1,428,000), Plymouth Bus. Ctr. (929,000), Centennial Lakes (922,000), Riverdale Crossings (350,000), Midwest Plaza (415,824)	25% 1916	Minnesota: 25% Other states: 70% Foreign: 5%	NP 31 119	Boyd Stofor Bloomington www.uproperties.com
2	<b>Welsh Cos.</b> 7807 Creekridge Circle Bloomington, MN 55439 (952) 897-7700	14,990,000 22,371,000	28% 17% 55%	Southdale Office Ctr. (446,806), Eagandale Bus. Campus (240,326), Flying Cloud Bus. Ctr. (204,000), Birch Run Station (327,888), International Centre 1 & 2 (600,000)	25% 1977	Minnesota: 50% Other states: 50% Foreign: 0%	250 18 200	Robert Angleson Bloomington www.welshco.com
3	<b>CB Richard Ellis Inc.</b> 7760 France Ave. S., Suite 770 Bloomington, MN 55435 (952) 924-4600	12,880,002 822,000,000	41% 1% 58%	Accenture Tower (621,193), The Colonnade (359,665), 510/520 Marquette (351,770), 601 Tower (291,264), International Plaza (276,130)	0% 1974	Minnesota: 24% Other states: 76% Foreign: 0%	254 6 99	Matthew Nicoll Los Angeles www.cbre.com
4	<b>CSM Corp.</b> 500 Washington Ave. S., Suite 3000 Minneapolis, MN 55415 (612) 395-7000	7,987,887 10,423,043	10% 15% 70%	University Ind. Park (444,966), Westgate Bus. Ctr. (345,785), West Ridge Market (262,045), Shops at Lyndale (242,044), Minnetonka Corporate Center (235,121)	100% 1976	Minnesota: 100% Other states: 0% Foreign: 0%	NP 6 79	Gary Holmes Minneapolis www.csmcorp.net
5	<b>Duke Realty Corp.</b> 1550 Utica Ave. S., Suite 120 St. Louis Park, MN 55416 (612) 543-2900	6,800,000 120,000,000	14% 0% 86%	Novartis warehouse (355,798), Travelers Express Tower (237,643), 1600 Tower (248,541), Silverbell Commons (235,120), Apollo Industrial Ctr. III (240,439)	98.1% 1998	Minnesota: 7% Other states: 93% Foreign: 0%	58 6 65	Pat Mascia Indianapolis www.dukerealty.com
6	<b>Colliers Turley Martin Tucker</b> 200 S. Sixth St., Suite 1400 Minneapolis, MN 55402 (612) 341-4444	6,300,000 110,000,000	63% 21% 16%	International Market Square (427,000), Metro Square (335,000), Silgan Container (300,000), Southwest Crossing (243,000)	0% 1909	Minnesota: NP Other states: NP Foreign: NP	110 12 51	Mark Reiling St. Louis www.ctmf.com
7	<b>Opus Northwest Management</b> 10350 Bren Road W. Minnetonka, MN 55343 (952) 656-4444	5,488,221 8,705,878	32% 10% 58%	The Shoppes at Arbor Lakes (375,143), AHL Services building (386,724), Crescent Ridge I (300,633), Crescent Ridge II (265,489), Pillsbury Ctr. (253,846)	85% 1953	Minnesota: 80% Other states: 20% Foreign: 0%	38 7 42	Michael Dwyer Minnetonka www.opuscorp.com
8	<b>Hines</b> 90 S. Seventh St., Suite 5000 Minneapolis, MN 55402 (612) 344-1200	5,048,279 80,000,000	95% 5% 0%	225 S. Sixth (1,353,761), Pillsbury Ctr. (1,800,000), Wells Fargo Ctr. (1,196,036), 50 S. Sixth (698,482)	NP 1978	Minnesota: NP Other states: NP Foreign: NP	62 8 4	William Chopp Houston www.hines.com
9	<b>First Industrial Realty Trust Inc.</b> 7615 Golden Triangle Drive, Suite N Eden Prairie, MN 55344 (952) 943-2700	5,000,000 80,000,000	0% 0% 100%	Best Buy building (424,000), 912 Apollo building (312,265), Winnetka Bus. Ctr. (252,000), Heritage building (251,000), Armstrong II building (154,000)	100% 1993	Minnesota: NP Other states: NP Foreign: NP	11 3 50	Chris Willson Chicago www.firstindustrial.com
10	<b>Trammell Crow Co.</b> 9900 Bren Road Minnetonka, MN 55343 (952) 936-1300	4,775,000 485,000,000	100% 0% 0%	901 Third Ave. S. (884,973), 707 Second Ave. S. (847,667), 9900 Bren Road (345,937), 6300 Olson Memorial Highway (340,258), 5901 Lincoln Drive (306,000)	0% 1996	Minnesota: NP Other states: NP Foreign: NP	103 7 26	Tom Fourre Dallas www.trammellcrow.com
11	<b>Ryan Cos. U.S. Inc.</b> 50 S. 10th St., Suite 300 Minneapolis, MN 55403 (612) 492-4000	4,516,000 11,570,000	49% 5% 46%	Department 56 (364,000), AT&T (602,000), Marketpointe (238,000), Retek (486,000), Wilson Ridge (195,000)	60% 1960	Minnesota: 32% Other states: 62% Foreign: 6%	403 9 36	James Ryan Minneapolis www.ryancompanies.com
12	<b>Facility Management Partners</b> 2737 Fairview Ave. N. St. Paul, MN 55113 (651) 634-4664	4,500,000 4,500,000	72% 6% 22%	Minnesota Life (1,000,000), Bloomington Corp. Ctr. (750,000), Deluxe Corp. (706,000), Andersen Windows (240,000), Renewal by Andersen (227,000)	0% 1999	Minnesota: 100% Other states: 0% Foreign: 0%	51 7 33	Mike Hangge St. Paul www.mcgough.com
13	<b>Liberty Property Trust</b> 10400 Viking Drive, Suite 130 Eden Prairie, MN 55344 (952) 947-1100	3,965,945 57,628,994	25% 0% 75%	Express Scripts (325,000), Shady Oak Bus. Ctr. (304,000), Huntington Building (244,050), Flying Cloud Corp. Campus (292,718), West Bloomington Technology Park (229,976)	100% 1997	Minnesota: NP Other states: NP Foreign: NP	25 4 54	Tom Shaver Malvern, Pa. www.libertyproperty.com
14	<b>Carlson Real Estate Co.</b> 301 Carlson Parkway, Suite 301 Minnetonka, MN 55305 (952) 404-5000	3,800,000 4,700,000	41% 1% 58%	Carlson Bus. Ctr. (560,000), 301-401 Carlson Parkway (426,000), I-35 Industrial Ctr. (413,000), Plaza VII (315,000)	100% 1985	Minnesota: 100% Other states: 0% Foreign: 0%	40 5 19	Matt Van Slooten Minnetonka www.carlsonrealestate.org
14	<b>Equity Commercial Services Inc.</b> 730 Second Ave. S., Suite 400 Minneapolis, MN 55402 (612) 343-4200	3,800,000 3,800,000	35% 5% 60%	St. Paul Ind. Properties (1,550,000), Baker Center (990,000), Minnetonka Corp. Ctr. (92,500), Balboa Business Center (350,000)	NP 1996	Minnesota: 75% Other states: 25% Foreign: 0%	29 3 48	Steve Kellogg Minneapolis www.equitycommercial.com
16	<b>Wellington Management Inc.</b> 1625 Energy Park Drive, Suite 100 St. Paul, MN 55108 (651) 292-9844	3,237,000 3,237,000	50% 25% 25%	Energy Technology Ctr. (253,000), Minnesota Office Plaza (202,000), Riverview Bus. Plaza (199,305), Snelling Office Plaza (157,000), Energy Park Place (119,000)	75% 1985	Minnesota: 100% Other states: 0% Foreign: 0%	25 7 80	Stephen Wellington St. Paul www.wellingtonmgt.com
17	<b>Cushman &amp; Wakefield Inc.</b> 333 S. Seventh St., Suite 3020 Minneapolis, MN 55402 (612) 659-1715	3,200,000 365,000,000	100% 0% 0%	Wells Fargo Home Mortgage campus (950,000), American Express Data Ctr. (625,000), Prudential corp. campus (620,000), Atria Corporate Center (350,000)	NP 1996	Minnesota: 30% Other states: 70% Foreign: 0%	75 5 9	James Jachymowski New York www.cushwake.com
18	<b>JLT Group Inc.</b> 10 River Park Plaza, Suite 800 St. Paul, MN 55107 (651) 641-1111	3,000,000 3,000,000	65% 0% 35%	Riverpark Plaza (333,000), River Bank Ctr. (325,000), Tiro Building (500,000), Gateway Properties (288,000)	100% 1987	Minnesota: 100% Other states: 0% Foreign: 0%	85 3 15	Jerry Trooien St. Paul www.jltgroupinc.com
19	<b>Frauenschuh Cos.</b> 180 E. Fifth St., Suite 160 St. Paul, MN 55101 (651) 228-9456	2,800,000 2,900,000	74% 17% 9%	180 E. Fifth (675,814), Lawson Commons (426,280), 7700 France (304,500), 375 Jackson (211,722)	77% 1983	Minnesota: 100% Other states: 0% Foreign: 0%	7 27 NP	David Frauenschuh Bloomington www.frauenschuh.com
20	<b>Kraus-Anderson Realty Co.</b> 4210 W. Old Shakopee Road Bloomington, MN 55437 (952) 881-8166	2,783,122 3,851,432	15% 72% 13%	Southtown Ctr. (546,000), Gateway Bus. Park (173,000), Valley West Shopping Ctr. (205,000), Blaine Town Center (142,000), Northcourt Commons (129,000)	100% 1930	Minnesota: 100% Other states: 0% Foreign: 0%	47 7 55	David Engelsma Bloomington www.krausanderson.com
21	<b>Roseville Properties Management Co.</b> 2575 N. Fairview Ave., Suite 250 Roseville, MN 55113 (651) 633-6312	2,614,000 2,771,933	10% 10% 80%	New Hope Distribution Ctr. (372,557), Roseville Bus. Commons (258,690), Eagan Bus. Commons (322,000), Mendota Height Centre Pointe Bus. Park (162,300)	100% 1974	Minnesota: 100% Other states: 0% Foreign: 0%	10 1 50	Daniel Commers Roseville NP
22	<b>Steiner Development</b> 3610 Highway 101 S. Deephaven, MN 55391 (952) 473-5650	2,600,000 2,600,000	NP NP NP	Arboretum Bus. Park (276,000), Fridley Bus. Ctr. (273,000), Encore Park (176,000), MINCO (174,000), Mammoth Ind. (230,000)	100% NP	Minnesota: NP Other states: NP Foreign: NP	22 3 41	David Kordonowy Wayzata www.steinerdevelopment.com
23	<b>GSR Real Estate Services</b> 615 First Ave. N.E., Suite 500 Minneapolis, MN 55413 (612) 338-2828	2,512,064 2,618,706	61% 21% 16%	Ford Centre (265,000), Bassett Creek (216,000), Parkside (158,000), The Banks Building (156,000), Tri Tech (118,351)	0% 1969	Minnesota: 100% Other states: 0% Foreign: 0%	47 8 42	John Helling Minneapolis www.gsr-re.com
24	<b>Brookfield Properties</b> 33 S. Sixth St., Suite 4340 Minneapolis, MN 55402 (612) 372-1500	2,500,000 75,000,000	75% 25% 0%	Dain Rauscher Plaza (593,000), 33 S. Sixth St. (1,081,000), Gaviidae (443,000), City Center (370,000)	100% NP	Minnesota: NP Other states: NP Foreign: NP	100 5 5	David Sternberg New York www.brookfieldproperties.com
25	<b>RREEF</b> 80 S. Eighth St., Suite 4408 Minneapolis, MN 55402 (612) 376-8000	2,100,000 NP	NP NP NP	IDS Center (1,217,490), Mapleridge Shopping Center (114,192)	NP 1984	Minnesota: NP Other states: NP Foreign: NP	NP NP NP	Jim Durda San Francisco www.reef.com

Abbreviations:  
Bus. = Business  
Corp. = Corporate

Ctr. = Center  
Ind. = Industrial  
Mgmt. = Management

NP = Not provided

Footnotes:  
1. In square feet  
2. In metro area

Source: Company representatives