

Most active commercial real estate developers

Ranked by square footage under construction¹

RANK	COMPANY/ADDRESS/PHONE/FAXING SITE	TOTAL SQUARE FOOTAGE UNDER CONSTRUCTION, AS OF MARCH 1, 2004	METRO-AREA DEVELOPMENT PORTFOLIO	NOTABLE BUILDINGS OR PROJECTS	METRO-AREA EMPLOYEES	HEADQUARTERS YEAR ESTABLISHED	SENIOR LOCAL EXECUTIVE TITLE
1	THE JBS COS. 4445 Willard Ave. Chevy Chase, Md. 20815 jbs.com (301) 353-3600 fax: (301) 353-3610	3.16 million	3.21 million	Ownership interests in Cendant Plaza	275	Washington 1962	Benjamin P. Jacobs, Managing partner
2	LCOR 6550 Rock Spring Drive, Suite 280 Bethesda, Md. 20817 lcor.com (301) 897-0902 fax: (301) 897-3713	2.83 million	3.81 million	United States Patent and Trademark Office	50	Bethesda, Md. 1972	B. William Hart, Executive vice president
3	CARRAMERICA DEVELOPMENT 1850 K St. NW Washington, D.C. 20006 carramerica.com (202) 729-1700 fax: (202) 729-1150	2.24 million	20.96 million	Tennell Place	424	Washington 1962	James L. Williams, President
4	PETERSON COS. 12500 Fair Lakes Circle, Suite 400 Fairfax, Va. 22033 petersoncos.com (703) 227-2000 fax: (703) 258-8123	2.1 million	5.1 million	Rainier Corner, Phase I	110	Fairfax 1973	James W. Todd, President and CEO
5	BOSTON PROPERTIES 401 9th St. NW, Suite 700 Washington, D.C. 20005 bostonproperties.com (202) 585-0800 fax: (202) 783-6480	2.04 million	9.9 million	901 New York Ave.	50	Boston 1962	Ray Ritchey, Mitch Korylo, Senior vice president, regional manager
6	TRAMMELL CROW CO. 1055 Thomas Jefferson St., NW Washington, D.C. 20007 trammellcrow.com (202) 337-1025 fax: (202) 337-7584	2 million	2.81 million	1625 I Street	450	Dallas 1982	Robert L. Murphy, Senior managing director
7	AKRIDGE 601 12th St. NW, Suite 200N Washington, D.C. 20005 akridge.com (202) 624-8650 fax: (202) 347-6843	1.8 million	9.38 million	Galleria Place and 900 Seventh Street which are both scheduled to deliver in 2004	130	Washington 1974	Matthew Klein, President
8	MONUMENT REALTY 1155 Connecticut Ave. NW Washington, D.C. 20036 monumentrealty.com (202) 777-2000 fax: (202) 777-2020	1.6 million	7 million	Redevelopment of Madison Hotel and office building, Franklin Square North, purchase of Washington Post parking site	16	Washington 1988	Jeffrey T. Hays, Michael J. Dado, Principals
9	PRINCE GEORGE'S METRO CENTER 6525 Belcrest Road, Suite 300 Hyattsville, Md. 20782 universitytowncenter.net (301) 779-4800 fax: (301) 864-1429	1.34 million	wnd	Metro 4 Building	wnd	28 1952	Herschel Rosenberg, President
10	THE MARK WINKLER CO. 4800 Seminary Road Alexandria, Va. 22311 markwinkler.com (703) 888-6400 fax: (703) 578-2835	1.18 million	10.6 million	Mark Center	wnd	Alexandria 1960	Ronald B. Hall, President and CEO
11	LOUIS DREYFUS PROPERTY GROUP 2001 K St. NW Washington, D.C. 20006 loisdreyfus.com (202) 785-4805 fax: (202) 785-4369	1.1 million	400,000	Station Plaza, phases 1 and 2	4	Wilson, Conn. 1971	Robert H. Rosenzweig, Vice president
12	THE DONOHUE COS. 2181 Wisconsin Ave. NW Washington, D.C. 20007 donohue.com (202) 333-8880 fax: (202) 333-5394	1.02 million	10.1 million	Federal Center Plaza	250	Washington 1984	James A. Donohue III, President
13	LENER ENTERPRISES 11501 Huff Court North Bethesda, Md. 20895 lenerenterprises.com (301) 886-1500 fax: (301) 770-0144	995,759	13.8 million	Typens II	500+	North Bethesda 1952	Mark D. Lerner, Robert K. Greenbaum, Edward L. Cohen, Principals
14	SMITH COMMERCIAL REALTY/VORNADO REALTY TRUST 2345 Crystal Drive, Suite 1000 Arlington, Va. 22202 smithcommercialrealty.com (703) 780-1244 fax: (703) 486-7682	660,000	23 million	Crystal City retail redevelopment	250	New York 1947	Michael M. Schear, President
15	ATLANTIC REALTY COS. 8150 Lindbergh Pike, Suite 1100 Vienna, Va. 22182 atlanticrealty.com (703) 760-9500 fax: (703) 760-9588	634,084	3.7 million	Plaza America	86	Vienna 1942	David A. Ross, President
16	SPAUDING & SYE COLLIER 1717 Pennsylvania Avenue, NW Suite 1000 Washington, D.C. 20006 spauldingandsye.com (202) 478-2300 fax: (202) 284-3276	600,000	6.15 million	Johns Hopkins University Montgomery County Campus Building 3	150	Boston 1956	W. David McGarry, President
17	CAMBRIDGE PROPERTY GROUP 560 Herndon Parkway, Suite 210 Herndon, Va. 20170 cambridgepg.com (703) 789-8805 fax: (703) 789-6438	468,000	3.6 million	1025 Vermont Ave. NW, 1331 H St. NW	wnd	Herndon 1980	Andrew J. Cockay, T. Michael Scott, CEO, President
18	THE SHOODMAN CO. 4001 N. Fairfax Drive, Suite 125 Arlington, Va. 22203 shoodmans.com (703) 527-8600 fax: (703) 527-8801	330,000	1.5 million	Pre-leasing headquarters to the Defense Department for the office of Naval Research	15	Arlington 1986	John G. Shoodman, Chairman
19	BLAKE REAL ESTATE 1150 Connecticut Ave. NW Washington, D.C. 20036 blakereal.com (202) 770-6400 fax: (202) 222-9036	300,000	2.9 million	1425 K St. NW	60	Washington 1948	David S. Bender, President
20	BUCHANAN PARTNERS 5655 Compent Court, Suite 200 Gaithersburg, Md. 20877 buchananpartners.com (301) 417-0510 fax: (301) 417-1584	228,000	1.6 million	Dulles Trade Center I	45	Gaithersburg 1998	Robert S. Buchanan, Principal
21	TOWER COS. 11501 Huff Court North Bethesda, Md. 20895 towercos.com (301) 984-7000 fax: (301) 984-0032	206,385	2.5 million	Washington Square, Bethesda Plaza, 1707 L St. NW	wnd	North Bethesda 1947	Jeffrey Abramson, Gary Abramson, Albert Abramson, Partners
22	COMBINED PROPERTIES 1255 22nd St. NW, 6th Floor Washington, D.C. 20037 combinedco.com (202) 293-4000 fax: (202) 833-3613	177,316	3.47 million	Maryland City Plaza	55	Washington 1984	Kathleen O. Robinson, Executive vice president
23	MEI PROPERTIES 5104 Pegasus Court Frederick, Md. 21704 meiproperties.com (301) 482-9215 fax: (301) 682-5217	468,240	400,000	Maryland Science and Technology Center	10	Baltimore 1995	Edward T. John, President

N/A - not applicable; wnd - would not disclose

¹ Originally published January 9, 2004. The ranked companies have provided information to researchers upon request. The list does not endorse the participants or suggest the quality of products and services. Please send corrections or company information to Research Director, Washington Business Journal, 1555 Wilson Blvd., Suite 400, Arlington, Va. 22209.

Sources: the companies

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