

The logo features a stylized building icon on the left, composed of several vertical bars of varying heights. To the right of the icon, the word "BOMA" is written in a bold, sans-serif font. Below "BOMA", the word "TOBY" is written in a much larger, bold, sans-serif font. Underneath "TOBY", the word "AWARDS" is written in a smaller, spaced-out, sans-serif font. The entire logo is rendered in a golden-yellow color.

BOMA
TOBY
AWARDS

The Outstanding Building
of the Year® Awards

Music City Center
Nashville, Tennessee

June 28, 2022



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Jon Petz, CSP

*Motivational Speaker/Performance Expert
Two-Time Best-Selling Author
Business Magician*

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BOMA REGIONAL MEMBERS OF THE YEAR



CANADA
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Senior Property Manager
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(West) Inc.



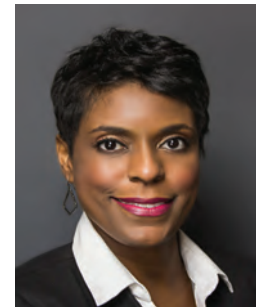
**MIDDLE ATLANTIC
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BOMA Fellow, RPA
Deputy Director, WTC
Redevelopment/
Operations
The Port Authority of
New York and New
Jersey



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SOUTHWEST REGION
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2022 TOBY® AWARD NOMINEES

This year's nominees for The Outstanding Building of the Year® (TOBY®) Awards, competing in 14 project categories, embody the highest level of quality building operations and management and set the bar for commercial real estate excellence...today and tomorrow. First named winners in TOBY Award competitions at their local associations, each entrant then went on to participate in competitions at the regional level. The following represent those 62 regional winners that are this year's nominees for the highest honor: a 2022 BOMA International TOBY Award.

Special thanks to The Home Depot Pro,™ the official sponsor of the 2022 TOBY Awards



CORPORATE FACILITY

Single-use facilities that are at least 50 percent occupied by a corporate entity



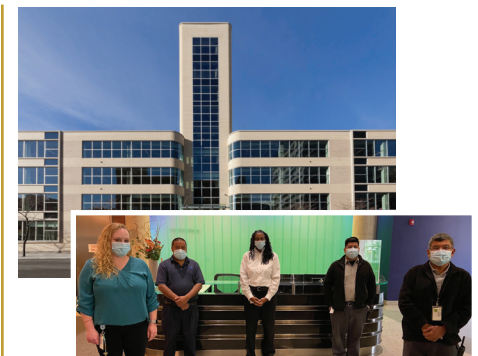
CANADA
190 Simcoe Street
 Toronto, Ontario, Canada

Managed by Great-West Life Realty Advisors Inc.
 Owned by The Canada Life Assurance Company
 Year Built: 1970



MIDDLE ATLANTIC REGION
200 Technology Square
 Cambridge, Massachusetts

Managed by Alexandria Real Estate Equities, Inc.
 Owned by Alexandria Real Estate Equities, Inc.
 Year Built: 1962



NORTH CENTRAL REGION
400 South Jefferson
 Chicago, Illinois

Managed by The RMR Group, LLC
 Owned by SIR Chicago, LLC
 Year Built: 1946





MIDWEST NORTHERN REGION
950 Nicollet
 Minneapolis, Minnesota

Managed by JLL
 Owned by Menlo Equities
 Year Built: 2001



SOUTHERN REGION
NCR Global Headquarters
 Atlanta, Georgia

Managed by Cousins Properties
 Owned by Cousins Properties
 Year Built: 2018

EARTH

Sustainability-focused office buildings that preserve and enhance the environment



MIDDLE ATLANTIC REGION
11 Madison Avenue
 New York, New York

Managed by SL Green Realty Corp.
 Owned by SL Green Realty Corp.
 Year Built: 1929



MIDWEST NORTHERN REGION
Denver Place
 Denver, Colorado

Managed by LBA Realty, LLC
 Owned by LBA Realty Fund III-
 Company III, LLC
 Year Built: 1981



PACIFIC SOUTHWEST REGION
GSA Professional Office Building
 Phoenix, Arizona

Managed by Ryan Companies US, Inc.
 Owned by NGP VI Phoenix AZ LLC
 Year Built: 2011



CANADA
Postmedia Place
 Toronto, Ontario, Canada

Managed by Greenrock Commercial Services Ltd.
 Owned by 505896 Ontario Limited operating as Postmedia Place
 Year Built: 1972





SOUTHERN REGION

Tampa City Center
Tampa, Florida

Managed by Cushman & Wakefield
Owned by Banyan Street Capital
Year Built: 1981



HISTORICAL BUILDING

Buildings that are at least 50 years old with their original design maintained



PACIFIC SOUTHWEST REGION

Bay Area Metro Center
San Francisco, California

Managed by Cushman & Wakefield
Owned by Bay Area Headquarters Authority
Year Built: 1942



MIDWEST NORTHERN REGION

Butler Square
Minneapolis, Minnesota

Managed by McGough Facility Management
Owned by Butler Properties, LLC
Year Built: 1906



CANADA

Canada Life Building
Toronto, Ontario, Canada

Managed by Great-West Life Realty Advisors Inc.
Owned by The Canada Life Assurance Company
Year Built: 1931



SOUTHERN REGION

Chesterfield
Durham, North Carolina

Managed by Cushman & Wakefield
Owned by Wexford Chesterfield MT, LLC
Year Built: 1948



SOUTHWEST REGION

Norwood Tower
Austin, Texas

Managed by ECR
Owned by Norwood Tower, LP
Year Built: 1929



MIDDLE ATLANTIC REGION

The Newbry Boston, Massachusetts

Managed by CBRE
Owned by Nuveen Real Estate
Year Built: 1940



NORTH CENTRAL REGION

The Old Post Office Chicago, Illinois

Managed by JLL
Owned by 601W Companies
Year Built: 1921



INDUSTRIAL BUILDING

One or more buildings, comprising a total industrial project, one to two stories in height, with more than 5 percent and less than 50 percent office area



CANADA

6990 Creditview Road Mississauga, Ontario, Canada

Managed by QuadReal Property Group
Owned by MNBP Single & Flex Holdings Inc.
Year Built: 2005



SOUTHERN REGION

Gateway Commerce Park Miami Gardens, Florida

Managed by EastGroup Properties, Inc.
Owned by EastGroup Properties, Inc.
Year Built: 2019



MEDICAL OFFICE BUILDING

Buildings with at least 75 percent medical use and at least 50 percent of dedicated medical use space for private physician or hospital-employed physician offices



SOUTHERN REGION

West Kendall Off Campus Emergency Department Miami, Florida

Managed by Baptist Health Enterprises Real Estate & Development
Owned by West Kendall Baptist Hospital
Year Built: 2018



MIXED-USE BUILDING

Properties with a minimum of 10 percent office with at least three components of retail, entertainment, residential, hotel, recreation or other functions



SOUTHERN REGION

Compson Place at Renaissance Commons Boynton Beach, Florida

Managed by Stiles Property Management
Owned by Compson Place Condominium Association Inc.
Year Built: 2007



MIDDLE ATLANTIC REGION

Rowes Wharf Boston, Massachusetts

Managed by JLL
Owned by Prime Property Fund/
Residences at Rowes Wharf
Year Built: 1987



RENOVATED BUILDING

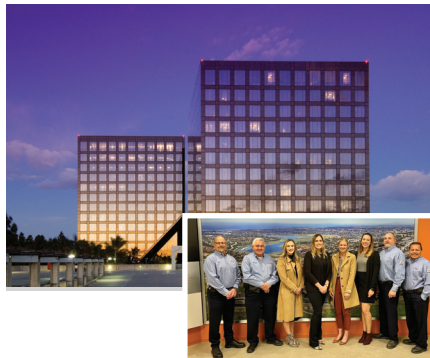
Buildings that are at least 15 years old, with occupancy maintained during the renovation process, which can encompass rehabilitation, modernization or remodeling



MIDWEST NORTHERN REGION

1999 Broadway Denver, Colorado

Managed by Hines
Owned by Franklin Street Properties
Year Built: 1985



PACIFIC SOUTHWEST REGION

Newport Gateway Irvine, California

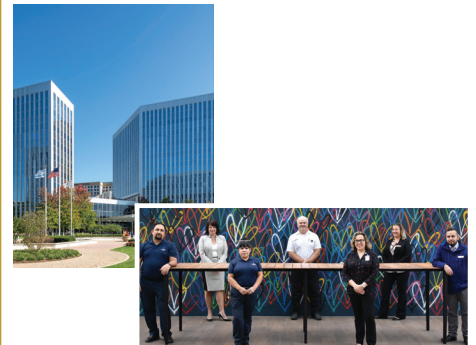
Managed by The Irvine Company
Owned by The Irvine Company
Year Built: 1980



SOUTHERN REGION

Northbridge Centre West Palm Beach, Florida

Managed by Vanderbilt Office Properties LLC
Owned by Northbridge Property Owner LLC
Year Built: 1983



NORTH CENTRAL REGION

Presidents Plaza Chicago, Illinois

Managed by Glenstar Properties LLC
Owned by Glenstar Properties LLC;
Angelo Gordon & Co., LP
Year Built: 1980



SUBURBAN OFFICE PARK LOW-RISE

Two or more buildings, one to five stories in height, that occupy land greater than five acres and are located outside of a central business district



SOUTHERN REGION

Highland Oaks Tampa, Florida

Managed by Cushman & Wakefield
Owned by PRII Highland Oaks, LLC
Year Built: 2000



PACIFIC SOUTHWEST REGION

Lakeview Corporate Center Westlake Village, California

Managed by LBA Realty
Owned by LBA Realty Fund III-Co. XII, LLC
Year Built: 1987



MIDDLE ATLANTIC REGION

Park 9 Wellesley Hills, Massachusetts

Managed by JLL
Owned by Sun Life Assurance Company of Canada
Year Built: 1972

SUBURBAN OFFICE PARK MID-RISE

Two or more buildings, with at least one building six to 10 stories in height, that occupy land greater than five acres and are located outside of a central business district



SOUTHERN REGION

Corporate Center I-IV at International Plaza Tampa, Florida

Managed by Cousins Properties
Owned by Cousins Properties
Year Built: 1999



SOUTHWEST REGION

Greenhill Towers Addison, Texas

Managed by Crescent Property Services, LLC
Owned by Codina Partners
Year Built: 1983



CANADA

Pearson Corporate Centre Etobicoke, Ontario, Canada

Managed by Crown Property Management Inc.
Owned by Crown Realty IV Limited Partnership
Year Built: 1985



UNDER 100,000 SQUARE FEET



MIDDLE ATLANTIC REGION
7 Post Office Square
 Boston, Massachusetts

Managed by Cushman & Wakefield
 Owned by Nuveen Real Estate
 Year Built: 1968



SOUTHERN REGION
Orion Center
 Tampa, Florida

Managed by The Dilweg Companies, LLC
 Owned by TDC Orion, LLC
 Year Built: 1987

100,000-249,999 SQUARE FEET



CANADA
2 Carlton Street
 Toronto, Ontario, Canada

Managed by Northam Realty Advisors Limited
 Owned by Carlton Tower Limited
 Year Built: 1959



PACIFIC SOUTHWEST REGION
4 Hutton
 Santa Ana, California

Managed by Cushman & Wakefield
 Owned by LaSalle Investment Management, Inc. dba I&G 4 Hutton, LLC
 Year Built: 1988



MIDDLE ATLANTIC REGION
**110 Greene Street-
 The SoHo Building**
 New York, New York

Managed by SL Green Management
 Owned by SL Green Realty Corp.
 Year Built: 1908



SOUTHWEST REGION
**Granite Place at
 Southlake Town Square**
 Southlake, Texas

Managed by Granite Properties
 Owned by Granite Properties
 Year Built: 2017



SOUTHERN REGION
Harborview Plaza
Tampa, Florida

Managed by Cousins Properties
 Owned by Cousins Properties
 Year Built: 2002



PACIFIC NORTHWEST REGION
Market Place Tower
Seattle, Washington

Managed by CBRE
 Owned by PGIM Real Estate
 Year Built: 1988



MIDWEST NORTHERN REGION
T3
Minneapolis, Minnesota

Managed by Hines
 Owned by LaSalle Investment Management
 Year Built: 2016



NORTH CENTRAL REGION
Town Center
Columbus, Ohio

Managed by Newmark Knight Frank
 Owned by Columbus/East Town-OP&F, Inc.
 Year Built: 1973

250,000-499,999
SQUARE FEET



PACIFIC SOUTHWEST REGION
100 Pine Street
San Francisco, California

Managed by Rockhill Management, LLC
 Owned by 100 Pine Owner, LLC
 Year Built: 1972



MIDDLE ATLANTIC REGION
2001 M Street
Washington, D.C.

Managed by Brookfield Properties
 Owned by 2001 M Co LLC
 Year Built: 1986





MIDWEST NORTHERN REGION

7700 France
Edina, Minnesota

Managed by Frauenshuh Property Management
Owned by Frauenshuh
Year Built: 1979



CANADA
Canada Square, 2180 Yonge Street
Toronto, Ontario, Canada

Managed by Oxford Properties Group
Owned by OPGI Management LP&CT REIT (Yonge Eglinton)
Year Built: 1972



NORTH CENTRAL REGION

Fulton West
Chicago, Illinois

Managed by CBRE
Owned by Commerz Real AG
Year Built: 2017



PACIFIC NORTHWEST REGION
Key Center
Bellevue, Washington

Managed by Kilroy Realty
Owned by Kilroy Realty
Year Built: 2000



SOUTHWEST REGION
Mandalay Tower 2
Irving, Texas

Managed by Parmenter Realty Partners
Owned by Parmenter Realty Partners
Year Built: 1979



SOUTHERN REGION
The Pointe
Tampa, Florida

Managed by Cousins Properties
Owned by Cousins Properties
Year Built: 1983



500,000-1 MILLION SQUARE FEET



CANADA

1 Adelaide Street East Toronto, Ontario, Canada

Managed by Great-West Life Realty Advisors Inc.

Owned by The Canada Life Assurance Company; OPTrust Office Inc.

Year Built: 1991



MIDDLE ATLANTIC REGION

99 High Street Boston, Massachusetts

Managed by Cushman & Wakefield

Owned by Nuveen Real Estate

Year Built: 1970



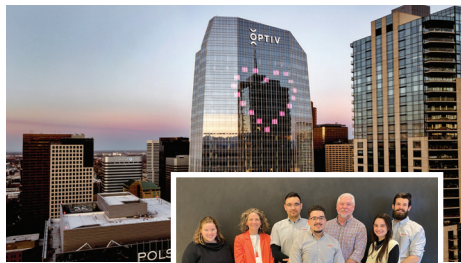
NORTH CENTRAL REGION

150 North Michigan Chicago, Illinois

Managed by CBRE

Owned by CBRE Global Investors

Year Built: 1983



MIDWEST NORTHERN REGION

1144 Fifteenth Denver, Colorado

Managed by Hines

Owned by 1144 Fifteenth Partners LLC

Year Built: 2018



PACIFIC SOUTHWEST REGION

Post Montgomery Center San Francisco, California

Managed by JLL

Owned by Post Montgomery

Associates

Year Built: 1982



SOUTHERN REGION

Urban Centre Tampa, Florida

Managed by JLL

Owned by Starwood Capital Group

Year Built: 1984

THANK YOU, 2022 TOBY® AWARD JUDGES!

The prestigious TOBY Awards program continues to be successful year after year, thanks to the help of judges across all levels of the competition. BOMA International wishes to extend our gratitude to all of the judges who evaluated this year's entries at the local and regional levels. And, a special thanks to the Awards Committee and those who judged the entries for BOMA International's competition.

OVER 1 MILLION SQUARE FEET



MIDDLE ATLANTIC REGION
10 Hudson Yards
 New York, New York

Managed by Related Hudson Yards Manager
 Owned by Legacy Yards Tenant LP
 Year Built: 2016



MIDWEST NORTHERN REGION
1801 California
 Denver, Colorado

Managed by Brookfield Properties
 Owned by BPREP 1801 California Street Owner, LLC
 Year Built: 1982



CANADA
Commerce Court
 Toronto, Ontario, Canada

Managed by QuadReal Property Group
 Owned by British Columbia Investment Management Corporation (bcIMC)
 Year Built: 1972



NORTH CENTRAL REGION
Kemper Lakes Business Center

Lake Zurich, Illinois
 Managed by Lincoln Property Company Commercial, Inc.
 Owned by Kemper Lakes Office Property Owner LLC
 Year Built: 1971



SOUTHWEST REGION
Post Oak Central
 Houston, Texas

Managed by Parkway
 Owned by Parkway
 Year Built: 1974



PACIFIC SOUTHWEST REGION
Salesforce Tower
 San Francisco, California

Managed by Boston Properties
 Owned by Boston Properties
 Year Built: 2018

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