

# Largest Indianapolis-Area Commercial Real Estate Developers

(Ranked by total square feet completed or under construction in 2017)

RANK 2017 rank	DEVELOPER ADDRESS TELEPHONE / WEBSITE	SQUARE FEET(1) TOTAL INDPLS. AREA OUTSIDE INDPLS. AREA	PERCENT OF SQ. FT.					SAMPLE PROJECTS DEVELOPED IN 2017	HEAD(S) OF LOCAL OPERATIONS, TITLE(S) OWNER(S)	ESTAB. LOCALLY HQ CITY FTE LOCAL EMPLOYEES
			INDUSTRIAL	OFFICE	RETAIL	MULTIFAMILY	OTHER (2)			
<b>1</b> 1	<b>Duke Realty Corp.</b> 600 E. 96th St., Suite 100, 46240 317-808-6000 / dukerealty.com	19,035,856 2,351,510 16,684,346	100	0	0	0	0	AllPoints at Anson 8A, AllPoints Midwest 8, AllPoints at Anson 7B	Mark Hosfeld, <u>VP. leasing and construction</u> public company	1972 Indianapolis 210
<b>2</b> 2	<b>Scannell Properties</b> 8801 River Crossing Blvd., Suite 300, 46240 317-843-5959 / scannellproperties.com	13,365,000 1,050,000 12,315,000	88	2	0	8	2	Union Green Apartments, Brownsburg; FedEx Ground facility, Boylston, Mass.; Constellation Brands, Napa, Calif.	Robert Scannell, <u>president, founder</u> Robert Scannell	1990 Indianapolis 42
<b>3</b> NR	<b>Prologis</b> 6650 Telecom Drive, Suite 250, 46278 317-228-6200 / prologis.com	13,330,448 890,448 12,440,000	100	0	0	0	0	DND	Cody Riles, <u>VP. market officer</u> public company	1983 San Francisco DND
<b>4</b> 3	<b>Sunbeam Development Corp.</b> 9200 E. 116th St., Fishers 46037 317-842-1166 / sunbeamdevelopment.com	8,875,000 3,375,000 5,500,000	70	10	20	0	0	Sunbeam 2 at I-70 West Commerce Park	Chad S. Lindley, director of development <u>and leasing</u> DND	DND Fishers DND
<b>5</b> NR	<b>Becknell Industrial</b> 2750 E. 146th St., Suite 200, Carmel 46033 317-669-6000 / becknellindustrial.com	5,160,743 950,192 4,210,551	100	0	0	0	0	Landsberg, Greenfield; CSL Plasma, Whitestown; Plainfield Distribution Center, Plainfield	Matt Cohoat, CFO, EVP; Pete Anderson, <u>EVP. investments</u> management-owned	2011 Carmel 25
<b>6</b> 5	<b>Watermark Residential</b> 111 Monument Circle, Suite 1600, 46204 317-454-8029 / watermarkapartments.com	5,127,702 0 5,127,702	0	0	0	100	0	Watermark at Chesterfield Village, Chesterfield, Mo.; The Villas on Fir, Mishawaka; Watermark on Union, Colorado Springs, Colo.	Josh Purvis, <u>managing partner</u> Paul Thrift	2008 Indianapolis DND
<b>7</b> 4	<b>Browning</b> 6100 W. 96th St., Suite 150, 46278 317-344-7300 / browninginvestments.com	3,514,719 2,793,669 721,050	82	5	1	4	8	MacAllister Machinery Headquarters; Marian University student center; Velocity 65 Building 1, Louisville	John F. Hirschman, <u>president, CEO</u> Michael G. Browning	1977 Indianapolis 48
<b>8</b> 7	<b>Flaherty &amp; Collins Properties</b> One Indiana Square, Suite 3000, 46204 317-816-9300 / flco.com	3,046,044 1,042,676 2,003,368	0	0	15	85	0	Union, Kansas City, Mo.; The Arbuckle, Brownsburg; River Haus, Covington, Ky.	David M. Flaherty, CEO; <u>Jerry K. Collins, president</u> David M. Flaherty, Jerry K. Collins	1993 Indianapolis 350
<b>9</b> 17	<b>REI Real Estate Services LLC</b> 11711 N. Pennsylvania St., Suite 200, Carmel 46032 317-573-6050 / reirealestate.com	2,656,006 556,680 2,099,326	0	0	0	4	96	Austin Marriott Downtown, Autograph/Moxy Hotel, Austin, Texas; River Park Apartments, Louisville	Michael W. Wells, <u>president</u> DND	1995 Carmel 56
<b>10</b> 6	<b>Buckingham Cos.</b> 941 N. Meridian St., 46204 317-974-1234 / buckingham.com	2,495,751 866,999 1,628,752	0	2	8	88	2	Aertson Midtown, Nashville, Tenn.; St. Francis Medical Office Building at CityWay; The Congress at Library Square	Bradley B. Chambers, <u>president, CEO</u> Bradley B. Chambers	1984 Indianapolis 303
<b>11</b> NR	<b>The Garrett Cos.</b> 1051 Greenwood Springs Blvd., Greenwood 46143 317-886-7923 / thegarrettc.com	2,452,550 11,000 2,441,550	0	1	0	99	0	Meadows Luxury Apartments, Castle Rock, Colo.; Echelon at West Lake Houston, Houston; Caliber at Hyland Village, Westminster, Colo.	Eric Garrett, <u>president</u> Eric Garrett	2015 Greenwood 33
<b>12</b> 9	<b>Cityscape Residential LLC</b> 8335 Keystone Crossing, Suite 220, 46240 317-574-1600 / cityscaperesidential.com	2,290,000 395,000 1,895,000	0	0	0	100	0	Ascent at Plainfield; Crossroads Westside and Summit on Quality Hill, Kansas City, Mo.	K.A. Lawrence, J.E. Thomas, <u>B.K. Cranor, partners</u> B.K. Cranor, K.A. Lawrence, J.E. Thomas	2013 Indianapolis DND
<b>13</b> 8	<b>TWG Development LLC</b> 333 N. Pennsylvania St., Suite 100, 46204 317-264-1833 / twgdev.com	2,284,567 704,633 1,579,934	0	0	0	100	0	Florence Fay Senior Apartments, Monon Lofts, 32 Union	Joe Whitsett, CEO Joe Whitsett, Dennis Dye, Tony Knoble, Anna Barabas, Elizabeth Heintzleman	2007 Indianapolis DND
<b>14</b> 10	<b>Ambrose Property Group</b> 55 Monument Circle, Suite 450, 46204 317-573-4600 / ambrosepg.com	2,111,532 1,712,595 398,937	78	18	0	0	4	Plainfield industrial BTS, Stanley Security headquarters, Allied Solutions headquarters	Grant K. Goldman, Andrew <u>Greenwood, SVPs</u> Aasif M. Bade, Patrick M. Chittenden	2008 Indianapolis 10
<b>15</b> 13	<b>Milhaus LLC</b> 460 Virginia Ave., 46203 317-226-9500 / milhaus.com	1,625,751 224,561 1,401,190	0	0	6	94	0	Pinnex; Arsenal 201, Pittsburgh; Stitchweld, Milwaukee	<u>Tadd M. Miller, CEO</u> Andy B. Lahr, Greg B. Martin, Tadd M. Miller, Jeremy C. Stephenson, Jason Sturman	2013 Indianapolis 80
<b>16</b> 12	<b>Mainstreet</b> 14390 Clay Terrace Blvd., Suite 205, Carmel 46032 317-582-6200 / mainstreetinvestment.com	1,105,000 0 1,105,000	0	0	0	10	90	DND	Zeke Turner, CEO; <u>Jasen Coldiron, COO</u> Zeke Turner	2002 Carmel DND
<b>17</b> 15	<b>Leo Brown Group LLC</b> 802 E. 86th St., 46240 317-669-8404 / leobrowngroup.com	1,075,815 216,020 859,795	0	0	0	0	100	Traditions at North Willow; Traditions at Deerfield, Cincinnati; High Grove at Tates Creek, Lexington, Ky.	Thomas C. Smith, CEO; <u>Michael R. Wagner, president</u> Thomas C. Smith, L. Justin Brown	2006 Indianapolis DND
<b>18</b> 20	<b>Keystone Realty Group</b> 47 S. Pennsylvania St., 10th floor, 46204 317-636-2000 / keystone-corp.com	1,054,450 1,054,450 0	0	17	5	44	34	220 N. Meridian, Illinois Building, The Olivia on Main	Ersal Ozdemir, <u>president, CEO</u> Ersal Ozdemir	2002 Indianapolis DND
<b>19</b> 22	<b>Edward Rose &amp; Sons</b> 11611 N. Meridian St., Suite 800, Carmel 46032 317-297-3060 / edwardrose.com	985,307 644,562 340,745	0	0	0	70	30	Avnant, Carmel; Bella Vista, Fishers	Michael E. Gorman, <u>president</u> Edward Rose & Sons	1970 Bloomfield Hills, Mich. 126
<b>20</b> 14	<b>J.C. Hart Co. Inc.</b> 805 City Center Drive, Suite 120, Carmel 46032 317-573-4800 / homeisjchart.com	977,389 973,576 3,813	0	0	4	76	20	One One Six College Apartments-Phase II; Penrose on Mass; Midtown Carmel Apartments	John C. Hart, <u>president</u> John C. Hart	1976 Carmel 140
<b>21</b> 11	<b>Herman &amp; Kittle Properties Inc.</b> 500 E. 96th St., Suite 300, 46240 317-846-3111 / hermankittle.com	789,400 122,300 667,100	0	0	0	100	0	The Vue	Jeffrey L. Kittle, <u>president, CEO</u> Jeffrey L. Kittle	1948 Indianapolis 480
<b>22</b> 21	<b>Holladay Properties</b> 5715 Decatur Blvd., 46241 317-548-4232 / holladayproperties.com	714,000 714,000 0	88	3	0	0	9	World Connect 3 at AmeriPlex; Hampton Inn, Westfield; Indiana American Water, Greenwood	Chris Wilkes, partner, SVP; Tim D. Helton, <u>construction manager</u> John Phair	1995 South Bend DND
<b>23</b> 23	<b>Thompson Thrift Retail Group</b> 111 Monument Circle, Suite 1600, 46204 317-853-5475 / thompsonthriftretail.com	665,000 114,000 551,000	0	0	100	0	0	Hopkinsville Towne Center, Hopkinsville, Ky.; Christenbury Corners Phase II, Concord, N.C.; The Shops on Elm Street, Surprise, Ariz.	Ashlee Boyd, <u>managing partner</u> Paul Thrift	2001 Terre Haute DND
<b>24</b> NR	<b>Gershman Partners</b> 350 Massachusetts Ave., Suite 400, 46204 317-599-4800 / gershmanpartners.com	518,000 268,000 250,000	0	50	50	0	0	The Marietta; The Marott Center; The Bridges, Carmel	Eric Gershman, <u>principal</u> Eric Gershman, Bradley Gershman, Ryan Gershman, Jerry Gershman	1993 Indianapolis 10
<b>25</b> NR	<b>Becovic Management Group of Indiana</b> 12000 Exit 5 Parkway, Fishers 46037 317-570-0400 / becovicgmt.com	481,520 137,120 344,400	10	15	0	75	0	The Preserve at Willow Springs; Ocean Blue, Jacksonville, Fla.	Muhamed Becovic, <u>president</u> Muhamed Becovic	2008 Fishers 65

(1) completed or under construction in 2017  
(2) may include recreational, hotel/motel, mixed-use, etc.

BTS=build-to-suit  
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 developers 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.

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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.