

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.

