

# Largest Indianapolis-Area Commercial Real Estate Developers

(Ranked by square feet completed or under construction in 2005)

RANK 2005 rank	DEVELOPER ADDRESS TELEPHONE / FAX / WEB SITE	SQ. FT. COMPLETED OR UNDER CONSTRUCTION IN 2005: INDPLS AREA OUTSIDE AREA	PERCENT OF SQ. FT.:					SAMPLE PROJECTS DEVELOPED IN 2005	SPECIALTIES	HEAD(S) OF LOCAL OPERATIONS, TITLE(S) OWNER(S)	ESTABLISHED LOCAL FTE LOCAL EMPLOYEES
			INDUSTRIAL	OFFICE	RETAIL	MULTIFAMILY	OTHER (1)				
1	<b>Duke Realty Corp.</b> 600 E. 96th St., Suite 100, 46240 (317) 808-6000 / fax (317) 808-6735 / dukerealty.com	13,598,000 1,646,000 11,952,000	73.4	25.6	1	0	0	Plainfield 8; Becton Dickinson; Goodwill; Parkwood 9; CP Morgan; Park 55 Bldg. 3, Romeville, Ill.; DelMonte Foods, Fort Worth, Texas	development, leasing, property management, construction, build-to-suit, tenant services	Charlie Podell, Jennifer Burk, senior vice presidents public company	1972 Indianapolis 388
2	<b>Lauth Property Group</b> 401 Pennsylvania Parkway 46280 (317) 848-6500 / fax (317) 848-6511 / lauth.net	9,293,562 1,950,087 7,343,475	78	5	12	0	5	North Meridian Medical Pavilion; Southpoint Bus. Park; Clay Terrace; Meridian Corp. Plaza; Lafayette Pavilions; Decision One, Lancaster, SC; St Int'l, Colorado Springs	development and construction of office, industrial, retail and health care; property mg.; leasing	Robert L. Lauth, chm., CEO R.L. Lauth, G.C. Gurnik, L.B. Palmer, M.S. Curless	1977 Indianapolis 286
3	<b>Kite Realty Group</b> 30 S. Meridian St., Suite 1100, 46204 (317) 577-5600 / fax (317) 577-5605 / kiterealty.com	4,358,018 2,899,508 1,458,510	0	0	100	0	0	Traders Point, Geist Pavilion, Cool Creek Commons	development, construction, acquisition, ownership and operation of neighborhood and community shopping centers	John Kite, president, CEO public company	1987 Indianapolis 97
4	<b>Simon Property Group Inc.</b> 115 W. Washington St., 46204 (317) 636-1600 / fax (317) 685-7270 / simon.com	3,492,000 0 3,492,000	0	0	100	0	0	St. Johns Town Center, Jacksonville, Fla.; Wolf Ranch, Georgetown, Texas; Firewheel Town Center, Garland, Texas; Seattle Premium Outlets, Tualip, Wash.	retail real estate development, management and ownership	David Simon, CEO public company	1960 Indianapolis 1,040
5	<b>Flaherty &amp; Collins Properties</b> 8900 Keystone Crossing, Suite 1200, 46240 (317) 816-9300 / fax (317) 816-9301 / flahertycollins.com	2,203,671 600,671 1,603,000	0	0	0	100	0	The Bristol: Central Park at Metropolis; Two Ten Trade, Charlotte, N.C.; The Promenade at Beaver Creek, Beaver Creek, Ohio; Shadow Creek, Cincinnati	multifamily	David Flaherty, CEO David Flaherty, Jerry Collins	1993 Indianapolis 328
6	<b>Scannell Properties</b> 800 E. 96th St., Suite 175, 46240 (317) 843-5959 / fax (317) 843-5957 / scannellproperties.com	1,839,000 0 1,839,000	88	12	0	0	0	Alcoa Inc., Kildgore, Texas; FedEx, Dover, N.J.	single-tenant build-to-suit	Robert Scannell, president Robert Scannell	1990 Indianapolis 20
7	<b>Premier Properties USA Inc.</b> 5252 E. 82nd St., Suite 300, 46250 (317) 284-8000 / fax (317) 284-8001 / ppsua.com	1,745,456 620,042 1,125,414	0	0	100	0	0	Metropolis, Plainfield; Bridgewater Falls, Cincinnati	lifestyle, community centers	David Zoba, president, chief operating officer Christopher P. White	1993 Indianapolis 65
8	<b>Browning Investments Inc.</b> 6100 W. 36th St., Suite 250, 46278 (317) 344-7300 / fax (317) 344-7400 / browninginvestments.com	1,704,000 1,704,000 0	88	12	0	0	0	281 Airtech Parkway, Park 267, Whitestown; Northwest Technology Center	acquisition, ownership, development, construction, leasing, management and disposition of investment real estate	Michael G. Browning, president Michael G. Browning	1977 Indianapolis 38
9	<b>REI Real Estate Services LLC</b> 11711 N. Pennsylvania St., Suite 200, Carmel 46032 (317) 573-6050 / fax (317) 573-6055 / reirealestate.com	1,447,882 60,000 1,387,882	0	5	0	0	95	Bennett Technology Park; Louisville Marriott Downtown, Louisville	office, medical, retail, hospitality, light industrial	Michael W. Wells, president DND	1995 Carmel 72
10	<b>Panattoni Development Co. LLC</b> 5726 Professional Circle, Suite 110, 46241 (317) 244-3103 / fax (317) 244-3104 / panattoni.com	1,306,480 1,306,480 0	91	6	2	0	1	Plainfield Business Park	industrial build-to-suit	Mary Zurbuch, senior development manager DND	2004 Sacramento, Calif. 2
11	<b>Bremner Healthcare Real Estate</b> 510 E. 96th St., Suite 250, 46240 (317) 816-8600 / fax (317) 816-9610 / bremnerhealthcare.com	1,300,000 200,000 1,100,000	0	0	0	0	100	Ortholndy Hospital; St. Vincent Michigan Road; St. Francis, Plainfield; Medical Arts Center II, Summit, N.J.; Reid Hospital and MOB, Richmond	health care facility planning, ownership, development and management	James D. Bremner, president, CEO J.D. Bremner, Donald R. Dunbar	1986 Indianapolis 93
11	<b>ProLogis</b> 8102 Zionsville Road, 46268 (317) 228-6200 / fax (317) 228-6201 / prologis.com	1,300,000 1,300,000 0	100	0	0	0	0	281 Airtech Parkway, Park 267	warehouse/distribution facilities, build-to-suit, facility design and engineering, design/build	Dan Meador, vice president, market officer public company	1995 Aurora, Colo. 14
13	<b>Opus North Corp.</b> 10333 N. Meridian St., Suite 130, 46290 (317) 705-0444 / fax (317) 705-1444 / opuscorp.com	1,253,325 1,253,325 0	91	9	0	0	0	Plainfield Business Center at Airwest buildings 6, 7 and 8; Opus Landmark at Meridian Building One	design, construction and development of office, industrial, retail, institutional and residential	John B. Cummings, senior director of real estate Rauenhorst family	1995 Minneapolis 7
14	<b>Precedent Commercial Development LLC</b> 8339 Priority Way, Suite 100, 46240 (317) 805-1111 / fax (317) 805-1149 / precedentres.com	1,140,000 1,140,000 0	93	7	0	0	0	Mount Comfort buildings 104 and 105; The Precedent building 86	land development, modern bulk, class A office	Tim Peterson, chairman The Precedent LLC	1985 Indianapolis 220
15	<b>Gershman Brown &amp; Associates Inc.</b> 600 E. 96th St., Suite 150, 46240 (317) 574-7333 / fax (317) 574-7336 / gershmanbrown.com	820,000 40,000 780,000	0	0	100	0	0	DND	real estate development, tenant representation	DND	1993 Indianapolis 16
16	<b>Buckingham Realty &amp; Development</b> 333 N. Pennsylvania St., 10th floor, 46204 (317) 974-1234 / fax (317) 974-1238 / buckingham-co.com	687,000 652,000 35,000	0	0	6	94	0	Overlook at Valley Ridge; Providence at Old Meridian Shoppes; Walnut Knolls, Bloomington	DND	Bradley B. Chambers, president Bradley B. Chambers	1984 Indianapolis 250
17	<b>Maefield Development</b> 250 E. 96th St., Suite 580, 46240 (317) 805-0707 / fax (317) 805-0777 / maefield.com	565,000 165,000 400,000	0	0	80	20	0	The Strand, Miami Beach, Fla.; Hazel Dell Crossing	retail, condominiums	Robert Quinn, chief financial officer Mark Siffin	1991 Indianapolis 10
18	<b>Zinkan &amp; Barker Development Co. (2)</b> 5332 N. Temple Ave., 46220 (317) 396-1600 / fax (317) 396-1616	549,800 549,800 0	15	0	85	0	0	Springmill Commons, Walgreens at 116th Street, Oak Manor North	retail	Stephen P. Zinkan, president Stephen P. Zinkan, Robert Barker	2006 Indianapolis 13
19	<b>Hokanson Cos. Inc.</b> 107 N. Pennsylvania St., Suite 800, 46204 (317) 633-6300 / fax (317) 633-8070 / hokansoninc.com	472,000 276,000 196,000	0	100	0	0	0	Clarian North MOB; Clarian West MOB; Union Federal Bank branch, King Street MOB, Jacksonville, Fla.; Vectren headquarters, Evansville	medical office, corporate headquarters, office	Stephen P. Hokanson, president, CEO Stephen P. Hokanson	1938 Indianapolis 32
20	<b>Mann Properties</b> 8653 Bash St., 46256 (317) 849-0452 / fax (317) 849-3457 / mann-properties.com	430,000 180,000 250,000	8	34	58	0	0	DND	commercial, residential	J. Brian Mann, partner Mann family	1970 Indianapolis 29
21	<b>Holladay Properties</b> 5715 Decatur Blvd., 46241 (317) 856-9000 / fax (317) 856-9012 / holladayproperties.com	428,500 89,000 339,500	85	10	5	0	0	AmeriPlex, Midway Building, Sheffield Building	land development, property management, construction	Chris Wilkes, senior vice president of development John Phair	1993 South Bend 11
22	<b>First Industrial Real Trust Inc.</b> 1425 Sadtler Circle W. Drive, 46227 (317) 351-9330 / fax (317) 351-1777 / firstindustrial.com	400,752 241,824 158,928	100	0	0	0	0	DND	DND	Doug Swain, regional director public company	1996 Chicago DND
23	<b>Coastal Partners LLC</b> 201 S. Capitol Ave., Suite 590, 46225 (317) 237-5797 / fax (317) 237-5765 / coastalpartners.net	297,800 297,800 0	49	38	13	0	0	Coastal Corporate Center-West Carmel, Coastal Corporate Park-Fort Harrison, Sierra Gateway Park	office, industrial, retail	Tom Ott, vice president, Midwest Brett Keshin, Brett Baumgarten	2004 Roseville, Calif. 6
24	<b>Sourwine Real Estate Services</b> 8395 Keystone Crossing, Suite 205, 46240 (317) 257-8871 / fax (317) 257-8847 / sourwine.com	279,276 279,276 0	0	61	39	0	0	DND	DND	James M. Sourwine, president James M. Sourwine	1966 Indianapolis 9
25	<b>J.C. Hart Co. Inc.</b> 805 City Center Drive, Suite 120, Carmel 46032 (317) 573-4800 / fax (317) 573-4808 / homejschart.com	200,000 200,000 0	0	10	0	90	0	StoneBridge Luxury Apartment Homes, Congressional Crossing	multifamily	John C. Hart, president DND	1976 Carmel 70

DND=did not disclose  
FTE=full-time equivalent  
LLC=limited liability company  
MOB=medical office building  
NR=not ranked

Some companies may have been omitted due to lack of information or deadline restrictions.

The Indianapolis Business Journal list of largest Indianapolis-area commercial real estate developers is the most comprehensive one available. For copies of this list, call Circulation, 634-6200.

Research by Sarah Cullather and Terri Greenwell (current as of Jan. 20, 2006)  
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Information provided by the individual companies.  
Top 25 lists are compiled each December in the Book of Lists.

(1) may include recreational, medical, hotel-motel, scientific, mixed-use, etc.  
(2) formerly Flynn & Zinkan Realty Co.