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
**HISTORICAL BUILDING**

*Canada Region*

25 King Street West
Toronto, Ontario, Canada
Managed by QuadReal Property Group Limited Partnership
Owned by British Columbia Investment Management Corporation (BCI)
Year Built: 1931

*Middle Atlantic Region*

Graybar Building
New York, New York
Managed and Owned by SL Green Realty Corp.
Year Built: 1927

*Southern Region*

Jessie Ball duPont Center
Jacksonville, Florida
Managed by CBRE
Owned by Jessie Ball duPont Fund
Year Built: 1965

*North Central Region*

Rookery
Chicago, Illinois
Managed by The John Buck Company
Owned by The Rookery LP
Year Built: 1888

*Pacific Southwest Region*

The CalEdison
Los Angeles, California
Managed by Rising Realty Partners
Owned by CalEdison Owner, LLC
Year Built: 1931

**INDUSTRIAL BUILDING**

*Canada Region*

9050 Airport Road
Brampton, Ontario, Canada
Managed by Oxford Properties Group
Owned by Industrial 5000 Real Estate Investments Inc.
Year Built: 2000

*North Central Region*

Butterfield 4000
Oak Brook, Illinois
Managed and Owned by Duke Realty
Year Built: 2016

*Pacific Southwest Region*

Depot Park
Sacramento, California
Managed by Cushman & Wakefield
Owned by BRE Depot Park LLC, a Link Industrial Property
Year Built: 1946

**MEDICAL OFFICE BUILDING**

*Southern Region*

Lockheed Martin
Tampa, Florida
Managed by CBRE
Owned by IC Industrial REIT
Year Built: 1997

*North Central Region*

Lavin Family Pavilion
Chicago, Illinois
Managed by Northwestern Memorial HealthCare
Owned by Northwestern Memorial Hospital
Year Built: 2014

*Southern Region*

NSH Cherokee Towne Lake Medical Office Building
Canton, Georgia
Managed by Realty Trust Group
Owned by Physicians Realty Trust
Year Built: 2013

**MIXED-USE BUILDING**

*Southern Region*

Carolina Square
Raleigh, North Carolina
Managed by CBRE | Raleigh
Owned by Northwood Ravin
Year Built: 2017

*Middle Atlantic Region*

FMC Tower at Cira Centre South
Philadelphia, Pennsylvania
Managed by Brandywine Realty Trust
Owned by Brandywine Cira Walnut I, LP
Year Built: 2014

*Canada Region*

MaRS West Tower
Toronto, Ontario, Canada
Managed by MaRS Real Estate
Owned by MaRS Phase II Investment Trust Inc.
Year Built: 2014

*Southwest Region*

Pavilion in the Park
Little Rock, Arkansas
Managed by Colliers International
Owned by Vivacat Investors, LLC
Year Built: 1985
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 Eaglevie 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
Owned by TD Greystone Managed Investments
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

Pacific Southwest Region

Tustin Centre
Santa Ana, California
Managed by Greenlaw
Owned by Tustin Centre Property Owner, LLC
Year Built: 1991

Southern Region

Waterford Plaza
Tampa, Florida
Managed and Owned by Parmenter Realty Partners
Year Built: 1986

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
Canada Region
95 St. Clair Avenue West
Toronto, Ontario, Canada
Managed by Colliers International
Owned by Desjardins Financial Security Life Assurance Company
Year Built: 1967

Middle Atlantic Region
125 Summer Street
Boston, Massachusetts
Managed by Oxford Properties Group
Owned by OPG 125 Summer Owner (DE) LLC
Year Built: 1989

Pacific Southwest Region
801 Tower
Los Angeles, California
Managed by Transwestern Commercial Services
Owned by Barings
Year Built: 1992

Southwest Region
Amegy Tower
Houston, Texas
Managed by Hines Interests Limited Partnership
Owned by ZB, N.A., d/b/a Amegy Bank
Year Built: 2016

Midwest Northern Region
Crescent Ridge Corporate Center I
Minnetonka, Minnesota
Managed by Cushman & Wakefield
Owned by Property Reserve, Inc.
Year Built: 1999

Southern Region
Hock Plaza
Durham, North Carolina
Managed by Hines
Owned by Harrison Street Real Estate
Year Built: 2003

Pacific Northwest Region
Skyline Tower
Bellevue, Washington
Managed and Owned by Kilroy Realty Corporation
Year Built: 1983

500,000-1 MILLION SQ FT
Canada Region
25 York Street
Toronto, Ontario, Canada
Managed by Menkes Property Management Services Ltd.
Owned by Menkes Union Tower Inc.
Year Built: 2009

Middle Atlantic Region
225 Franklin Street
Boston, Massachusetts
Managed and Owned by Oxford Properties Group
Year Built: 1966

Pacific Southwest Region
333 Bush Street
San Francisco, California
Managed by Tishman Speyer
 Owned by 333 Bush L.L.C.
Year Built: 1986

North Central Region
401 North Michigan
Chicago, Illinois
Managed by Zeller Management Corporation
Owned by W-Z NMA Holdings VIII, LP and Invesco Real Estate
Year Built: 1964

Midwest Northern Region
LaSalle Plaza
Minneapolis, Minnesota
Managed by Zeller Realty Group
Owned by Zeller-800 LaSalle Avenue LLC
Year Built: 1991

Southwest Region
McKinney & Olive
Dallas, Texas
Managed by Crescent Property Services
Owned by Institutional Investors Advised by J.P. Morgan Asset Management
Year Built: 2016

Southern Region
Promenade
Atlanta, Georgia
Managed and Owned by Cousins Properties Incorporated
Year Built: 1990

Pacific Northwest Region
West 8th
Seattle, Washington
Managed by CBRE
Owned by RAR2-West 8th, LLC
Year Built: 2009
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

**1201 Third**
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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