



CREDA Chicago
39th Annual Awards for Excellence Finalists

Property Management Firm of the Year

Cushman & Wakefield

Cushman & Wakefield's Chicago Asset Services team delivers property management excellence through a client-focused approach that drives operational performance, cost efficiency, and exceptional tenant experiences. Combining the agility of a boutique provider with the resources of a global platform, we deliver scalable solutions for properties and portfolios of any size across major asset classes, including office, industrial, retail, mixed-use, life science, and data centers. Our team supports evolving market demands through initiatives such as office-to-residential conversions and asset repositioning strategies. This commitment to excellence has driven strong client retention and portfolio growth, expanding from 42.95 million S.F. in 2025 to 45.88 million S.F. in 2026.

Square Footage for the last two years:

- **Square Footage Total in '24-25: 42,974,854**
- **Square Footage Total in '25-26: 45,879,591**



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Hiffman National

A standout accomplishment was the repositioning of The Westwood office campus in Lisle, where Hiffman National partnered with ownership on a transformative \$6 million renovation. Modernized common areas and enhanced amenities helped attract 10 new tenants and generate more than 108,000 S.F. of leasing activity. At Oakbrook Terrace Tower, the property management team reduced operating expenses by \$4 per S.F., delivering more than \$3 million in annualized savings through strategic contract renegotiations and real estate tax reassessments, improving asset competitiveness while benefiting ownership and tenants.

Square Footage for the last two years:

- **Square Footage Total in '24-25: 90,193,532**
- **Square Footage Total in '25-26: 98,140,086**



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JLL

JLL Property Management combines local Chicagoland expertise with global resources to deliver comprehensive real estate solutions across a diverse portfolio. This year, we expanded significantly through strategic partnerships, adding premier downtown assets including 33 West Monroe, 303 West Madison, Illinois Center and Streeterville Center, plus key suburban properties at 3000 North Halsted, Corporate 500, and 525 West Van Buren. Our healthcare portfolio grew through an expanded IRA Capital partnership, adding Northwestern Medicine Huntley MOB, Rush Oak, and 1555 Barrington Road. Leveraging data-driven insights and operational excellence, we create tailored solutions that optimize performance, enhance tenant experiences, and maximize asset value.

Square Footage for the last two years:

- **Square Footage Total in '24-25: 42,237,924 SF**
- **Square Footage Total in '25-26: 44,208,644 SF**