

Grainger



Strength
Through Ownership.
Excellence
Through Experience.

About Us

Granite Properties is a privately held commercial real estate investment, development and management company.

With decades of experience in leadership, finance and development, Granite brings valuable expertise and insight to every partnership. Partners appreciate our collaborative approach and investment acumen, brokers enjoy working with us, and our customers stay loyal thanks to our focus on service.



Three decades of leading, serving, creating and improving.



Midtown Union in Atlanta, Georgia

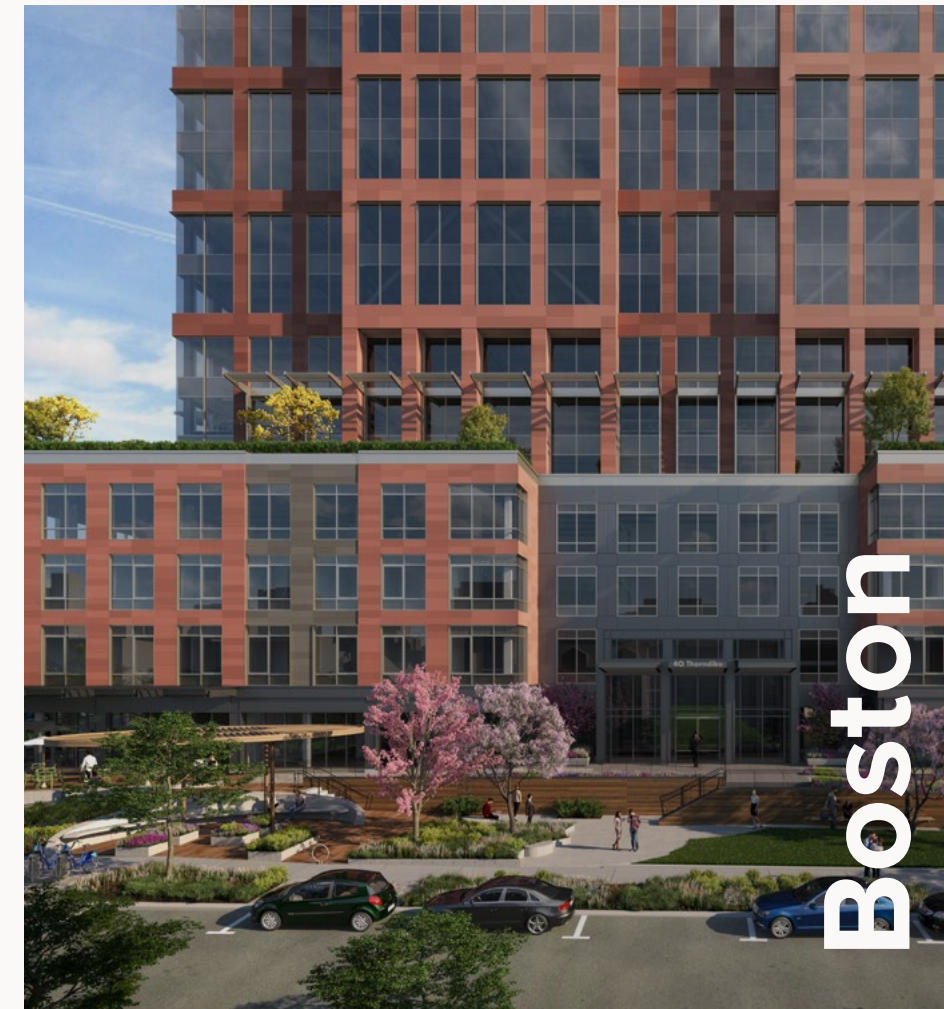
**Granite owns and operates
11 million sq ft of office space,
has executed \$10.3 billion
in CRE transactions, and
completed 30 million sq ft
of CRE development.**





Inspiring
people
to flourish
through
the places
we create.

Our Markets



[View Our Properties](#) →



Leasing

When you lease with us, you become a part of the Granite community.

Our in-house leasing team and CRE experts deliver a broad range of customer-centric office environments focused on adaptability and simplicity with solutions tailored to size, flexible lease terms, and amenities businesses need to flourish.

[Learn More](#) →

Putting our customers first. People-centric workspaces.



23Springs in Dallas, Texas

Investments

Granite is an established investor, developer and manager focused on maximizing investor returns in our sustainable, highly-amenitized projects.

Our size, operational expertise, strategic partnerships, and extensive resources enable us to adapt quickly and effectively to both short-term and long-term objectives. This flexibility and speed of execution allow us to respond efficiently to economic changes and emerging opportunities.

[Learn More](#) →

Proven track record in navigating complex markets.



Granite Park 6 in Plano, Texas

Since 2021, we have deployed \$2.3 billion in CRE transactions, consisting of \$700 million in acquisitions and \$1.6 billion of development, funded with \$1.2 billion in equity from our investment partners.



Granite Managing Directors

Investment Services

Managing Directors Our market leaders guide the teams in each of our cities, driving asset performance and sourcing investments through strong local relationships and market knowledge.

Investments Locally positioned in each Granite market, our focused expertise generates above-market returns. We have identified key capital partnerships to enhance our flexibility in structuring larger portfolios.

Finance Successful investments require strategic insight and meticulous planning to maximize returns and mitigate risks. As Investment Managers, our team offers unparalleled expertise and a proven track record of navigating complex markets.

Portfolio Management We collaborate with internal leaders and external partners on major decisions, strategic planning, financial results, and market views while ensuring alignment with Granite's fiduciary duties to our investors.

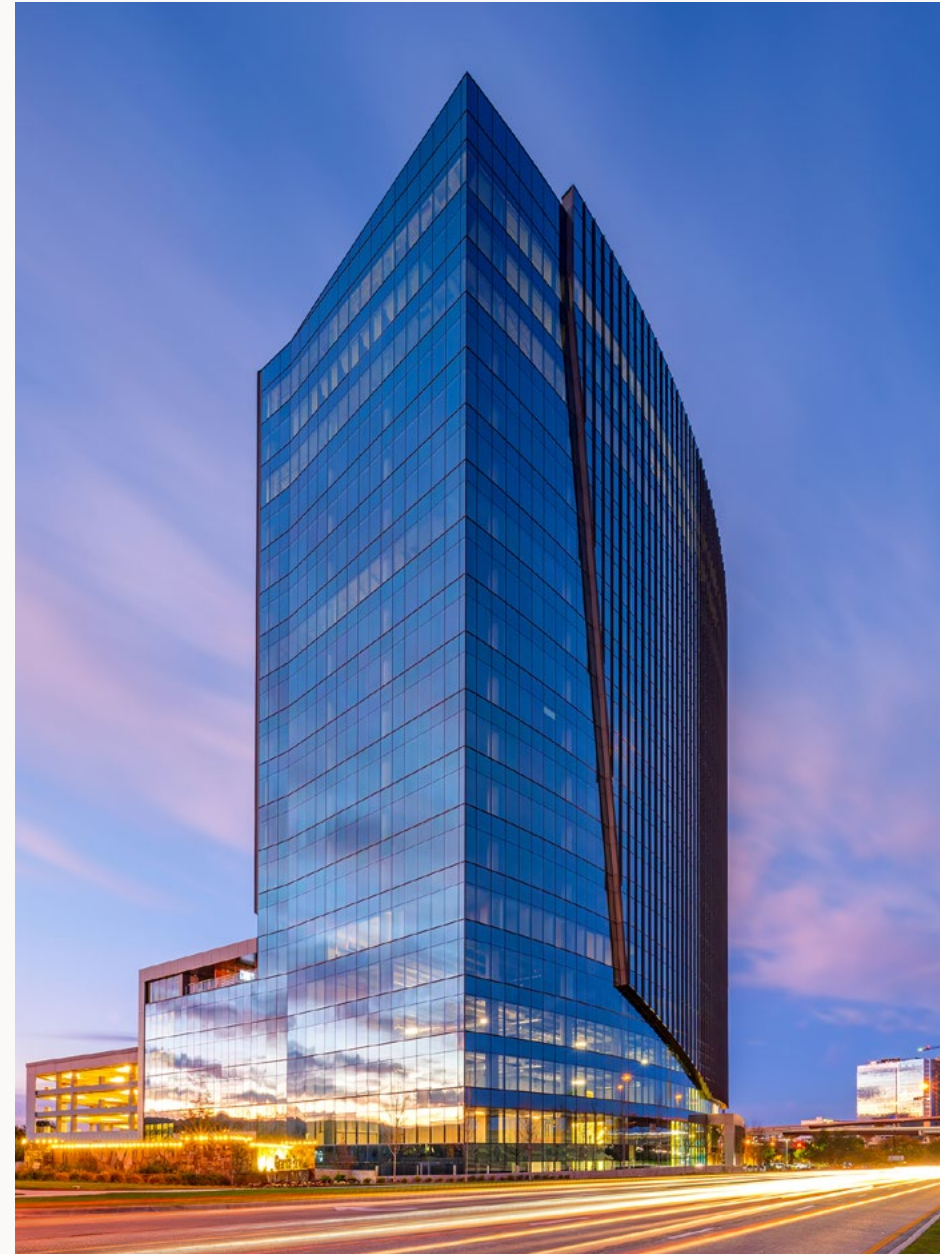
Development Because of our ownership mentality, we are a strong advocate and fiduciary for partners. We take projects from start to finish: site acquisition, entitlements, planning and design, construction, and occupancy.

Featured Properties



Midtown Union
Atlanta, GA

612,947 RSF
18,902 SF Restaurants
230-Key Kimpton Hotel
355-Unit Residential Tower



Granite Park 6
Plano, TX

422,109 RSF
Part of Granite Park –
Our 90-Acre, 2 million SF
Office Park



23Springs
Dallas, TX

642,670 RSF
16,455 SF Upscale Restaurants
Largest Office Building
In Uptown Dallas



McKinney & Olive
Dallas, TX

558,039 RSF
50,514 SF Restaurant
and Retail Space
In Uptown Dallas





Property Experience Services

We are committed to providing healthy workspaces by collaborating with our customers and partners while using sustainable practices to make a positive impact. Our Property Experience (PX) team includes property management, engineering and construction management services. Across the portfolio, PX team members are actively involved in industry organizations and local communities. Our goal is to provide exceptional service and enhance work - life harmony for our customers.

Property Management Creating human-centered workplaces, our property management professionals take pride in consistently delivering exceptional experiences for our customers as well as excellent service and results to our partners and owners.

Property Engineering Dedicated to preserving the integrity of our properties, our engineers work to ensure that every aspect of a building is meticulously maintained. Our team upholds the highest standards of safety, comfort and operational efficiency, fostering environments where customers flourish.

Construction Management Built on ownership mentality, Granite uses best-in-class systems and processes to provide transparent reporting and budgeting. Our team of CRE professionals understands and responds to unique and challenging parameters, delivering collaborative and innovative spaces for our customers.



In-House Support

Financial Reporting & Accounting Granite's best-in-class systems, processes and real estate professionals give us the ability to understand and respond to complicated financial arrangements.

Risk Management Granite's team meticulously identifies, assesses and mitigates potential threats to ensure that every decision is supported by strategic foresight and a commitment to safeguarding assets.

Technology Our technology team is led by innovative, trusted industry experts producing tailored solutions to improve productivity and efficiency.

Marketing With an extensive CRE background, our team partners with industry and external experts to elevate our unique brand and support our stakeholders, customers and teams.

Human Resources Our HR team creates exceptional employee experiences by advocating for each Granite team member to leverage our employees' strengths.

together we **connect**®

Our customer programs create meaningful connections in the workplace through specialized amenities and activities aimed at giving back to the community and improving overall wellness.

[Learn More](#) →

Creating connected communities in the workplace.



Granite

Inspiring people to flourish through the places we create.

ATLANTA • DALLAS • DENVER • HOUSTON • SOUTHERN CALIFORNIA

graniteprop.com



FORTUNE

No.8 on Fortune
Magazine's 2022 Best
Workplaces in Real
Estate list

