

2021 TOBY® AWARD NOMINEES

This year's nominees for The Outstanding Building of the Year® (TOBY®) Awards, competing in 16 project categories, exemplify building operations and management excellence that sets the standard for the future of commercial real estate. 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 61 regional winners that are this year's nominees for the highest honor: a 2021 BOMA International TOBY Award.

Special thanks to The Home Depot Pro™, the official sponsor of the 2021 TOBY Awards



CORPORATE FACILITY

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



CANADA

287 Nelsons Court
Vancouver, British Columbia, Canada

Managed by Wesgroup Properties
Owned by Wesgroup Properties
Year Built: 2013



NORTH CENTRAL REGION

400 South Jefferson
Chicago, Illinois

Managed by The RMR Group
Owned by Office Properties Income Trust
Year Built: 1946



PACIFIC NORTHWEST REGION

Seattle Municipal Tower
Seattle, Washington

Managed by CBRE
Owned by the City of Seattle
Year Built: 1989



CANADA
205 Quarry Park
Calgary, Alberta,
Canada

Managed by Epic Investment Services (Alberta) Inc.
Owned by 205 Quarry Park GP Ltd.
Year Built: 2008



NORTH CENTRAL REGION
353 North Clark
Chicago, Illinois

Managed by CBRE
Owned by Heitman
Year Built: 2009



MIDDLE ATLANTIC REGION
485 Lexington Avenue
New York, New York

Managed by SL Green Realty Corp.
Owned by SL Green Realty Corp.
Year Built: 1957



EARTH

Sustainability-focused office buildings that preserve and enhance the environment



MIDDLE ATLANTIC REGION
120 Broadway
New York, New York

Managed by Silverstein Properties, Inc.
Owned by Silverstein Properties, Inc.
Year Built: 1915



NORTH CENTRAL REGION
Central Standard Building
Chicago, Illinois

Managed by JLL
Owned by Beacon Capital Partners
Year Built: 1924



SOUTHERN REGION
Chesterfield
Durham,
North Carolina

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



HISTORICAL BUILDING

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

HISTORICAL BUILDING
Continued



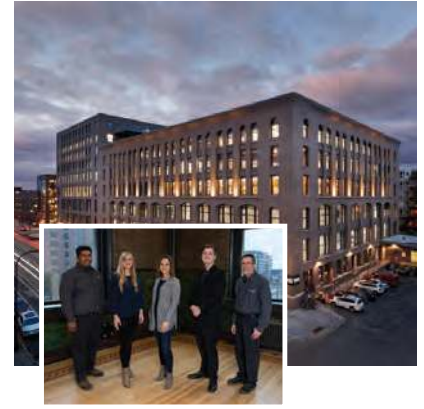
PACIFIC NORTHWEST REGION
Dexter Horton Building
Seattle, Washington

Managed by CIM Group
Owned by CIM Group
Year Built: 1924



CANADA
Queen's Quay Terminal
Toronto, Ontario,
Canada

Managed by Northam Realty
Advisors Ltd.
Owned by Northam CCPF II Tenco
(QQT) Ltd.; 10954594 Canada Inc.
Year Built: 1926



MIDWEST NORTHERN REGION
TractorWorks
Minneapolis,
Minnesota

Managed by City Center Real
Estate Services LLC
Owned by TractorWorks LLC
Year Built: 1902



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



SOUTHERN REGION
1001 North Greenfield Parkway
Garner, North
Carolina

Managed by Duke Realty
Owned by Duke Realty LP
Year Built: 2017



NORTH CENTRAL REGION
Butterfield 4000
Aurora, Illinois

Managed by Duke Realty
Owned by Duke Realty
Year Built: 2016

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



CANADA
1128 Hornby
Vancouver, British
Columbia, Canada

Managed by Wesgroup
Properties
Owned by Wesgroup
Properties
Year Built: 1985





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: 1981



MIDDLE ATLANTIC REGION
The Curtis Philadelphia, Pennsylvania

Managed by Keystone Property Group
Owned by Keystone Property Group
Year Built: 1909

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



NORTH CENTRAL REGION
Harold Washington Library Center
Chicago, Illinois

Managed by CBRE
Owned by the City of Chicago
Year Built: 1988

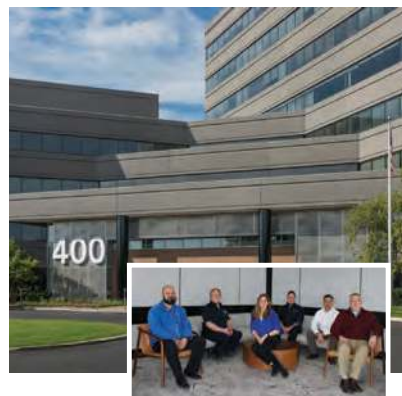
PUBLIC ASSEMBLY BUILDING

Publicly accessible buildings that support multiple uses and may influence their utility use, opening hours and tenant or occupant relations



CANADA
25 Watline Avenue
Mississauga, Ontario, Canada

Managed by BentallGreenOak (Canada) LP
Owned by Nicola Wealth Management Ltd.
Year Built: 1989



NORTH CENTRAL REGION
400 Skokie
Northbrook, Illinois

Managed by Ameritus, LLC
Owned by M-IV Skokie Property, LLC
Year Built: 1983



MIDDLE ATLANTIC REGION
401 Park
Boston, Massachusetts

Managed by Samuels & Associates
Owned by Samuels & Associates
Year Built: 1928

RENOVATED BUILDING

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

RENOVATED BUILDING

Continued



PACIFIC SOUTHWEST REGION

Techmart
Santa Clara,
California

Managed by Hudson Pacific Properties
Owned by Techmart Hudson Pacific Properties, LLC
Year Built: 1985



RETAIL

A group of retail and other commercial establishments, managed by one company as a single property, with a minimum of 50 percent occupancy



—ENCLOSED—

CANADA
10 Dundas East
Toronto, Ontario,
Canada

Managed by BentallGreenOak (Canada) LP
Owned by 10 Dundas Street Ltd.
Year Built: 2008



—OPEN AIR—

CANADA
Shops of Oakville South
Oakville, Ontario,
Canada

Managed by FCR Management Services LP
Owned by Shops of Oakville South Inc.
Year Built: 2013



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



CANADA
1-8 Prologis Boulevard
Mississauga,
Ontario, Canada

Managed by Triovest Realty Advisors Inc.
Owned by Healthcare of Ontario Pension Plan (HOOPP) Realty Inc.
Year Built: 2016



PACIFIC NORTHWEST REGION
Canyon Park Tech Center
Orem, Utah

Managed by The Muller Company
Owned by The Muller Company
Year Built: 1988



SOUTHERN REGION
Crossroads III
Cary, North Carolina

Managed by JLL
Owned by Raleigh Durham Office Partners LLC
Year Built: 1997

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



PACIFIC SOUTHWEST REGION

**The Exchange at Larkspur Landing
Larkspur, California**

Managed by Lincoln Property Company
Owned by Jamestown, LP
Year Built: 1980



SOUTHWEST REGION

**Greenhill Towers
Addison, Texas**

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



CANADA

**SouthCreek Corporate Centre
Markham, Ontario, Canada**

Managed by Northam Realty Advisors Ltd.
Owned by Northam CCPF Tenco (Commerce Valley Drive) Ltd.
Year Built: 2000



SOUTHERN REGION

**The Collective at Concourse
Atlanta, Georgia**

Managed by CBRE
Owned by CBRE Global Investors
Year Built: 1984



MIDDLE ATLANTIC REGION

**The District
Burlington
Burlington, Massachusetts**

Managed by National Development
Owned by NEEP Investors Holdings LLC
Year Built: 1971



CANADA

**1669 East Broadway
Vancouver, British Columbia, Canada**

Managed by Wesgroup Properties
Owned by Wesgroup Properties
Year Built: 2011



UNDER 100,000 SQUARE FEET

UNDER 100,000 SQUARE FEET

Continued



SOUTHERN REGION
3300 Paramount Parkway
Morrisville, North Carolina

Managed by Trinity Partners
Owned by Perimeter Park Offices, LP
Year Built: 2019

100,000-249,999 SQUARE FEET



MIDDLE ATLANTIC REGION
5 Wall Street
Burlington, Massachusetts

Managed by Piedmont Office Management
Owned by Piedmont-5 Wall Street Burlington, LLC
Year Built: 2008



SOUTHERN REGION
8 Corporate Square
Atlanta, Georgia

Managed by The RMR Group
Owned by Office Properties Income Trust
Year Built: 2000



CANADA
235 Yorkland Boulevard
North York, Ontario, Canada

Managed by Northam Realty Advisors Ltd.
Owned by 235 Investment Ltd.
Year Built: 1981



SOUTHWEST REGION
511 EJC
Irving, Texas

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



PACIFIC SOUTHWEST REGION
Airport Tower
Irvine, California

Managed by The Muller Company
Owned by OC Airport Owner, LLC
Year Built: 1987





NORTH CENTRAL REGION

**Edens
Northbrook, Illinois**

Managed by NAI Hiffman Asset Management
Owned by KBS Realty Advisors
Year Built: 1987



MIDWEST NORTHERN REGION

**Norman Pointe One
Bloomington, Minnesota**

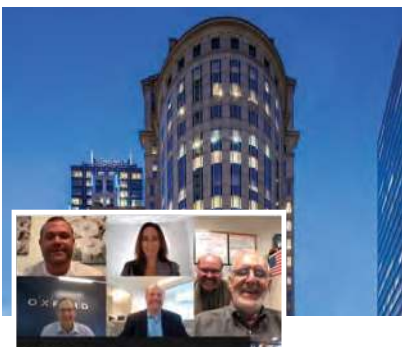
Managed by Piedmont Office Management
Owned by Piedmont Office Realty Trust
Year Built: 2000



PACIFIC SOUTHWEST REGION

**100 First Street
San Francisco, California**

Managed by Kilroy Realty
Owned by KR 100 First Street
Year Built: 1988



MIDDLE ATLANTIC REGION

**125 Summer Street
Boston, Massachusetts**

Managed by Oxford Properties Group
Owned by OPG 125 Summer Owner (DE) LLC
Year Built: 1989



CANADA

**745 Thurlow
Vancouver, British Columbia, Canada**

Managed by QuadReal Property Group LP
Owned by 2748355 Canada Inc.; 745 Thurlow Street Holdings Inc.
Year Built: 2015



SOUTHWEST REGION

**Amegy Tower
Houston, Texas**

Managed by Hines Interests LP
Owned by Zions Bancorporation, N.A., Inc. dba Amegy Bank
Year Built: 2016



250,000-499,999 SQUARE FEET
Continued



MIDWEST NORTHERN REGION

**Crescent Ridge
Corporate Center I
Minnetonka,
Minnesota**

Managed by Cushman & Wakefield
Owned by Property Reserve, Inc.
Year Built: 1999



PACIFIC NORTHWEST REGION

**Midtown21
Seattle, Washington**

Managed by CBRE
Owned by UIRE
Year Built: 2016



SOUTHERN REGION

**Resurgens Plaza
Atlanta, Georgia**

Managed by Zeller
Owned by Zeller
Year Built: 1988

500,000-1 MILLION SQUARE FEET



NORTH CENTRAL REGION

**150 North Michigan
Avenue
Chicago, Illinois**

Managed by CBRE
Owned by CBRE Global Investors
Year Built: 1983



SOUTHERN REGION

**300 South Tryon LLC
Charlotte,
North Carolina**

Managed by The Spectrum
Companies
Owned by 300 South Tryon LLC
Year Built: 2017



PACIFIC SOUTHWEST REGION

**333 Bush LLC
San Francisco,
California**

Managed by Tishman Speyer
Owned by 333 Bush LLC
Year Built: 1986





MIDDLE ATLANTIC REGION

**Cira Centre
Philadelphia,
Pennsylvania**

Managed by Brandywine Realty Trust
Owned by Brandywine Realty Trust
Year Built: 2005



PACIFIC NORTHWEST REGION

**Madison Centre
Seattle, Washington**

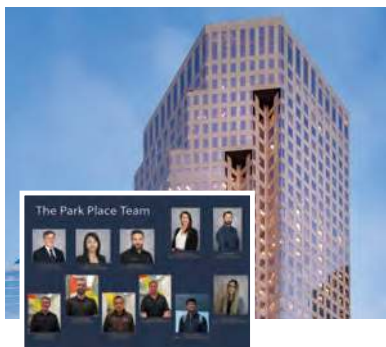
Managed by Schnitzer West, LLC
Owned by Madison Centre, LLC
Year Built: 2017



SOUTHWEST REGION

**McKinney & Olive
Dallas, Texas**

Managed by Crescent Property Services
Owned by JP Morgan Asset Services
Year Built: 2016



CANADA

**Park Place
Vancouver, British
Columbia, Canada**

Managed by QuadReal Property Group LP
Owned by 1672 Holdings Ltd.
Year Built: 1984



MIDWEST NORTHERN REGION

**U.S. Bancorp Center
Minneapolis,
Minnesota**

Managed by Piedmont Office Management, LLC
Owned by Piedmont Operating Partnership, LP
Year Built: 2000



MIDWEST NORTHERN REGION

**Fifth Street Towers
Minneapolis,
Minnesota**

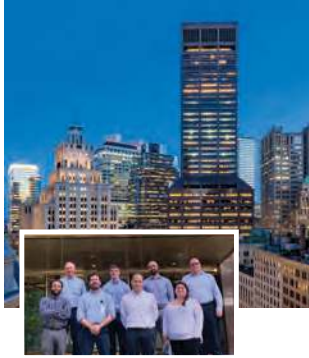
Managed by Zeller
Owned by Fifth Street Towers Properties, LLC
Year Built: 1988



OVER 1 MILLION SQUARE FEET

OVER 1 MILLION SQUARE FEET

Continued



MIDDLE ATLANTIC REGION
100 Federal Street
Boston,
Massachusetts

Managed by Boston Properties
Owned by Boston Properties
Year Built: 1971



NORTH CENTRAL REGION
150 North Riverside
Chicago, Illinois

Managed by CBRE
Owned by 150 North Riverside Titleholder, LLC
Year Built: 2017



CANADA
700 University Avenue
Toronto, Ontario,
Canada

Managed by Triovest Realty Advisors Inc.
Owned by 700 University Inc.
Year Built: 1975



SOUTHERN REGION
Terminus
Atlanta, Georgia

Managed by Cousins Properties, LP
Owned by Cousins Properties, LP
Year Built: 2009