

Management Biography

Dan Floriani, Partner Phelan Development Company, LLC Newport Beach, California



Dan Floriani began his career with Spieker Properties, managing and leasing industrial and office properties in Southern California. During this time he honed his negotiation, management and construction skills while effecting numerous transactions for triple net, modified and full service gross properties, culminating in the disposition of a \$63 million dollar business park.

By way of merger, Dan joined Equity Office Properties, where he led a team that managed all construction activity for a 10 million square foot Class A office and retail portfolio. During this time he managed over \$100 million dollars of construction projects including multiple-floor tenant improvements, value-add asset repositioning projects, as well as the construction of several retail buildings. Dan became an innovative force at Equity Office, implementing several best-practice programs including national construction tracking methods, billing programs and a new model construction platform that was ultimately rolled out across the national, 125 million square foot portfolio.

In 2005, Dan pursued an opportunity with Panattoni Development where he worked on over 4 million square feet of new ground-up development from Ventura County to the Inland Empire. In 2007, Dan joined Phelan Development Company as a Partner.

Dan was born in Milan, Italy. He subsequently moved with his family to Northern California, where he grew up. He attended the University of Southern California where as a Dean's List Honor Student he earned his degree in Urban Planning & Development with an emphasis on Real Estate Development and a Minor in Business Administration. Dan currently lives with his wife in Corona Del Mar, California.