

# Biggest commercial property managers in B.C.

**RANKED BY** | Total commercial square footage managed in B.C.

Rank '25	Company	Top local executive(s)	Partial list of properties managed	Year founded/ Head office	Managed sq. ft. Industrial/ Office/ Retail	Total comm. sq. ft. '25/'24
1	<b>Warrington PCI Management</b> 1030 Georgia St W Suite 300, Vancouver V6E 2Y3 P:604-602-1887 F: 604-688-2328 <a href="http://warringtonpci.com">warringtonpci.com</a>	<b>Adam Spear</b> , president, <b>Jennifer Woolley</b> , vice-president, corporate operations, <b>Justin Deknatel</b> , senior vice president, property management, <b>Lorna Park</b> , senior vice-president, property management	NP	2004/ Vancouver	5.6 million 6.1 million 4.1 million	<b>15.8 million</b> 17.4 million
2	<b>Beedie</b> 3rd Floor, 6051 Silver Drive, Burnaby V5H 4L6 P:604-435-3321 F: 604-432-7349 <a href="http://beedie.ca">beedie.ca</a>	<b>Ryan Beedie</b> , president	Amazon, Sobeys, McKesson, BMW, Saputo, Aritzia, Costco, Mazda, Kruger, and Leon's.	1954/ Burnaby	13.4 million 5,712 233,316	<b>13.6 million</b> 13.2 million
3	<b>Colliers</b> 1066 Hastings St W Suite 2300, Vancouver V6E 3X1 P:604-681-4111 F: 604-681-2911 <a href="http://collierscanada.com">collierscanada.com</a>	<b>Lesley Heleis</b> , vice-president and managing broker	NP	1898/ Vancouver	2.7 million 5.3 million 2 million	<b>10 million</b> 10.8 million
4	<b>BentallGreenOak (Canada) LP</b> 550 Burrard St Suite 1008, Vancouver V6C 2B5 P:604-661-5000 F: NP <a href="http://bgo.com">bgo.com</a>	<b>Dion Chrapko</b> , vice-president, real estate management, <b>Devinder Gill</b> , managing partner, <b>Tony Astles</b> , managing partner and head of Canadian real estate services	NP	1911/ Vancouver	3.8 million 2.2 million 3.9 million	<b>10 million</b> 10 million
5	<b>Transpacific Realty Advisors</b> 4300 North Fraser Way Unit 203, Burnaby V5J 0B3 P:604-873-8591 F: 604-873-8876 <a href="http://www.transpacificrealty.com">www.transpacificrealty.com</a>	<b>Rod Fram</b> , president, <b>Shirleen Weng</b> , controller, <b>Josephine Chi</b> , senior property manager, team lead, <b>Trevor McLelland</b> , controller	NP	1972/ Burnaby	5.5 million 1.7 million 1.1 million	<b>8.3 million</b> 8 million
6	<b>Avison Young Real Estate Management Services LP</b> 1055 Georgia St W Suite 2900, Vancouver V6E 3P3 P:604-687-7331 F: 604-687-0031 <a href="http://avisonyoung.com">avisonyoung.com</a>	<b>Aaron Burry</b> , principal, client and asset advisory services Western Canada	NP	2014/ Toronto, Ont.	4.5 million 1.3 million 982,100	<b>6.8 million</b> 6 million
7	<b>Dorset Realty Group</b> 10451 Shellbridge Way Suite 230, Richmond V6X 2W8 P:604-270-1711 F: NP <a href="http://dorsetrealty.com">dorsetrealty.com</a>	<b>Damien Roussin</b> , president and CEO, <b>Kim Schuss</b> , vice-president, property management, <b>Colin Schuss</b> , vice-president, leasing and sales	NP	1975/ Richmond	2.5 million 1.3 million 2.5 million	<b>6.3 million</b> 5.8 million
8	<b>JLL</b> 510 Georgia St W Suite 2150, Vancouver V6B 0M3 P:604-998-6001 F: 604-998-6018 <a href="http://jll.ca">jll.ca</a>	<b>Charles Fleck</b> , vice-president, retail property managment, B.C., <b>Kathryn Ireland</b> , property director, office and industrial, <b>Denis Pelletier</b> , vice-president, retail portfolio	Metropolis at Metrotown, Guildford Town Centre	2011/ Chicago (Toronto for Canada)	1.2 million 943,766 4 million	<b>6.1 million</b> 6.1 million
9	<b>GWL Realty Advisors Inc</b> 650 Georgia St W Suite 1600, Vancouver V6B 4N7 P:604-713-6450 F: 604-683-3264 <a href="http://gwlrealtyadvisors.com">gwlrealtyadvisors.com</a>	<b>Robert Kavanagh</b> , senior vice-president, asset management, Western Canada	NP	1891/ Winnipeg, Man.	2.5 million 1.4 million 2 million	<b>5.9 million<sup>1</sup></b> 5.9 million
10	<b>Shape Property Management Corp</b> 505 Burrard St Suite 2020, Vancouver V7X 1M6 P:604-681-2358 F: 604-681-2378 <a href="http://shapeproperties.com">shapeproperties.com</a>	<b>John Horton</b> , president and CEO	NP	2006/ Vancouver	0 2.3 million 3.6 million	<b>5.9 million<sup>2</sup></b> 5.9 million <sup>2</sup>
11	<b>Canreal Management Corp</b> 808 Nelson St Suite 409, Vancouver V6Z 2H2 P:604-688-8851 F: 604-684-8228 <a href="http://canreal.com">canreal.com</a>	<b>Melissa Rogers</b> , president	NP	1979/ Vancouver	3.7 million 204,830 1.4 million	<b>5.3 million</b> 5.4 million
12	<b>Anthem Properties Group Ltd</b> 1055 Dunsmuir St Suite 1100, Vancouver V7X 1K8 P:604-689-3040 F: NP <a href="http://anthemproperties.com">anthemproperties.com</a>	<b>Eric Carlson</b> , CEO	425 Carrall Street, Market Square, Tillicum Centre, Station Square, Georgetown, SOCO	1991/ Vancouver	158,013 1.1 million 3.5 million	<b>4.8 million</b> 4.8 million
13	<b>Morguard</b> 969 Robson Street, Suite 320, Vancouver V6Z 2V7 P:604-681-9474 F: 604-685-0161 <a href="http://morguard.com">morguard.com</a>	<b>Tom Johnston</b> , senior vice-president, asset and property management, Western Canada , <b>Michael Walker</b> , regional general manager, B.C. commercial industrial division	510 W. Georgia Street, 111 Dunsmuir, 865 Hornby, 969 Robson, Colebrook Business Centre, Marine Drive, 4000 Seymour Place, South Fraser, 9255 194th Street.	1973/ Toronto, Ont	1.4 million 1.2 million 2.1 million	<b>4.8 million</b> 4 million
14	<b>Cadillac Fairview Corp Ltd</b> 609 Granville St Suite 410, Vancouver V7Y 1E8 P:604-688-7236 F: NP <a href="http://cadillacfairview.com">cadillacfairview.com</a>	<b>Lou Ficocelli</b> , vice-president, office leasing, <b>Lillian Tummonds</b> , vice-president, office operations	NP	1968/ Toronto, Ont.	0 3.2 million, 1.4 million	<b>4.6 million<sup>1</sup></b> 4.6 million
15	<b>Oxford Properties Group</b> 1021 Hastings St W Suite 1280, Vancouver V6E 0C3 P:604-893-3200 F: 604-893-3294 <a href="http://oxfordproperties.com">oxfordproperties.com</a>	<b>Ted Mildon</b> , vice president, office leasing and operations, <b>Drew Gilbertson</b> , director, asset management, <b>Jesse Hague</b> , senior director, real estate management	NP	1960/ Toronto, Ont.	2 million 1.6 million 53,112	<b>4 million</b> 4 million
16	<b>QuadReal Property Group</b> 666 Burrard St Suite 800, Vancouver V6C 2X8 P:604-975-9500 F: NP <a href="http://quadreal.com">quadreal.com</a>	<b>Dennis Lopez</b> , CEO, <b>Remco Daal</b> , president, Canadian real estate	NP	2016/ Vancouver	NP NP NP	<b>3.9 million<sup>2</sup></b> 3.9 million <sup>2</sup>
17	<b>Gulf Pacific Property Management Ltd</b> 351 Bewicke Ave, North Vancouver V7M 3E9 P:604-990-1500 F: 604-990-1766 <a href="http://gulfpacific.ca">gulfpacific.ca</a>	<b>Ryan Russell</b> , president and CEO, <b>William Morse</b> , senior director of operations, <b>Wayne Lee</b> , vice-president, property services	NP	1982/ North Vancouver	229,766 948,334 1.6 million	<b>2.8 million</b> 2.7 million
18	<b>SmartCentres</b> 11120 Horseshoe Way Suite 201, Richmond V7A 5H7 P:604-448-9112 F: 604-448-9114 <a href="http://smartcentres.com">smartcentres.com</a>	<b>Mauro J Padula</b> , vice-president, leasing, western region, <b>Claudio Ramirez</b> , managing broker, BC	NP	NP/ Vaughan, Ont.	NP NP 2.8 million	<b>2.8 million<sup>1</sup></b> 2.8 million
19	<b>Concert Properties</b> 1190 Hornby St 8th Floor, Vancouver V6Z 2K5 P:604-688-9460 F: 604-688-6882 <a href="http://concertproperties.com">concertproperties.com</a>	<b>Christine Bergeron</b> , president and CEO	NP	1989/ Vancouver	1.5 million 771,458 27,220	<b>2.3 million</b> 2.3 million
20	<b>Macdonald Commercial Real Estate Services Ltd</b> 1827 5th Ave W, Vancouver V6J 1P5 P:604-736-5611 F: 604-736-7976 <a href="http://macdonaldpm.com">macdonaldpm.com</a>	<b>Zora Chen</b> , general manager	NP	1996 / Vancouver	200,000 550,000 1 million	<b>1.8 million</b> 1.8 million

Sources: Interviews with above firms and BIV research. Other firms may have ranked but did not respond to information requests by deadline. NP Not provided 1 - 2024 figure 2 - BIV estimate

Business in Vancouver makes every attempt to publish accurate information in the List, but accuracy cannot be guaranteed. Researched by Tiffany Chu, [lists@biv.com](mailto:lists@biv.com).