

NAIOP Chicago
38th Annual Awards for Excellence Finalists

Property Management Firm of the Year

CBRE

CBRE comes to every engagement with the power of deep industry knowledge, a strong advisory approach, and all of our resources including technology, sustainability, and tenant experience. The Chicago team added more than six million square feet of new assignments in the past year, showcasing how ownership groups trust CBRE's developed platform to drive sustained value. Significant new assignments include Hyde Park Labs (300,767 SF, Life Sciences/Office), 1625 N Harlem (58,917 SF, Medical Office), Washington Park Plaza (230,654 SF, Retail), and Elion's Chicago area portfolio (6,029,633 SF, Industrial).

Square Footage for the last two years:

- **SF Total in '23-24:** 46,871,580 square feet
- **SF Total in '24-25:** 53,122,536 square feet

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Colliers

Successful management of real estate requires skillful stewardship of the physical space and attentive tenant relationships. Colliers' team of experts is one of the most experienced in the region and combines best-in-class service that maximizes asset value while focusing on tenant retention. Colliers today has 52.8+ MSF under management. In a period of paralysis in the capital markets, Colliers' operational focus was stability and efficiency within its managed portfolio. Notable wins include assignments for One O'Hare Center in Rosemont (380,360 SF), 30 W. Monroe in Chicago (248,564 SF), and 275 N. Field in Lake Forest (224,828 SF) among others.

Square Footage for the last two years:

- **SF Total in '23-24:** 53,889,665 square feet
- **SF Total in '24-25:** 52,759,038 square feet



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JLL

JLL Property Management stands as Chicago's premier property management company, providing exceptional customized solutions with an owner's perspective. Our comprehensive platform and attentive service approach foster longstanding client relationships. Managing 53 downtown and 133 suburban properties totaling over 73 million square feet, we have continued our strategic growth trajectory. Our portfolio includes numerous Class A trophy buildings throughout Chicagoland, supported by our collaborative culture, diverse expertise, and robust infrastructure. Through innovative technologies and our dedicated team of professionals, we maximize asset value while ensuring seamless operations for institutional and private clients across Chicagoland.

Square Footage for the last two years:

- **SF Total in '23-24:** 72,480,863 square feet
- **SF Total in '24-25:** 73,086,850 square feet



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Transwestern Real Estate Services

Transwestern Real Estate Services is a full-service commercial real estate company that strives to add value for investors, owners, and occupiers across not just the Midwest but the country. Transwestern's Asset Services portfolio comprises Class A office, government, retail, industrial, and medical properties. The company's collaborative culture empowers our award-winning property management teams with resources and independence to work across boundaries in pursuit of innovative, personalized solutions. From financial accounting and capital planning to immersive building technology and sustainability initiatives, we create a personal, cohesive experience for tenants and building owners.

Square Footage for the last two years:

- **SF Total in '23-24:** 24,600,000 square feet
- **SF Total in '24-25:** 25,500,000 square feet



TRANSWESTERN

**REAL ESTATE
SERVICES**

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Westward360

At Westward360, we bring more than just management experience—we bring commitment, infrastructure, and a passion for elevating properties into thriving communities. We are one of Chicago's most respected and highest-rated privately held property management firms.

Square Footage for the last two years:

- **SF Total in '23-24:** 10,000 square feet
- **SF Total in '24-25:** 50,000 square feet

