2020 TOBY®
REGIONAL WINNERS/INTERNATIONAL NOMINEES

This year’s 79 regional winners/international nominees for The Outstanding Building of the Year® (TOBY®) Awards, in 16 project categories, represent the highest standards in building management, design and community impact. First named the victors in TOBY programs at their BOMA local associations, each honoree then participated in competitions at the BOMA Region level—Canada, Middle Atlantic, Midwest Northern, North Central, Pacific Northwest, Pacific Southwest, South and Southwest—thus becoming nominees for the highest honor: a 2020 BOMA International TOBY Winner.

**CORPORATE FACILITY**

North Central Region

**110 North Carpenter**
Chicago, Illinois
Managed by Sterling Bay Property Management, LLC
Owned by 110 N. Carpenter, LLC
Year Built: 2018

Canada Region

**150 Des Commandeurs**
Lévis, Quebec, Canada
Managed by Desjardins Gestion Immobilière Inc.
Owned by Desjardins
Year Built: 2013

Middle Atlantic Region

**730 Stockton**
Exton, Pennsylvania
Managed and Owned by Hankin Group
Year Built: 2008

Pacific Southwest Region

**GSA Professional Office Building**
Phoenix, Arizona
Managed by Ryan Companies US
Owned by NGP VI LLC
Year Built: 2012

Southern Region

**The AutoNation Building**
Fort Lauderdale, Florida
Managed by Stiles Property Management
Owned by 200 Brickell Ltd.
Year Built: 2007

Southwest Region

**The Schlumberger Building**
Oklahoma City, Oklahoma
Managed by CBRE
Owned by J&L 713 Market LLC
Year Built: 2009

**EARTH**

Canada Region

**2 Research Drive**
Regina, Saskatchewan, Canada
Managed and Owned by Innovation Place
Year Built: 2009

Pacific Southwest Region

**488 Almaden**
San Jose, California
Managed by Embarcadero Realty Services
Owned by Oracle America
Year Built: 2002

Middle Atlantic Region

**Jon M. Huntsman Hall**
Philadelphia, Pennsylvania
Managed by Wharton Operations, The Wharton School
Owned by The Trustees of The University of Pennsylvania
Year Built: 2002

Pacific Northwest Region

**Stone 34**
Seattle, Washington
Managed and Owned by Unico Properties LLC
Year Built: 2014
<table>
<thead>
<tr>
<th>Classification</th>
<th>Region</th>
<th>Name</th>
<th>Address</th>
<th>Managed By</th>
<th>Owned By</th>
<th>Year Built</th>
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</thead>
<tbody>
<tr>
<td>Historical Building</td>
<td>Canada Region</td>
<td>25 King Street West</td>
<td>Toronto, Ontario, Canada</td>
<td>QuadReal Property Group Limited Partnership</td>
<td>British Columbia Investment Management Corporation (BCI)</td>
<td>1931</td>
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<td></td>
<td>Middle Atlantic Region</td>
<td>Graybar Building</td>
<td>New York, New York</td>
<td>SL Green Realty Corp.</td>
<td>SL Green Realty Corp.</td>
<td>1927</td>
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<td></td>
<td>Southern Region</td>
<td>Jessie Ball duPont Center</td>
<td>Jacksonville, Florida</td>
<td>CBRE</td>
<td>Jessie Ball duPont Fund</td>
<td>1965</td>
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<td>North Central Region</td>
<td>Rookery</td>
<td>Chicago, Illinois</td>
<td>The John Buck Company</td>
<td>The John Buck Company</td>
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<td>Pacific Southwest Region</td>
<td>The CalEdison</td>
<td>Los Angeles, California</td>
<td>Rising Realty Partners</td>
<td>CalEdison Owner, LLC</td>
<td>1931</td>
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<td>Industrial Building</td>
<td>Canada Region</td>
<td>9050 Airport Road</td>
<td>Brampton, Ontario, Canada</td>
<td>Oxford Properties Group</td>
<td>Industrial 5000 Real Estate Investments Inc.</td>
<td>2000</td>
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<td>Pacific Southwest Region</td>
<td>Depot Park</td>
<td>Sacramento, California</td>
<td>Cushman &amp; Wakefield</td>
<td>BRE Depot Park LLC, a Link Industrial Property</td>
<td>1946</td>
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<td>Medical Office Building</td>
<td>Southwest Region</td>
<td>Lockheed Martin</td>
<td>Tampa, Florida</td>
<td>CBRE</td>
<td>IC Industrial REIT</td>
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<td>North Central Region</td>
<td>Lavin Family Pavilion</td>
<td>Chicago, Illinois</td>
<td>Northwestern Memorial HealthCare</td>
<td>Northwestern Memorial Hospital</td>
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<td>Southern Region</td>
<td>NSH Cherokee Towne Lake Medical Office Building</td>
<td>Canton, Georgia</td>
<td>Realty Trust Group</td>
<td>Physicians Realty Trust</td>
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<td>Mixed-Use Building</td>
<td>Southern Region</td>
<td>Carolina Square</td>
<td>Raleigh, North Carolina</td>
<td>CBRE</td>
<td>Raleigh</td>
<td>Northwood Ravin</td>
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<td>Middle Atlantic Region</td>
<td>FMC Tower at Cira Centre South</td>
<td>Philadelphia, Pennsylvania</td>
<td>Brandywine Realty Trust</td>
<td>Brandywine Cira Walnut I, LP</td>
<td>2014</td>
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<td>Canada Region</td>
<td>MaRS West Tower</td>
<td>Toronto, Ontario, Canada</td>
<td>MaRS Real Estate</td>
<td>MaRS Phase II Investment Trust Inc.</td>
<td>2014</td>
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<td>Southwest Region</td>
<td>Pavilion in the Park</td>
<td>Little Rock, Arkansas</td>
<td>Colliers International</td>
<td>Vivacat Investors, LLC</td>
<td>1985</td>
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</table>
PUBLIC ASSEMBLY BUILDING

Canada Region
Halifax Central Library
Halifax, Nova Scotia, Canada
Managed and Owned by Halifax Regional Municipality
Year Built: 2014

North Central Region
Harold Washington Library Center
Chicago, Illinois
Managed by CBRE
Owned by City of Chicago
Year Built: 1991

Middle Atlantic Region
Phoenixville Foundry
Exton, Pennsylvania
Managed and Owned by Hankin Group
Year Built: 1882

Southern Region
Tri-Rail Pompano Beach Train Station,
Corporate Office and Public Parking Garage
Pompano Beach, Florida
Managed by Stiles Property Management
Owned by South Florida Regional Transportation
Year Built: 2016

Pacific Southwest Region
Whitney Ranch Recreation Center
Henderson, Nevada
Managed and Owned by City of Henderson
Year Built: 2000

RENOVATED BUILDING

North Central Region
1 North Dearborn
Chicago, Illinois
Managed by MB Real Estate Services Inc.
Owned by OND Property LLC
Year Built: 1929

Canada Region
101 McNabb Street
Markham, Ontario, Canada
Managed by Crown Property Management Inc.
Owned by OP Trust Office Inc.
Year Built: 1984

Southern Region
Doctor's Center at Emory St. Joseph's Hospital
Atlanta, Georgia
Managed by Lillibridge Healthcare Services Inc.
Owned by LHT North Atlanta, LLC
Year Built: 1980

Pacific Southwest Region
Playa District
Los Angeles, California
Managed and Owned by EQ Office
Year Built: 1987

Midwest Northern Region
TractorWorks
Minneapolis, Minnesota
Managed by City Center Real Estate Services
Owned by TractorWorks LLC
Year Built: 1902

RETAIL

Southern Region
SouthPark Village Shopping Center
Raleigh, North Carolina
Managed by CBRE | Raleigh
Owned by Optimus Springs, LLC
Year Built: 2009

Canada Region
Yorkdale Shopping Centre
Toronto, Ontario, Canada
Managed by Oxford Properties Group
Owned by Alberta Investment Management Corporation (AIMCo) and Ontario Municipal Employees’ Retirement System (OMERS) via subsidiary Oxford Properties Group
Year Built: 1964

SUBURBAN OFFICE PARK LOW-RISE

Southern Region
Highland Oaks
Tampa, Florida
Managed by Cushman & Wakefield
Owned by PRII Highland Oaks, LLC
Year Built: 1999

Southwest Region
Las Cimas II & III
Austin, Texas
Managed by Cushman & Wakefield
 Owned by Las Cimas Owner, LP
Year Built: 2001

Pacific Southwest Region
Pleasanton Corporate Commons
Pleasanton, California
Managed by Hines
Owned by UBS
Year Built: 2000

Middle Atlantic Region
The Center at Corporate Drive
Burlington, Massachusetts
Managed by CBRE-NE, Inc.
Owned by Spear Street Capital
Year Built: 1990
### SUBURBAN OFFICE PARK MID-RISE

**Middle Atlantic Region**
- **200 & 400 Bridgewater Crossings**
  - Bridgewater, New Jersey
  - Managed by Piedmont Office Management, LLC
  - Owned by Piedmont Office Realty Trust, Inc.
  - Year Built: 2002

**Southern Region**
- **Corporate Center I-IV at International Plaza**
  - Tampa, Florida
  - Managed by Cousins Properties
  - Owned by Cousins International Plaza LLC
  - Year Built: 1999

**Southwest Region**
- **Greenhill Towers**
  - Addison, Texas
  - Managed by Holt Lunsford Commercial
  - Owned by Codina Partners
  - Year Built: 1985

**Canada Region**
- **Mississauga City Centre**
  - Mississauga, Ontario, Canada
  - Managed by Morguard Investments Limited
  - Owned by Morguard Corporation and MCC Ontario Limited
  - Year Built: 1969

**Pacific Southwest Region**
- **The Water Garden**
  - Santa Monica, California
  - Managed by CBRE
  - Owned by JPMorgan
  - Year Built: 1990

### UNDER 100,000 SQ FT

**Southern Region**
- **11 Corporate Boulevard**
  - Atlanta, Georgia
  - Managed by The RMR Group LLC
  - Owned by Government Properties Income Trust LLC
  - Year Built: 1968

**Pacific Southwest Region**
- **100 View**
  - Burlingame, California
  - Managed by Cushman & Wakefield
  - Owned by 500 Mountain View LLC
  - Year Built: 1985

**Middle Atlantic Region**
- **707 Eagleview Blvd.**
  - Exton, Pennsylvania
  - Managed and Owned by Hankin Group
  - Year Built: 1999

### 100,000-249,999 SQ FT

**Southwest Region**
- **FOURTEEN5**
  - Dallas, Texas
  - Managed by Cawley Partners
  - Owned by 14555 Building Owner LLC
  - Year Built: 2018

**Middle Atlantic Region**
- **160 Gould Street**
  - Boston, Massachusetts
  - Managed by Cushman & Wakefield
  - Owned by James Campbell Company LLC
  - Year Built: 1987

**Canada Region**
- **351 Water**
  - St. John's, Newfoundland and Labrador, Canada
  - Managed by East Port Properties Limited
  - Year Built: 2014

**North Central Region**
- **1515 West Webster**
  - Chicago, Illinois
  - Managed by Sterling Bay Property Management, LLC
  - Owned by 1511 W. Webster, LLC
  - Year Built: 2018

**Midwest Northern Region**
- **Kraus-Anderson Headquarters**
  - Minneapolis, Minnesota
  - Managed by Kraus-Anderson Realty Company
  - Owned by Kraus-Anderson Companies LLC
  - Year Built: 2016

### 250,000-499,999 SQ FT

**North Central Region**
- **One Towne Square**
  - Southfield, Michigan
  - Managed by REDICO
  - Owned by Allied Phase One Venture, LLC
  - Year Built: 1992
<table>
<thead>
<tr>
<th>Region</th>
<th>Building Name</th>
<th>City</th>
<th>State</th>
<th>Managed By</th>
<th>Owned By</th>
<th>Year Built</th>
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<tbody>
<tr>
<td>Canada Region</td>
<td>95 St. Clair Avenue West</td>
<td>Toronto</td>
<td>Ontario</td>
<td>Colliers International</td>
<td>Desjardins Financial Security Life Assurance Company</td>
<td>1967</td>
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<td>Canada Region</td>
<td>25 York Street</td>
<td>Toronto</td>
<td>Ontario</td>
<td>Menkes Property Management Services Ltd.</td>
<td>Menkes Union Tower Inc.</td>
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<td>Middle Atlantic Region</td>
<td>125 Summer Street</td>
<td>Boston</td>
<td>Massachusetts</td>
<td>Oxford Properties Group</td>
<td>OPG 125 Summer Owner (DE) LLC</td>
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<td>Middle Atlantic Region</td>
<td>225 Franklin Street</td>
<td>Boston</td>
<td>Massachusetts</td>
<td>Oxford Properties Group</td>
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<td>801 Tower</td>
<td>Los Angeles</td>
<td>California</td>
<td>Transwestern Commercial Services</td>
<td>Barings</td>
<td>1992</td>
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<td>333 Bush Street</td>
<td>San Francisco</td>
<td>California</td>
<td>Tishman Speyer</td>
<td>333 Bush L.L.C.</td>
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<td>Southwest Region</td>
<td>Amegy Tower</td>
<td>Houston</td>
<td>Texas</td>
<td>Hines Interests Limited Partnership</td>
<td>ZB, N.A., d/b/a Amegy Bank</td>
<td>2016</td>
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<td>Southwest Region</td>
<td>401 North Michigan</td>
<td>Chicago</td>
<td>Illinois</td>
<td>Zeller Management Corporation</td>
<td>W-Z NMA Holdings VIII, LP and Invesco Real Estate</td>
<td>1964</td>
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<td>Midwest Northern Region</td>
<td>Crescent Ridge Corporate Center I</td>
<td>Minnetonka</td>
<td>Minnesota</td>
<td>Cushman &amp; Wakefield</td>
<td>Property Reserve, Inc.</td>
<td>1999</td>
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<td>Midwest Northern Region</td>
<td>LaSalle Plaza</td>
<td>Minneapolis</td>
<td>Minnesota</td>
<td>Zeller Realty Group</td>
<td>Zeller-800 LaSalle Avenue LLC</td>
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<td>Southern Region</td>
<td>Hock Plaza</td>
<td>Durham</td>
<td>North Carolina</td>
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<td>Harrison Street Real Estate</td>
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<td>Pacific Northwest Region</td>
<td>Skyline Tower</td>
<td>Bellevue</td>
<td>Washington</td>
<td>Kilroy Realty Corporation</td>
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<td>Pacific Northwest Region</td>
<td>West 8th</td>
<td>Seattle</td>
<td>Washington</td>
<td>CBRE</td>
<td>RAR2-West 8th, LLC</td>
<td>2009</td>
</tr>
</tbody>
</table>
OVER 1 MILLION SQ FT

Midwest Northern Region

**Fifth Street Towers**  
Minneapolis, Minnesota  
Managed by Zeller Realty Group  
Owned by Fifth Street Towers Properties LLC  
Year Built: 1984

Middle Atlantic Region

**11 Madison Avenue**  
New York, New York  
Managed and Owned by SL Green Realty Corp. and PGIM Real Estate  
Year Built: 1929

North Central Region

**70 West Madison**  
Chicago, Illinois  
Managed by Hearn Company  
Owned by 3 FNP Owner, LLC  
Year Built: 1981

Pacific Northwest Region

**1201Third**  
Seattle, Washington  
Managed by Wright Runstad & Company  
Owned by MetLife and NYSCRF  
Year Built: 1988

Pacific Southwest Region

**Irvine Towers**  
Irvine, California  
Managed and Owned by Irvine Company Office Properties  
Year Built: 1983

Canada Region

**Scotia Square**  
Halifax, Nova Scotia, Canada  
Managed by Crombie REIT  
Owned by Crombie Developments Limited  
Year Built: 1969

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