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Largest commercial property managers in the New York area



1633 Broadway Paramount Plaza at 1633 Broadway (Buck Ennis)

The Paramount Group is no longer one of the city's biggest property managers.

That's according to *Crain's* 2026 "Largest Commercial Property Managers in New York City" list. As recently as last year, Paramount Group, Inc. was the 17th-largest property manager in the city, with 8.7 million square feet managed, according to [Crain's 2025 list](#). Now it has fallen off the list entirely, due to its acquisition by Rithm Capital Corp. for \$1.6 billion last September.

Midtown office landlord Paramount specialized in Manhattan Class-A office properties, including 1325 Sixth Ave., the building in which Elaine Benes worked for J. Peterman on "Seinfeld." In November, the group gave its longtime CEO Albert Behler a [\\$34 million exit package](#). He departed after 30 years at the helm.

Prior to the Paramount acquisition, Rithm Capital ranked as the 14th largest property manager, with 9.2 million square feet across the city. That figure remains the same on *Crain's* 2026 list.

The other notable development on the 2026 list was Columbia Property Trust cracking the top 25, with 3.4 million square feet managed. Earlier this year, AI marketing platform Bluefish opened its first permanent office in an approximately 17,000-square-foot space at Columbia's 315 Park Avenue South building, according to a story on [the site citybiz.co](#).

The top five on *Crain's* new list remained the same as last year's. Cushman & Wakefield lead the pack with 91.9 million square feet managed, followed by JLL, CBRE, RXR and SL Green Realty Corp.

Largest commercial property managers in the New York area

Ranked by square footage under management

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Rank	Company	Commercial sq. ft. managed in the city	Third-party sq. ft. managed in the city	Local employees	Active tenants in the city	Head(s) of NYC office
24	Jack Resnick & Sons Inc.	5.3 million	0	240	Google, Universal Music Group, Estée Lauder, Pace University	Jonathan D. Resnick (president)
1	Cushman & Wakefield Inc.	91.9 million	91.9 million	2,005	Citi, Morgan Stanley, PGIM, New York-Presbyterian, Madison International	Todd Schwartz (Northeast regional president)
2	JLL	81.8 million	81.8 million	4,440	N/A	Peter Riguardi (chairman, president, New York region); Stephen Schlegel (COO, market director)
3	CBRE	76.8 million	76.8 million	1,665	N/A	Matt Van Buren (president)
4	RXR	30.9 million	1.3 million	450	Ropes & Gray, Apollo Global Management, LVMH, News Corp./Fox News	Scott Rechler (chairman, CEO); Michael Maturo (president, CFO)
5	SL Green Realty Corp.	27.8 million	344,887	1,295	Paramount Global; UBS Americas, Inc.; Bloomberg L.P.; Sony Corporation	Marc Holliday (chairman, CEO)
6	Vornado Realty Trust	27.2 million	4.9 million	N/A	Meta, IPG and Associates, Citadel, New York University	Steven Roth (chairman, CEO); Michael J. Franco (president, CFO)
7	Newmark	22.7 million	22.7 million	332	A+E Networks, Cleary Gottlieb, Hermes, General Services Administration	Barry M. Gosin (CEO); Sean Moynihan (EVP, tri-state market leader)
8	Hines	17.3 million	10.4 million	392	N/A	Jason Alderman (senior managing director, city head, New York); Sarah Hawkins (senior managing director and head of Hines' U.S. East market)
9	Tishman Speyer	17.3 million	2.6 million	N/A	Pfizer, Deloitte, NBCUniversal, Debevoise & Plimpton	Rob Speyer (CEO)
10	Colliers	13.0 million	13.0 million	106	N/A	John Gallagher (executive managing director and market leader); David Amsterdam (president, investments and Eastern region)
11	BXP Inc.	12.6 million	1.2 million	222	Kirkland & Ellis, Weil Gotshal & Manges, A & O Shearman, Aramis Inc-Estee Lauder	Hilary Spann (EVP, New York region)
12	The Durst Organization	12.0 million		N/A	Bank of America, BMO, Stagwell, EisnerAmper	Douglas Durst (chairman); Jonathan Durst (president)
13	GFP Real Estate	11.4 million	4.1 million	418	Legal Aid Society, The Gap, The Innocence Project	Eric Gural (co-CEO, principal); Jeffrey Gural (chairman, principal); Brian R. Steinwurtzel (co-CEO, principal)
14	Rithm Capital Corp.	9.2 million	45,153	N/A	N/A	Michael Nierenberg (chairman, CEO, president)
15	Silverstein Properties	9.1 million	0	450	WPP, Uber, Freshfields, Spotify	Larry A. Silverstein (chairman); Lisa Silverstein (CEO); Tal Kerret (president)

16	Rudin	8.6 million	0	195	Blackstone, NFL, Hughes Hubbard & Reed, Touro University	Samantha Rudin Earls (co-CEO); Michael Rudin (co-CEO); Neil Gupta (president, CIO); Eric Rudin (co-executive chairman); William Rudin (co-executive chairman)
17	Empire State Realty Trust Inc.	8.3 million	0	650	LinkedIn, Flagstar Bank, Scholastic Inc., Sephora USA, Inc.	Christina Chiu (president); Anthony E. Malkin (chairman, CEO)
18	George Comfort & Sons	7.8 million	3.3 million	45	American Eagle Outfitters, 1199SEIU, Havas North America, Hazen & Sawyer	Peter S Duncan (CEO, president)
19	Adams & Co. Real Estate	7.7 million	7.7 million	259	Citibank, New York Presbyterian Hospital, NYU, Valentino	David L. Levy (principal)
20	Cohen Brothers Realty Corp.	6.1 million	0	300	Omnicom Group (f/k/a The Interpublic Group of Companies) WeWork, Houghton Mifflin, IAC/Meredith Corporation	Charles S. Cohen (CEO, president); Steven M. Cherniak (COO); Ross A. Cohen (VP)
21	Rockefeller Group	6.0 million	1.1 million	241	Latham & Watkins, Major League Baseball, SiriusXM, White & Case	Daniel J. Moore (CEO, president)
22	Fisher Brothers Management Co. LLC	5.5 million	1.0 million	100	Morgan Stanley, Capital One, Paul, Weiss, and Evercore	Ken Fisher (partner); Winston Fisher (partner); Martin Edelman (partner)
23	L&L Holding Co.	5.3 million	935,530	114	Citadel, JPMorgan Chase, Mastercard International, HarperCollins	David W. Levinson (chairman, CEO); Robert T. Lapidus (president, CIO)
24	Jack Resnick & Sons Inc.	5.3 million	0	240	Google, Universal Music Group, Estée Lauder, Pace University	Jonathan D. Resnick (president)
25	Columbia Property Trust Inc.	3.4 million	0	29	Snap, Harvey AI, Pitchbook, Capital One	Adam Frazier (CEO, president)