

Largest Indianapolis-Area Commercial Real Estate Developers

(Ranked by total square feet completed or under construction in 2013)

RANK 2013 rank	DEVELOPERS ADDRESS TELEPHONE / FAX / WEBSITE	SQUARE FEET(1) TOTAL INDPLS. AREA OUTSIDE INDPLS. AREA	PERCENT OF SQ. FT.					SAMPLE PROJECTS DEVELOPED IN 2013	SPECIALTIES	HEAD(S) OF LOCAL OPERATIONS, TITLE(S) OWNER(S)	ESTAB. LOCALLY HQ CITY FTE LOCAL EMPLOYEES
			INDUSTRIAL	OFFICE	RETAIL	MULTIFAMILY	OTHER (2)				
1 1	Duke Realty Corp. 600 E. 96th St., Suite 100, 46240 (317) 808-6000 / fax (317) 808-6650 / dukerealty.com	11,300,000 3,000,000 8,300,000	86	0	0	0	14	AllPoints Midwest 3, AllPoints Midwest 5, AllPoints at Anson 7A, St. Vincent Women's Carmel office building	leasing, property management, construction, build-to-suit, tenant services	Keith Konkoli, Charlie Podell, SVPs; Jeff Stone, VP Duke Realty Corp.	1972 Indianapolis 360
2 7	Scannell Properties LLC 800 E. 96th St., Suite 175, 46240 (317) 843-5958 / fax (317) 843-5957 / scannellproperties.com	6,966,505 303,049 6,663,456	99	0	1	0	0	FedEx Ground, Zionsville; GE Aviation, Auburn, Ala.; DuPont Pioneer, York, Neb.; Monsanto, Morton, Ill.	single tenant, build-to-suit	Robert Scannell, principal Robert Scannell	1990 Indianapolis 20
3 4	Watermark Residential 101 W. Ohio St., Suite 1515, 46204 (317) 454-8029 / DND / watermark-residential.com	4,573,215 665,309 3,907,906	0	0	0	100	0	Watermark on Cumberland, Villas By Watermark, Watermark at Southlands, Watermark at Harmony, Villas at Sienna	multifamily	Josh Purvis, VP, development Paul Thrift	2008 Indianapolis DND
4 2	Simon Property Group Inc. 225 W. Washington St., 46204 (317) 636-1600 / fax (317) 685-7270 / simon.com	3,663,800 0 3,663,800	0	0	100	0	0	The Shops at Nanuet, Nanuet, N.Y.; St. Louis Premium Outlets, Chesterfield, Mo.	develop, lease and manage retail property	David E. Simon, chairman, CEO public company	1960 Indianapolis DND
5 5	Browning Investments Inc. 6100 W. 96th St., Suite 250, 46278 (317) 344-7300 / fax (317) 344-7400 / browninginvestments.com	3,637,125 3,169,125 468,000	84	7	0	0	9	AllPoints Midwest 3, AllPoints at Anson 7, Michael A. Evans Center for Health Sciences, Eskenazi Health Center (3)	acquisition, ownership, construction, leasing, management, disposition	John F. Hirschman, president, CEO Michael G. Browning	1978 Indianapolis 41
6 3	Flaherty & Collins Properties 8900 Keystone Crossing, Suite 1200, 46240 (317) 816-9300 / fax (317) 816-9301 / flahertycollins.com	2,925,960 1,510,161 1,415,799	0	0	8	92	0	The Depot, Fishers; Millikan on Mass; Axis; OneAmerica garage; The Landing, Mount Vernon	mixed-use, multifamily, rehabilitation	David M. Flaherty, CEO; Jerry K. Collins, president David M. Flaherty, Jerry K. Collins	1993 Indianapolis 400
7 18	Ambrose Property Group 55 Monument Circle, Circle Tower, Suite 450, 46204 (317) 573-4600 / DND / ambrosepg.com	1,968,735 1,868,735 100,000	55	22	5	18	0	DND	office, mixed use, retail, industrial	Asif M. Bade, president; Patrick Chittenden, VP Asif M. Bade, Patrick Chittenden	2008 Indianapolis DND
8 12	Herman & Kittle Properties Inc. 500 E. 96th St., Suite 300, 46240 (317) 846-3111 / fax (317) 846-6650 / hermankittle.com	1,438,064 678,021 760,043	0	0	0	100	0	DND	conventional and affordable market rate development and construction	Steve Lavery, VP property management; Jay Kellogg, EVP construction Jeff L. Kittle	1948 Indianapolis 70
9 14	REI Real Estate Services LLC 11711 N. Pennsylvania St., Suite 200, Carmel 46032 (317) 573-6050 / fax (317) 573-6055 / reirealestate.com	1,312,833 259,000 1,053,833	0	0	0	43	57	Hyatt Place Austin; Westin Austin; Hyatt Place Bloomington; River Park, Louisville	office, hospitality, multifamily	Michael W. Wells, president DND	1995 Carmel DND
10 6	Lauth Group Inc. 111 Congressional Blvd., Carmel 46032 (317) 848-6500 / fax (317) 848-6511 / lauth.net	1,278,000 707,000 571,000	0	25	57	18	0	Gordman's, Hobby Lobby, Fresh Thyme Farmers Market, Gander Mountain, The Congressional	development and construction of office, industrial, retail and health care; leasing, multi-family	Michael J. Jones, president management-owned	1977 Indianapolis 36
11 15	Kite Realty Group Trust 30 S. Meridian St., Suite 1100, 46204 (317) 577-5600 / fax (317) 577-5605 / kiterealty.com	1,247,586 84,327 1,163,259	0	0	100	0	0	Rangeline Crossing, Carmel; Four Corner Square, Seattle; Holly Springs Towne Center, Raleigh, N.C.	retail, mixed-use	John Kite, chairman, CEO; Thomas McGowan, president, COO; Daniel Sink, CFO, EVP Kite Realty Group	1960 Indianapolis DND
12 9	Milhaus Development LLC 530 E. Ohio St., Suite A, 46204 (317) 226-9500 / DND / milhausdevelopment.com	973,901 973,901 0	0	7	3	90	0	Artistry Phase II, Circa, Solana Phase I and II, Mozzo, Penn Circle	multifamily and mixed-use development	Tadd Miller, CEO DND	2012 Indianapolis DND
13 11	Verus Partners LLC 251 N. Illinois St., Suite 830, 46204 (317) 566-2104 / DND / verpar.com	920,000 770,000 150,000	100	0	0	0	0	GreenParke One	office, industrial	Thomas Theobald, SVP, regional partner Verus Partners LLC	2006 Chicago DND
14 19	Keystone Realty Group 47 S. Pennsylvania St., 10th floor, 46204 (317) 636-2000 / fax (317) 635-1100 / keystone-corp.com	881,408 849,408 32,000	4	17	10	50	19	Battery Innovation Center, Broad Ripple Garage & Shoppes, The Illinois Building	commercial, multifamily, mixed-use, health care, public and educational	Ersal Ozdemir, president, CEO Ersal Ozdemir	2002 Indianapolis DND
15 13	Holladay Properties 5715 Decatur Blvd., 46241 (317) 548-4232 / fax (317) 856-9012 / holladayproperties.com	872,715 872,715 0	95	0	0	5	0	IDI World Connect building 2, FedEx, Holiday Inn	build-to-suit, speculative construction, property management, tenant improvements	Chris Wilkes, partner, SVP; Tim Helton, construction manager John Phair	1995 South Bend DND
16 20	J.C. Hart Co. Inc. 805 City Center Drive, Suite 120, Carmel 46032 (317) 573-4800 / fax (317) 573-4808 / homeisjchart.com	839,881 582,870 257,011	0	0	0	100	0	Union Street Flats, Westfield; Hamilton Luxury Apartment Homes, Fishers; Linden Square Village; Legacy Towns & Flats	multifamily	John C. Hart, president John C. Hart	1976 Carmel 106
17 8	Buckingham Cos. 941 N. Meridian St., 46204 (317) 974-1234 / fax (317) 974-1238 / buckingham-co.com	748,800 318,784 430,016	0	0	4	70	26	The Cole, The Langston, University of Evansville student housing, Monon Place Phase II	multifamily, retail, hospitality, mixed-use	Cindy Koehler, COO; John Cumming, Scott Travis, SVPs Bradley B. Chambers	1984 Indianapolis DND
18 NR	Mainstreet Property Group LLC 14390 Clay Terrace Blvd., Suite 205, Carmel 46032 (317) 420-0205 / fax (317) 420-0206 / mainstreetcap.net/	730,910 326,859 404,051	0	0	0	0	100	Wellbrooke of Westfield, Wellbrooke of Avon, Clearvista Lake Health Campus, Arlington Place Health Campus	transitional care	Paul E. Turner, chairman, CEO Paul E. Turner; Vincent E. Grogg	2002 Carmel 31
19 NR	Reverie Estates 111 E. 16th St., 46202 (317) 322-1322 / fax (317) 322-0322 / reverieestates.com	400,000 400,000 0	0	0	2	98	0	Butler Place	transformative urban development	Christopher Piazza, president DND	2006 Indianapolis 10
20 21	Core Redevelopment LLC 549 Senate Ave., 46204 (317) 636-7669 / fax (317) 636-7660 / coreredev.com	280,000 280,000 0	0	0	0	100	0	Stadium Lofts / Stadium Flats	apartment development	Michael E. Cox, developer Core Redevelopment LLC	2010 Indianapolis 18
21 24	Thompson Thrift Development 2750 E. 146th St., Suite 200, Carmel 46033 (317) 484-4755 / fax (317) 580-0987 / thompsonthrift.com	197,000 15,000 182,000	0	5	95	0	0	DND	commercial retail development, commercial brokerage, property management, build-to-suit	Ashlee Boyd, SVP, development Paul Thrift	1986 Terre Haute DND
22 NR	Revel & Underwood Inc. 7050 E. 116th St., Fishers 46038 (317) 578-9400 / fax (317) 578-9402 / revelunderwood.com	180,000 80,000 100,000	0	25	0	0	75	DND	retail, self-storage, single-family	Rory Underwood, president Rory Underwood	1973 Indianapolis 21
23 23	Hokanson Cos. Inc. 201 W. 103rd St., Suite 400, 46290 (317) 633-6300 / fax (317) 633-8070 / hokansoninc.com	145,000 9,000 136,000	0	0	6	0	94	Veterans Administration Outpatient Center, Jacksonville, Fla.	medical office building, corporate headquarters, office	Boyd R. Zoccola, EVP Stephen P. Hokanson	1938 Indianapolis DND
24 NR	Edgeworth Laskey Properties LLC 8415 Allison Pointe Blvd., Suite 110, 46250 (317) 913-0100 / fax (317) 913-0101 / edgeworthlaskey.com	133,000 133,000 0	0	100	0	0	0	Two Concourse at Crosspoint	office	John Edgeworth, Tom Laskey, principals privately held	1993 Indianapolis DND
25 NR	Halakar Construction One Indiana Square, Suite 2500, 46204 (317) 964-0000 / fax (317) 964-1144 / newmarkkf.com	110,000 110,000 0	0	0	0	100	0	DND	tenant and exterior building improvements, restoration, renovation	Todd Maurer, CEO Todd Maurer	2009 Indianapolis DND

CFO=chief financial officer
COO=chief operating officer
DND=did not disclose
EVP=executive vice president
FTE=full-time equivalent
LLC=limited liability company
NR=not ranked
SVP=senior vice president

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 available. For copies of this list, go to www.IBJ.com and click on the "lists" link.

Research by Barbara Hoffman
(current as of April 9, 2014)
Email: bhoffman@ibj.com

Information was provided by the individual developers and has not been independently verified.

Top 25 lists are compiled each December in the Book of Lists.

(1) completed or under construction in 2013
(2) may include recreational, hotel-motel, scientific, mixed-use, etc.
(3) AllPoints Midwest and AllPoints Anson are joint projects with Duke Realty.