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—which became 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 Immobiliere 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

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

**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
<table>
<thead>
<tr>
<th><strong>PUBLIC ASSEMBLY BUILDING</strong></th>
<th><strong>RENOVATED BUILDING</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Canada Region</strong></td>
<td></td>
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<tr>
<td>Halifax Central Library</td>
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<tr>
<td>Halifax, Nova Scotia, Canada</td>
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<tr>
<td>Managed and Owned by Halifax Regional Municipality</td>
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<tr>
<td>Year Built: 2014</td>
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<tr>
<td><strong>North Central Region</strong></td>
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<tr>
<td>Harold Washington Library Center</td>
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<tr>
<td>Chicago, Illinois</td>
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<td>Managed by CBRE</td>
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<tr>
<td>Owned by City of Chicago</td>
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<tr>
<td>Year Built: 1991</td>
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<tr>
<td><strong>Middle Atlantic Region</strong></td>
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<tr>
<td>Phoenixville Foundry</td>
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<tr>
<td>Exton, Pennsylvania</td>
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<tr>
<td>Managed and Owned by Hankin Group</td>
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<tr>
<td>Year Built: 1882</td>
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<tr>
<td><strong>Southern Region</strong></td>
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<tr>
<td>Tri-Rail Pompano Beach Train Station, Corporate Office and Public Parking Garage</td>
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<tr>
<td>Pompano Beach, Florida</td>
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<tr>
<td>Managed by Stiles Property Management</td>
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<tr>
<td>Owned by South Florida Regional Transportation</td>
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<tr>
<td>Year Built: 2016</td>
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<tr>
<td><strong>Pacific Southwest Region</strong></td>
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<tr>
<td>Whitney Ranch Recreation Center</td>
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<td>Henderson, Nevada</td>
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<tr>
<td>Managed and Owned by City of Henderson</td>
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<tr>
<td>Year Built: 2000</td>
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<tr>
<td><strong>RETAIL</strong></td>
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<tr>
<td><strong>Canada Region</strong></td>
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<tr>
<td>Yorkdale Shopping Centre</td>
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<tr>
<td>Toronto, Ontario, Canada</td>
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<tr>
<td>Managed by Oxford Properties Group</td>
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<tr>
<td>Owned by Alberta Investment Management Corporation (AIMCo) and Ontario Municipal Employees’ Retirement System (OMERS) via subsidiary Oxford Properties Group</td>
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<tr>
<td>Year Built: 1964</td>
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<tr>
<td><strong>Southern Region</strong></td>
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<tr>
<td>SouthPark Village Shopping Center</td>
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<td>Raleigh, North Carolina</td>
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<tr>
<td>Managed by CBRE</td>
<td>Raleigh</td>
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<tr>
<td>Owned by Optimus Springs, LLC</td>
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<td>Year Built: 2009</td>
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<tr>
<td><strong>SUBURBAN OFFICE PARK LOW-RISE</strong></td>
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<tr>
<td><strong>Canada Region</strong></td>
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<tr>
<td>101 McNabb Street</td>
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<tr>
<td>Markham, Ontario, Canada</td>
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<tr>
<td>Managed by Crown Property Management Inc.</td>
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<td>Owned by OP Trust Office Inc.</td>
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<tr>
<td>Year Built: 1984</td>
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<tr>
<td><strong>Southern Region</strong></td>
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<tr>
<td>Doctor’s Center at Emory St. Joseph’s Hospital</td>
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<td>Atlanta, Georgia</td>
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<td>Managed by Lillibridge Healthcare Services Inc.</td>
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<td>Owned by LHT North Atlanta, LLC</td>
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<tr>
<td>Year Built: 1980</td>
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<tr>
<td><strong>Pacific Southwest Region</strong></td>
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<tr>
<td>Pleasanton Corporate Commons</td>
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<tr>
<td>Pleasanton, California</td>
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<tr>
<td>Managed by Hines</td>
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<td>Owned by UBS</td>
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<td>Year Built: 2000</td>
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<tr>
<td><strong>Middle Atlantic Region</strong></td>
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<tr>
<td>The Center at Corporate Drive</td>
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<tr>
<td>Burlington, Massachusetts</td>
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<tr>
<td>Managed by CBRE-NE, Inc.</td>
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<tr>
<td>Owned by Spear Street Capital</td>
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<tr>
<td>Year Built: 1990</td>
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</tbody>
</table>
**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 Eagleville Blvd.**
Exton, Pennsylvania
Managed and Owned by Hankin Group
Year Built: 1999

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**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

**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

**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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