

Brookfield Properties  
<https://www.brookfieldproperties.com/>  
Development Manager  
Chicago, IL

Brookfield Properties has an immediate need for a Manager, Development at the corporate office in Chicago, IL.

At Brookfield Properties, the foundation of our success is firmly rooted in our people.

Our company is comprised of experts across a range of specialties who share a goal of ensuring our properties are continuously evolving to meet the needs of our communities and stakeholders. To meet this goal, we hire visionary, entrepreneurial talent who help us innovate and enhance our business. We build collaborative teams who value integrity, creativity and diversity.

Our teams operate an iconic portfolio of irreplaceable properties within the world's most dynamic markets. As one of the largest real estate services companies, we provide management and development expertise exclusively for properties owned by Brookfield Asset Management.

Our retail group operates destination, standalone retail real estate globally, including over 150 malls in the United States. Our regional shopping centers create a sense of place in the heart of the communities in which we do business: offering retail, lifestyle, dining and entertainment options.

## **Position**

### Overview

Here at Brookfield Properties' retail group, we are revolutionizing retail. Our shopping centers present consumers with opportunities that digital platforms simply cannot match — five-sense moments that provide the benefit of touching, tasting, and feeling products in real time, the ability to explore a new brand in person, and the chance to become immersed in unforgettable moments. We call this r-commerce: real commerce. We're an experience, a community, an environment that creates engaging destinations for our guests and tenants — a retail operating system. Our expansive portfolio comprises more than 170 retail centers across 43 states and represents over 150 million square feet of retail space — ranking us among the largest high-quality retail real estate companies in the United States.

The Development department is engaged in transforming our retail centers into the marketplaces of the future, the destinations for the next generation. Our ongoing strategy is to transform high quality retail centers into hubs of daily life and commerce, changing in concert with changing consumer and tenant needs. Our mission is to be the venue of choice for brands and consumers by offering best in class quality, relevance, and convenience.

The Development Manager is primarily responsible for managing the budgets for several of our value creating projects, being the central personal on a multidisciplinary project team to bring all project data together, track all project income and cost items, and forecast total project costs and monthly project spend. Depending on experience, the Manager typically starts out working directly with a senior developer, with the goal to grow in this role towards managing projects independently.

Overall, we seek qualities that display our company's core values which are Humility, Attitude, Do the Right Thing, Together and Own it.

## **Responsibilities**

- Participates in development projects throughout the full cycle, from feasibility studies through construction and to closeout, coordinating with the Developer, Analyst, Construction Manager, Design Manager and other internal and external resources to achieve project objectives
- Leads the creation and underwriting of project proformas
- Responsible for maintaining project budgets and forecasts, and for ensuring the projects progress and complete on budget and on schedule
- Coordinates, tracks, and advances project tasks and company obligations re: leases, COREAs, municipalities, bonds and letters of credit, lenders, JV partners, and internal capital approval
- Handles multiple projects of varying complexity, prioritizes projects, and meets deadlines
- Other projects as assigned by the VP, Development
- Periodic travel required

### **Qualifications**

- High School Diploma or GED required
- Bachelor's Degree required
- 5 years' experience working in real estate, finance or development
- Architectural and/or construction background is a plus
- Excellent interpersonal, written and oral communication skills
- Proficient with MS Outlook, Teams, Word, Excel, PowerPoint
- An initiative and aptitude to quickly learn software as needed within the work environment: budget and project management, Bluebeam, Salesforce, JD Edwards, Proliance, etc.

We are committed to creating a diverse environment and are proud to be an equal opportunity employer. All qualified applicants will receive consideration for employment regardless of race, color, religion, gender, gender identity or expression, genetic information, marital status, sexual orientation, national origin, disability, age, veteran status, or any other characteristic protected by federal, state, or local law.