

Largest property management firms in the Baltimore area

Ranked by commercial square footage under management in the Baltimore area

Prior rank	Name Address Phone / Internet	Commercial s.f. managed local/total	Largest local buildings managed	No. tenants local/total	Largest local tenants	Employees local/total	Local head executive/ title/ year founded
n/a	1 Merritt Properties 2066 Lord Baltimore Drive, Baltimore 21244 410-298-2600 / www.merrittproperties.com	13.8 million/ 15 million	1470 Progress Way, 7629 Gambrells Cove Road, 9425 Route 1	850/ 1,000	Dal-Tile, Balt. Co. Board of Education, CareFirst, U.S. govt.	135/ 150	Scott Dorsey/ president/ 1967
8	2 COPT Property Management Services 6711 Columbia Gateway Drive, Columbia 21046 443-285-5400 / www.copt.com	11.8 million/ 20.4 million	7125 Col. Gateway Drive, NBP Tower, One Hunt Valley	700/ 204	Earth Treks, Cigna Health Care, SAIC	136/ 204	Randall M. Griffin/ president and CEO/ 1998
1	3 St. John Properties Inc. 2560 Lord Baltimore Drive, Baltimore 21244 410-788-0100 / www.sjpi.com	10.7 million/ 13.9 million	888 Bestgate Road, Md. Executive Park, Cromwell Center	1,410/ 1,815	GSA/SSA, Healthcare Finance Admin., Comcast, Danfoss	100/ 135	Edward St. John/ president/ 1971
2	4 Hearn Burkley¹ 1430 Joh Ave., Suite A, Baltimore 21227 443-297-9000 / www.hearnburkley.com	9.5 million/ 11 million	Woodlawn Office Complex, Cranberry Mall, Bata Riverside	1,050/ 1,200	General Services Admin., Giant Foods, Safeway, Constar	50/ 60	Louis J. Kousouris III/ president/ 1968
4	5 CB Richard Ellis Inc. 250 W. Pratt St., Baltimore 21201 410-244-7100 / www.cbre.com	9.1 million/ 700 million	2 Hopkins Plaza, 1 E. Pratt St., Canton Crossing Tower	350/ n/av	Verizon, PNC Bank, Venable LLP	75/ 19,400	Mary Jo Eaton/ managing director/ 1906
3	6 Manekin LLC 8601 Robert Fulton Drive, Suite 200, Columbia 21046 410-290-1400 / www.manekin.com	7 million/ 8.4 million	120 E. Baltimore St., 36 S. Charles St., Arundel Business Park	640/ 800	Northrop Grumman, Ober Kaler, WAVE	100/ 165	Richard Alter/ CEO/ 1946
5	7 Colliers Pinkard 100 Light St., Baltimore 21202 410-752-4285 / www.collierspinkard.com	4.9 million/ 19.2 million	Kellogg Building, York Bldg., 650 Exeter St., TradeCenter@95	338/ 954	American Red Cross, Anne Arundel Health Systems, UMB Biopark	142/ 271	Walter D. Pinkard Jr./ CEO/ 1922
7	8 Hill Management Services Inc. 9640 Deereco Road, Timonium 21093 410-561-1300 / www.hillmgt.com	4.4 million/ 4.8 million	Executive Plaza 517, Baltimore Washington Commerce Park	710/ 745	Clifton Gunderson, Target Corp., Eastern Savings Bank	250/ 250	Anthony Giulio/ president/ 1976
6	9 Transwestern 6700 Alexander Bell Drive, Columbia 21046 443-285-0499 / www.transwestern.net	4.2 million/ 124 million	Johns Hopkins at Mt. Washington, Marbury Building	dtd/ dtd	DLA Piper, Johns Hopkins University, Johns Hopkins Health	54/ 1,500	P. Marc Fischer/ senior vice president/ 1942
n/a	10 Maryland Financial Investors Inc. 2800 Quarry Lake Drive, Suite 340, Baltimore 21209 410-308-0700 / www.mfiamanagement.com	3.9 million/ 4.1 million	Martin Plaza, Middle River Depot, Pike Park Plaza	247/ 300	LA Mart, Motor Vehicle Admin., Maryland Pediatric Group	12/ 12	Beverly Dobrochowski/ vice president/ 1978
13	11 Loughlin Management Group Inc. 60 West St., Annapolis 21401 410-280-0220 / www.loughlinmanagement.com	3.2 million/ 3.2 million	60 West St., Bristol Business Center, 8260 Patuxent Range Road	1,249/ 1,249	U.S. Government, State of Maryland, General Dynamics	21/ 21	David P. Loughlin/ president/ 1991
9	12 MacKenzie Management 2328 W. Joppa Road, Lutherville 21093 410-821-8585 / www.mackenziecommercial.com	3.15 million/ 3.15 million	Commercentre, West Road Corp. Center, Rotunda	657/ 657	Giant Food, Mamma Iardo's Corp.	18/ 18	Gary T. Gill/ president/ 1968
10	13 James F. Knott Realty Group 1 Texas Station Court, Timonium 21093 443-689-8000 / www.jfknott.com	3 million/ 3 million	1351 Brass Mill Rd., 9101 Yellow Brick Rd.	120/ 135	Iron Mountain, GSA, MKM Logistics	50/ 50	James F. Knott/ CEO/ 1977
12	14 Struerver Bros. Eccles & Rouse 1040 Hull St., Baltimore 21230 443-573-4000 / www.sber.com	2.2 million/ dtd	Harbor East, Tide Point, Can Co., Clipper Mill, Brewers Hill	220/ 220	Under Armour, Morgan Stanley, Laureate	240/ 281	C. William "Bill" Struerver/ partner, CEO/ 1974
15	15 Metropolitan Management Co. 11299 Owings Mills Blvd. #200, Owings Mills 21117 410-902-0290 / www.baltimoreshoppingcenters.com	1.5 million/ 1.5 million	40 West Shopping Center, Cherry Valley Plaza, Northwest Plaza	335/ 335	Giant Food, Rite Aid, Office Depot, Food Lion, Steve & Barry's	20/ 20	Michael F. Klein/ president/ 1978
14	16 Fedder Management Corp. 10096 Red Run Blvd., Owings Mills 21117 410-581-1400 / www.fedder.com	1.5 million/ 1.5 million	Festival at Pasadena, 140 Village, One Mile West Shopping Center	451/ 463	BJ's Wholesale Club, Giant Food, Dollar Tree, Pier I	12/ 12	Robert G. Pollokkoff/ president/ 1973
16	17 Meisel & Cohen Properties 4 Park Center Drive, Owings Mills 21117 410-363-7300 / n/a	1 million/ 8 million	Moravia Industrial Park, Benson Business Park, Landay Industrial Park	125/ 450	dtd	5/ 600	Joel S. Meisel/ president/ 1975
n/a	18 Oekos Management Corp. 5565 Sterrett Place, Suite 404, Columbia 21044 410-740-5057 / www.oekos.com	900,000/ 1.5 million	MedStar Health bldg., Rivers Corp. Ctr., Perry Hall Marketplace	143/ 234	MedStar Health, Safeway, United Healthcare Services	12/ 12	Chris Economides/ president/ 1986
n/a	19 First Potomac Management LLC 7600 Wisconsin Ave., 11th Floor, Bethesda 20814 301-986-9200 / www.first-potomac.com	775,528/ 11.4 million	Owings Mills Business Center, Snowden Center, Gateway West	102/ 616	Skyland Industries Inc., NovaTech LLC, Carroll County Library	20/ 130	Skip Dawson/ president/ 1997
18	20 Gardiner Realty and Development Co. 2130 Priest Bridge Drive 6, Crofton 21114 301-261-6250 / www.gardinerrealty.com	610,000/ 660,000	Priest Bridge Business Park, Nichols Center, 706 Giddings Ave.	230/ 255	Patuxent Cos., Force 3, BB&T Bank, PSI Testing	11/ 11	Francis E. Gardiner Jr./ president/ 1978
17	21 Carl M. Freeman Cos. Commercial Real Estate 18330 Village Center Drive, Olney 20832 240-779-8000 / www.freemancompanies.com	578,869/ 2.5 million	Woodbridge Shopping Ctr., Grand York Plaza, Aberdeen Marketplace	106/ 403	Mars Supermarkets, Blockbuster Video, Rite Aid	3/ 125	Michael T. Reilly/ SVP, general manager/ 1947
19	22 Robyn Properties Inc. 11255 Dovedale Court, Suite B, Marriottsville 21104 410-442-1500 / n/a	340,000/ 340,000	dtd	dtd/ dtd	dtd	3/ 3	Nick Pirone/ president/ 1996
n/a	23 Heaver Properties LLC 1301 York Rd., Suite 707, Lutherville 21093 410-321-7501 / www.heaver.com	200,000/ 200,000	Heaver Plaza, Executive Building	40/ 40	University of Maryland Medical System, Coldwell Banker	8/ 8	Allan B. Heaver/ managing member/ 1968

NOTE: More than 40 companies were contacted, but some either declined to participate or did not respond by deadline.

¹ Formerly NAI KLNB Management.

SOURCE: Representatives from the individual companies provided the information for this List.
The Business Journal takes the companies at their word.

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