List of Subsidiaries

Exhibit 21

Name

State

North Carolina

Delaware

Delaware

Delaware

Delaware

Delaware

Delaware

<u>Corporations:</u> Golf Properties, Inc. Jackson Place Manager, Inc. Parkway 233 North Michigan Manager, Inc. Parkway One Capital Manager, Inc. Parkway Orlando Manager, Inc. Parkway Properties General Partners, Inc. Parkway Properties One Park Ten General Partner, Inc.

Partnerships:

111 Capitol Building LP 111 East Wacker LLC Chicago OfficeInvest LLC Jackson Place LLC Jackson Place Parking LLC Jackson Place Residences LLC Moore Building Associates LP Moore Garage LLC OJP Owner LLC Parkway 2100 Ross LLC Parkway 233 North Michigan LLC Parkway Capitol Center LLC Parkway Chicago LLC Parkway Jackson LLC Parkway JHLIC LP Parkway Lamar LLC Parkway Mississippi LLC Parkway Moore LLC Parkway One Capital City Plaza LLC Parkway One Capital LLC Parkway Orlando LLC Parkway Properties LP Parkway Properties Office Fund LP Parkway Properties Office Fund II LP Parkway Properties One Park Ten LP Parkway Realty Services LLC Parkway Realty Services of Illinois LLC Pinnacle Place LLC PKY Fund LLC PKY Fund I LLC PKY Fund II LLC PKY Fund Atlanta I LLC PKY Fund Atlanta II LLC PKY Fund Chicago I LLC PKY Fund Chicago II LLC PKY Fund Memphis I LLC PKY Fund Houston I LLC PKY Fund Orlando I LLC PKY Fund Phoenix I LLC PPOF ILLLC Parkway Hancock Texas Manager, LLC Parkway Hancock Texas, LLC Parkway Fund II Austin I, LLC

Mississippi Delaware Mississippi Delaware Mississippi Mississippi Delaware Delaware