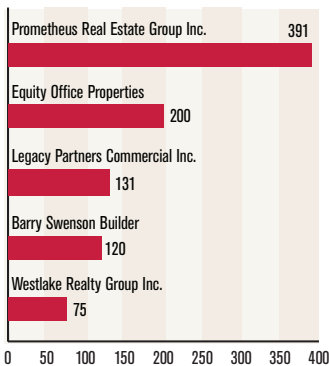


A CLOSER LOOK

Employer leader

Prometheus Real Estate Group Inc. is again the biggest employer in the valley among this year's commercial property owners, with nearly twice as many workers as its next biggest competitor. Prometheus is the largest private owner of multifamily properties in the Bay Area.

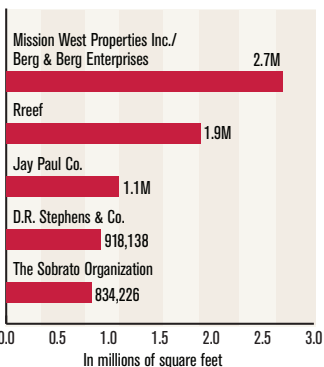
Ranked by local work force:



Most available space

Mission West Properties Inc./Berg & Berg Enterprises has had the most space available for lease in the valley on this list for the past five years.*

Ranked by available space:



*Three companies did not provide this information: Equity Office Properties, Barry Swenson Builder and Orchard Partners LLC.

SOURCE: BUSINESS JOURNAL RESEARCH

Commercial Property Owners

Ranked by total leasable commercial square footage owned in Silicon Valley*

Rank 2008	Company Address Phone, Web address	Total leasable commercial square footage owned in Silicon Valley/ companywide	Square feet under contract for development/ available for lease in Silicon Valley	Notable properties owned, city	Top local executive(s)
1	Equity Office Properties 2655 Campus Drive, Suite 100, San Mateo 94403 650-372-3500, www.equityoffice.com	15.1 million 60 million	0 +	Mission Towers, Santa Clara Skyport Center, San Jose Metro Center, Foster City	John Moe
2	Reef 3303 Octavius Drive, Suite 102, Santa Clara 95054 408-988-7787, www.reef.com	9.6 million 147 million	340,000 1.9 million	Reef Silicon Valley portfolio, mult. cities 160 W. Santa Clara office bldg., San Jose Sunnyvale Town Center, Sunnyvale	Steve George Jim Ida
3	Mission West Properties Inc./Berg & Berg Enterprises 10050 Bandy Drive, Cupertino 95014 408-725-0700, www.missionwest.com	8 million 8 million	0 2.7 million	Microsoft Corp. campus, Mountain View Silver Creek Business Park, San Jose San Tomas Technology Park, Santa Clara	Carl Berg
4	The Sobrato Organization 10600 N. De Anza Blvd., Cupertino 95014 408-446-0700, www.sobrato.com	7.96 million 7.96 million	150,000 834,226	Nvidia Corp. headquarters, Santa Clara Netfix Inc. headquarters, Los Gatos Yahoo Inc. at Great America, Santa Clara	John Sobrato
5	AMB Property Corp. 1360 Willow Road, Suite 100, Menlo Park 94025 650-330-9000, www.amb.com	7.1 million 131.5 million	0 820,366	Willow Park, Menlo Park AMB TriPoint, San Jose Moffett Distribution, Sunnyvale	Hamid Moghadam
6	Barry Swenson Builder 777 N. First St., Fifth Floor, San Jose 95112 408-287-0246, www.barryswensonbuilder.com	5.5 million 6.5 million	375,000 +	Merrill Gardens at Willow Glen, San Jose Fremont Times Square, Fremont Paloma Square, San Jose	Barry Swenson
7	Legacy Partners Commercial Inc. 4000 E. Third Ave., Suite 600, Foster City 94404 650-571-2200, www.legacypartners.com	4.1 million 18.5 million	743,949 442,950	Legacy Almaden Plaza, San Jose America Center, San Jose Riverpark Towers, San Jose	Barry DiRaimondo
8	D.R. Stephens & Co. 465 California St., Suite 330, San Francisco 94104 415-781-8000, www.drstephens.com	3.5 million 5.5 million	0 918,138	250-280 N. Bernardo Ave., Mountain View 1621 Barber Lane, Milpitas 355 & 455 Trimble Road, San Jose	Donald Stephens
9	South Bay Development Co. 1630 Dell Ave., Campbell 95008 408-379-0400, www.southbay.us	2.9 million 3.3 million	0 200,000	El Gato Business Park, Los Gatos North First Street Corp. Center, San Jose Montague Corp. Center, San Jose	Mark Regoli Scott Trobber
10	Jay Paul Co. 350 California St., Suite 1905, San Francisco 94104 415-263-7400, www.jaypaul.com	2.7 million 3.4 million	956,600 1.1 million	Moffett Towers, Sunnyvale Ariba Plaza, Sunnyvale 395 Page Mill Road, Palo Alto	Janette Sammartino Matt Lituchy
11	Westlake Realty Group Inc. 520 S. El Camino Real, Ninth Floor, San Mateo 94402 650-579-1010, www.westlake-realty.com	2 million 2.8 million	0 140,000	520 El Camino Building, San Mateo Charter Square Shopping Ctr., Foster City Lawrence Business Park, Santa Clara	Robert Klag
12	WP Investments 2101 Woodside Road, Woodside 94062 650-568-7300, www.wpinvestments.com	1.95 million 3 million	0 40,000	Fleming Business Park, Milpitas Montague Technology Park, Milpitas Veteran Square, Redwood City	David Denton
13	Federal Realty Investment Trust 3055 Dlin Ave., Suite 2100, San Jose 95128 408-551-4600, www.federalrealty.com	1.62 million 18.1 million	75,000 110,000	Santana Row, San Jose Westgate Mall, San Jose Old Town Center, Los Gatos	Jeff Berkes
14	JP DiNapoli Cos. Inc. 99 Almaden Blvd., San Jose 95113 408-998-2460, www.dinco.com	1.618 million 1.9 million	0 52,452	Sunnyvale Research Center, Sunnyvale Senter Rd Social Svcs Complex, San Jose Comcast Regional Hub, San Jose	John DiNapoli
15	Toeniskoetter & Breeding Inc. Development 1960 The Alameda, Suite 20, San Jose 95126 408-246-7500, www.tbidevelopment.com	1.6 million 1.6 million	0 120,000	91 E. Tasman Drive, San Jose 2150 N. First St., San Jose 450 W. Santa Clara St., San Jose	Brad Krouskup
16	Westcore Properties LLC 2658 Bridgeway Ave., Suite 100, Sausalito 94965 415-331-5900, www.westcore.net	1.5 million 7 million	0 305,000	Fortune Technology Park, San Jose Mission Falls Business Park, Fremont 3151 Jay St., Santa Clara	Neil Johnson
17	BPG Properties Ltd. 100 W. San Fernando St., San Jose 95113 310-725-8430, www.bpgltd.com	985,444 20.5 million	0 199,000	CityView Plaza, San Jose	Andrew White
18	Orchard Partners LLC 2665 N. First St., Suite 310, San Jose 95134 408-922-0400, www.orchardpartners.com	825,000 1.4 million	+	Oak Creek Technology Centre, Milpitas 1252 & 1310 Orleans Drive, Sunnyvale 475 & 535 Oakmead Parkway, Sunnyvale	Michael Biggar
19	Sares Regis Group of Northern California 901 Mariners Island Blvd., Suite 700, San Mateo 94404 650-378-2800, www.srgnc.com	794,000 41 million	455,000 0	Tower Plaza, San Mateo Commerce Park, Foster City Bayside Business Park, Fremont	Jeff Birdwell
20	Prometheus Real Estate Group Inc. 1900 S. Norfolk St., Suite 150, San Mateo 94403 650-931-3400, www.prometheusreg.com	646,969 870,428	0 64,518	Atrium, San Mateo Cupertino City Center, Cupertino Mountain View City Ctr., Mountain View	Jackie Safier
21	DivcoWest 575 Market St., 35th Floor, San Francisco 94105 415-284-5700, www.divcowest.com	641,800 3.4 million	0 150,000	Lake Park Business Center, Santa Clara Orchard Parkway, San Jose 1870 Embarcadero Road, Palo Alto	Stuart Shiff Steve Novick
22	West Valley Properties Inc. 280 Second St., Suite 230, Los Altos 94022 650-559-8484, www.westvalleyproperties.com	372,500 2.5 million	0 0	South Valley Plaza, Gilroy Castro Commons, Mountain View	Jon Rayden
23	MCM Diversified Inc. 777 N. First St., Suite 600, San Jose 95112 408-288-2400, www.mcmdiversified.com	264,672 264,672	0 0	1900 The Alameda, San Jose 210 N. Fourth St., San Jose 4970 El Camino Real, Los Altos	Martin Menne

*Silicon Valley includes: Santa Clara County; Fremont, Newark and Union City in Alameda County; Atherton, Belmont, East Palo Alto, Foster City, Menlo Park, Portola Valley, Redwood City, San Carlos, San Mateo and Woodside in San Mateo County; and San Benito, Santa Cruz and Monterey counties. Although every attempt is made to ensure the accuracy and thoroughness of Business Journal lists, omissions sometimes occur.

Information for obtaining commemorative plaques, reprints or Web permissions can be obtained from the Business Journal's designated partner company, Scoop ReprintSource at 800.767.3263 or scoopreprintsources.com. No other companies offering similar services are affiliated in any way with the Business Journal.

NOTES: + - Did not disclose. NR - Not ranked. Information was obtained from company representatives.

If your company would like to be considered for next year's list, or if there are any corrections or additions, write to: Research, Business Journal, 96 N. Third St., Suite 100, San Jose, CA 95112; fax: 408.295.5028; or e-mail juliacoooper@bizjournals.com.

Research by Julia Cooper
List published April 24, 2009