

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	Duke Realty Corp. 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	Lauth Property Group 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	Kite Realty Group 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	Simon Property Group Inc. 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	Flaherty & Collins Properties 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	Scannell Properties 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	Premier Properties USA Inc. 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	Browning Investments Inc. 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	REI Real Estate Services LLC 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	Panattoni Development Co. LLC 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	Bremner Healthcare Real Estate 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	ProLogis 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	Opus North Corp. 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	Precedent Commercial Development LLC 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	Gershman Brown & Associates Inc. 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	Buckingham Realty & Development 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	Maefield Development 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	Zinkan & Barker Development Co. (2) 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	Hokanson Cos. Inc. 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	Mann Properties 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	Holladay Properties 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	First Industrial Real Trust Inc. 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	Coastal Partners LLC 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	Sourwine Real Estate Services 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	J.C. Hart Co. Inc. 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)
E-mail: scullather@ibj.com

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.