The Outstanding Building of the Year® Awards

Music City Center
Nashville, Tennessee

June 28, 2022

With Your Master of Ceremonies
Jon Petz, CSP
Motivational Speaker/Performance Expert
Two-Time Best-Selling Author
Business Magician

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Wishing a special congratulations to this year’s TOBY winners.

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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
**EARTH**
Sustainability-focused office buildings that preserve and enhance the environment

**MIDWEST NORTHERN REGION**
950 Nicollet
Minneapolis, Minnesota
Managed by JLL
Owned by Menlo Equities
Year Built: 2001

**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

**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**
NCR Global Headquarters
Atlanta, Georgia
Managed by Cousins Properties
Owned by Cousins Properties
Year Built: 2018

**MIDWEST NORTHERN REGION**
Denver Place
Denver, Colorado
Managed by LBA Realty, LLC
Owned by LBA Realty Fund III-Company III, LLC
Year Built: 1981
**SOUTHERN REGION**

**Tampa City Center**  
Tampa, Florida  
Managed by Cushman & Wakefield  
Owned by Banyan Street Capital  
Year Built: 1981

**MIDWEST NORTHERN REGION**

**Butler Square**  
Minneapolis, Minnesota  
Managed by McGough Facility Management  
Owned by Butler Properties, LLC  
Year Built: 1906

**SOUTHERN REGION**

**Chesterfield**  
Durham, North Carolina  
Managed by Cushman & Wakefield  
Owned by Wexford Chesterfield MT, LLC  
Year Built: 1948

**PACIFIC SOUTHWEST REGION**

**Bay Area Metro Center**  
San Francisco, California  
Managed by Cushman & Wakefield  
Owned by Bay Area Headquarters Authority  
Year Built: 1942

**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

**SOUTHWEST REGION**

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

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**HISTORICAL BUILDING**

Buildings that are at least 50 years old with their original design maintained
**MIDDLE ATLANTIC REGION**

The Newbry
Boston, Massachusetts
Managed by CBRE
Owned by Nuveen Real Estate
Year Built: 1940

**SOUTHERN REGION**

Gateway Commerce Park
Miami Gardens, Florida
Managed by EastGroup Properties, Inc.
Owned by EastGroup Properties, Inc.
Year Built: 2019

**NORTH CENTRAL REGION**

The Old Post Office
Chicago, Illinois
Managed by JLL
Owned by 601W Companies
Year Built: 1921

**CANADA**

6990 Creditview Road
Mississauga, Ontario, Canada
Managed by QuadReal Property Group
Owned by MNBP Single & Flex Holdings Inc.
Year Built: 2005

**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

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**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

**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
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

MIDWEST NORTHERN REGION
1999 Broadway
Denver, Colorado
Managed by Hines
Owned by Franklin Street Properties
Year Built: 1985

SOUTHERN REGION
Northbridge Centre
West Palm Beach, Florida
Managed by Vanderbilt Office Properties LLC
Owned by Northbridge Property Owner LLC
Year Built: 1983

MIDDLE ATLANTIC REGION
Rowes Wharf
Boston, Massachusetts
Managed by JLL
Owned by Prime Property Fund/Residences at Rowes Wharf
Year Built: 1987

PACIFIC SOUTHWEST REGION
Newport Gateway
Irvine, California
Managed by The Irvine Company
Owned by The Irvine Company
Year Built: 1980

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

NORTH CENTRAL REGION
Presidents Plaza
Chicago, Illinois
Managed by Glenstar Properties LLC
Owned by Glenstar Properties LLC; Angelo Gordon & Co., LP
Year Built: 1980

MIXED-USE
BUILDING
RENOVATED
BUILDING
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

SOUTHWEST REGION
Greenhill Towers
Addison, Texas
Managed by Crescent Property Services, LLC
 Owned by Codina Partners
Year Built: 1983

SOUTHERN REGION
Corporate Center I-IV at International Plaza
Tampa, Florida
Managed by Cousins Properties
Owned by Cousins Properties
Year Built: 1999

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

PACIFC SOUTHWEST REGION
Pearson Corporate Centre
Etobicoke, Ontario, Canada
Managed by Crown Property Management Inc.
Owned by Crown Realty IV Limited Partnership
Year Built: 1985

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

CANADA
2 Carlton Street
Toronto, Ontario, Canada
Managed by Northam Realty Advisors Limited
Owned by Carlton Tower Limited
Year Built: 1959

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

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

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

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

**MIDWEST NORTHERN REGION**

**T3**
Minneapolis, Minnesota

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

**PACIFIC SOUTHWEST REGION**

**100 Pine Street**
San Francisco, California

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

**PACIFIC NORTHWEST REGION**

**Market Place Tower**
Seattle, Washington

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

**NORTH CENTRAL REGION**

**Town Center**
Columbus, Ohio

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

**MIDDLE ATLANTIC REGION**

**2001 M Street**
Washington, D.C.

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

250,000-499,999 SQUARE FEET
**MIDWEST NORTHERN REGION**

7700 France  
Edina, Minnesota  
Managed by Frauenshuh Property Management  
Owned by Frauenshuh  
Year Built: 1979

**NORTH CENTRAL REGION**

Fulton West  
Chicago, Illinois  
Managed by CBRE  
Owned by Commerz Real AG  
Year Built: 2017

**SOUTHWEST REGION**

Mandalay Tower 2  
Irving, Texas  
Managed by Parmenter Realty Partners  
Owned by Parmenter Realty Partners  
Year Built: 1979

**PACIFIC NORTHWEST REGION**

Key Center  
Bellevue, Washington  
Managed by Kilroy Realty  
Owned by Kilroy Realty  
Year Built: 2000

**SOUTHERN REGION**

The Pointe  
Tampa, Florida  
Managed by Cousins Properties  
Owned by Cousins Properties  
Year Built: 1983

**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
500,000-1 MILLION SQUARE FEET

NORTH CENTRAL REGION
150 North Michigan
Chicago, Illinois
Managed by CBRE
Owned by CBRE Global Investors
Year Built: 1983

PACIFIC SOUTHWEST REGION
Post Montgomery Center
San Francisco, California
Managed by JLL
Owned by Post Montgomery Associates
Year Built: 1982

MIDDLE ATLANTIC REGION
99 High Street
Boston, Massachusetts
Managed by Cushman & Wakefield
Owned by Nuveen Real Estate
Year Built: 1970

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

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

CANADA
Commerce Court
Toronto, Ontario, Canada
Managed by QuadReal Property Group
Owned by British Columbia Investment Management Corporation (bcIMC)
Year Built: 1972

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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