

# 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 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

### Southern Region

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

## MEDICAL OFFICE BUILDING

### Southwest Region

**Baylor Scott & White Charles A. Sammons Cancer Center**  
**Dallas, Texas**  
Managed and Owned by Physicians Realty Trust  
Year Built: 2011



### 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 Eagleview Blvd. Exton, Pennsylvania**

Managed and Owned by Hankin Group  
Year Built: 1999



## 100,000-249,999 SQ FT

*Southwest Region*

### **FOURTEENS 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*

#### **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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2020 TOBY® Awards.

