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Largest Property Management Firms

Ranked by square feet under management in Silicon Valley*

Rank 2003 Rank	Company/Address/ Phone/Fax/Web address	Square feet under management in Silicon Valley* as of 10/1/04	Total square feet under management as of 10/1/04	Property specialties	In-house services available	Local properties managed, city, owner	Top local executive(s)
1 1	Cushman & Wakefield 560 S. Winchester Blvd., Suite 200, San Jose 95120 480-436-5500, 408-437-8129 www.cushmanwakefield.com	25.6 million	370 million	Industrial, office, R&D, manufacturing, retail,	Commercial brokerage, project management, facilities management	Sun Microsystems, Inc., San Jose, Sun Microsystems, Inc. Adobe Systems Inc., San Jose, Adobe Systems Inc. Veritas, Mountain View, Veritas	Jim Arce
2 2	CB Richard Ellis, Inc. 160 W. Santa Cruz St., 12th Floor, San Jose 95113 408-288-2900, 408-288-2909 www.sobrato.com	18.4 million	821 million	Industrial, office, R&D, manufacturing, retail	Construction management, leasing, marketing, landscape management	River Park Tower, San Jose, Metlife Market Post Tower, San Jose, Carlyle 525 University, Palo alto, C.M. Capital	David Pogue
3 6	Woodmont Real Estate Services 1050 Ralston Avenue, Belmont 94002 650-592-3960, 650-591-4577 www.wres.com	12.4 million	18.2 million	Industrial, office, R&D, manufacturing, retail, multifamily	**	One Pearl Place, San Jose, ** Valley Green, Cupertino, ** Fair Oaks Apartments, Sunnyvale, **	Ron Granville Bob Rouse
4 4	Prometheus Real Estate Group Inc. 350 Bridge Parkway, Redwood City 94065 65-596-5300, 650-596-5377 www.prometheusreg.com	11.69 million	16.75 million	Industrial, office, retail, other	Property management, development, maintenance	Metropolitan, San Mateo, ** Mansion Grove, Santa Clara, ** Cupertino City Center, **	Jackie Safer
5 7	Ventana Property Services Inc. 695 Oak Grove Avenue, Suite 200, Menlo Park 94025 650-847-2000, 650-847-2001 www.ventanaps.com	9.35 million	11.13 million	Industrial, office, retail, residential	Leasing, development, construction management	Bella Villagio Apartment Homes, San Jose, ** 499 University Avenue, Palo Alto, ** Americana Apartment Homes, Mountain View, **	Joseph Martignetti Jr.
6 5	Equity Office 1740 Technology Drive, Suite 150, San Jose 95110 408-346-4000, 408-467-8979 www.equityoffice.com	8.7 million	125.5 million	Office	Leasing, construction management, property management	255 West Santa Clara Street, San Jose, Equity Office The Concourse, San Jose, Equity Office Skyport, San Jose, Equity Office	John Petersen
7 8	Legacy Partners Commercial, Inc. 4000 E. Third Ave, Suite 600, Foster City 94404 650-571-2200, 650-571-2211 www.legacypartners.com	8.58 million	19 million	Industrial, office, R&D, manufacturing, multifamily	Investment management, acquisitions, development, property management	Legacy Shoreline Center, Mt. View, Legacy Partners 3200 Zanker Road, San Jose, Legacy Partners Legacy Fountain Plaza, San Jose, Legacy Partners	Barry DiRaimondo W. Dean Henry
8 9	Orchard Commercial Inc. 2262 North First Street, San Jose 95131 408-922-0400, 408-922-0157 www.orchprop.com	7.67 million	8 million	Industrial, office, R&D, manufacturing	Property management, leasing, construction	Orchard Business Center, Santa Clara, Orchard Jay Investors 2107 North First Street, San Jose, Invesco Century Centre II, San Mateo, Spear Street Capital Partners	Joe Lewis
9 NR	RREEF 1310 Tully Road, San Jose 95122 408-9985100, 408-998-1489 www.sobrato.com	7.37 million	20 million	**	**	Tully Business Center, San Jose, ** Lam Research, Fremont, ** Montague Industrial Center, San Jose, **	**
10 10	Ardenbrook Inc. 4725 Thornton Avenue, Fremont 94536 510-797-7980, 510-797-3214 www.ardenbrook.com	5 million	5 million	Industrial, office, R&D, retail	Construction	**	W.M. Brooks

*Silicon Valley includes: Santa Clara County; Scotts Valley and Santa Cruz in Santa Cruz County; Fremont, Newark and Union City in Alameda County; and Atherton, Belmont, East Palo Alto, Foster City, Menlo Park, Redwood City, Redwood Shores, San Carlos and San Mateo in San Mateo County. Although every attempt is made to ensure the accuracy and thoroughness of Business Journal lists, omissions sometimes occur.

Notes:
**Did not disclose. NR - Not ranked. NA - Not applicable or not available.
Information was gathered from a representative of each of the property management firms.
Not all of the 95 firms surveyed responded.
In case of ties, firms are listed alphabetically.

Research by Beth Sargent
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