



MadisonMarquette
A Capital Guidance Company

Madison Marquette

Leading U.S. Investor, Owner/Operator and Service Provider



Madison Marquette merged operations with PMRG in June 2018 to create a new leader in commercial real estate.

“Combining Madison Marquette’s retail and mixed-use expertise with PMRG’s full-service capabilities and market coverage enables us to move forward together as a market leader across asset classes from coast to coast. Whether we are finding unique opportunities for our investor partners, improving the performance of existing properties for our clients, or creating new destination projects in our communities, we now have the investment management, development, marketing, leasing and management expertise to drive success,” John Fleury, Managing Principal/President, Madison Marquette.

The privately held firm offers PMRG’s leasing, property management, investment management and development services, combined with Madison Marquette’s specialized development, investment and marketing expertise. Madison Marquette’s strength in retail and mixed-use assets joins PMRG’s office, medical, senior housing, industrial and multi-family capabilities to provide national leadership across asset classes. PMRG’s dominance in the southern US combines with Madison Marquette’s presence in primary gateway markets on both coasts to serve the top institutional owners and investors in the industry.

Industry-leading Investment, Development, Leasing and Management Performance

The combined Madison Marquette and PMRG platform provides investment, development, leasing and management services to a diverse portfolio of **330 assets in 24 states and manages an investment portfolio valued at \$6.2 billion.**



1000 Maine Avenue SW, Washington DC

Madison Marquette
Headquarters

Full-Service Provider with Expertise Across Asset Classes

Madison Marquette provides full-service advice and service across all major asset classes. The company has a market-leading specialty in adding value through the integration of multiple uses – creating vibrant new projects and enhancing the performance of existing properties. In addition, our investment management expertise provides a sharp ownership focus that drives our performance as a third-party service provider.

Adding insight at every stage of the real estate life-cycle, comprehensive services include:

- Investment Management
- Marketing, Leasing and Sales
- Property and Asset Management
- Construction and Project Management
- Development Services

Assets served:

- Mixed-use
- Office
- Retail
- Multi-family
- Senior Housing
- Medical
- Industrial
- Land

National Platform, Local Execution

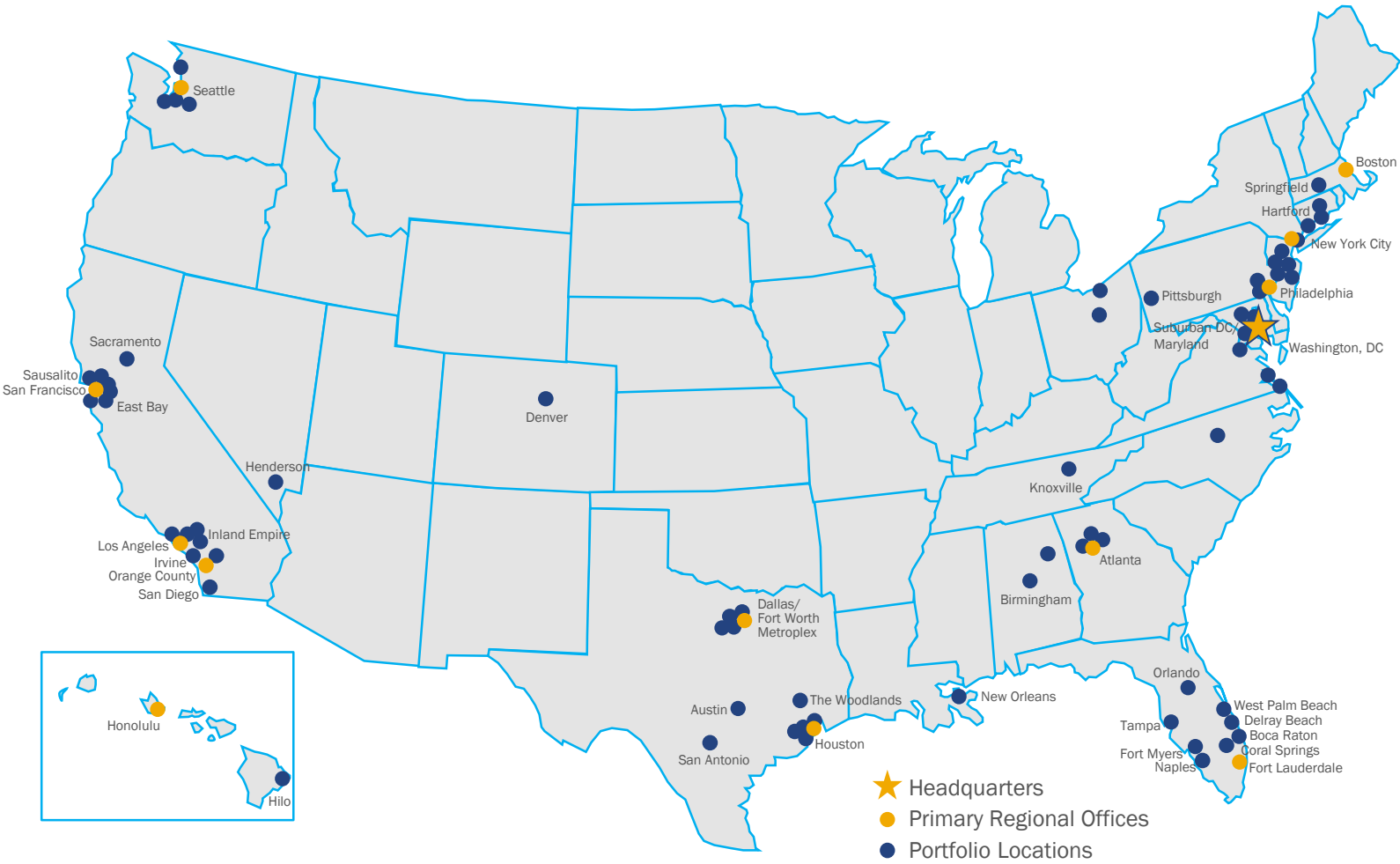
With offices in major markets in the US from coast to coast, the company offers a national platform that is staffed to execute at the local level. Madison Marquette is headquartered in Washington, DC with a major presence in Houston.

600 employees in 13 regional offices

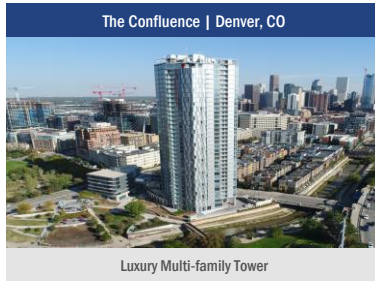
- Boston, MA
- New York, NY
- Philadelphia, PA
- Washington, DC
- Atlanta, GA
- Fort Lauderdale, FL
- Houston and Dallas, TX
- Los Angeles and Orange County, CA
- San Francisco, CA
- Seattle, WA
- Honolulu, HI

Value Creation Specialist with 25-Year Track Record of Success

The combined Madison Marquette is a savvy investor, manager and developer with a 25-year track record of delivering superior results across economic cycles. The company is a value creation specialist in urban and high-growth markets, serving as a trusted fiduciary partner to owners and investors alike. Our ownership mindset informs the best practices across our entire service platform to deliver property performance based on market insight, financial accountability and continuous improvement.



PROVIDING LEADERSHIP ACROSS ASSET CLASSES



Madison Marquette is a Member of the Capital Guidance Group of Companies



- Capital Guidance is a privately-held, international investment company
- Founded in 1965
- Offices in Washington DC, Geneva, Paris and Beirut
- Principal investors managing global portfolio of financial investments, real estate and operating companies employing 2,500+ people worldwide
- Expertise across diverse business sectors operating from 77 locations in 27 countries
- Real estate expertise – over \$8 billion invested in 177 properties worldwide
- Provides:
 - International platform and business perspective
 - Global operations and investment track-record
 - Stable, committed private funding

NATIONAL RECOGNITION FOR DEVELOPMENT AND REDEVELOPMENT LEADERSHIP

Landmark Placemaking

On May 31, 2018, The National Building Museum honored Madison Marquette with its Annual Honor Award. As described by the museum, "The Honor Award recognizes individuals and organizations that have made significant contributions to the nation's built heritage. Recipients are leaders who have defined our culture, developed our communities, and crafted our built environment." Madison Marquette was recognized for demonstrating its commitment to placemaking in iconic neighborhoods in major gateway cities and emerging markets across America. In support of this prestigious honor, the company received tributes from the Governor of New Jersey, the Mayors of Washington, DC, Los Angeles and Baltimore, as well as the New Jersey Performing Arts Center. Madison Marquette joins a diverse list of past recipients, including world-class developers Hines and Brookfield, as well as Harry Connick, Jr. and Branford Marsalis, founders of the New Orleans Habitat Musicians' Village.

