



Thirteen North American Commercial Properties Win The Office Building of the Year (TOBY) Awards



Sacramento Building Wins The Earth Award

For Immediate Release

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TORONTO—The commercial real estate industry honored 13 North American commercial properties with The Office Building of the Year (TOBY) Award at the Building Owners and Managers Association (BOMA) International's North American Commercial Real Estate Congress and The Office Building Show held recently in Toronto, Ontario.

The TOBY winners were recognized for excellence in office building management and operations in specific categories of building size or type. Competition was fierce at the international competition level, with a total of 81 entries in 13 categories.

To win the international award, the office buildings first won both local and regional competitions. Judging was based on community impact, tenant/employee relations programs, energy management systems, accessibility for disabled people, emergency evacuation procedures, building personnel training programs, and overall quality indicators. A team of expert industry professionals also conducted a comprehensive building inspection.

The winners of the 2003-2004 TOBY Awards in the 13 categories as well as the Earth Award winner:

- In the renovated building category, the winner is **Bingham Office Center, Bingham Farms, Michigan**. The entry was submitted by building manager Cynthia McDonnell, CPM, RPA. The property management companies are Northco Management Services LLC, Colonnade Properties, LLC. The building is owned by Bingham Center Associates LLC, and was designed by Richard Gould Associates, Inc.
- In the historical building category, the winner is **The Esperson Buildings, Houston, Texas**. The entry was submitted by Donald H. Fischer, CPM, from Transwestern Commercial Services. The building is owned by DT Esperson I, L.P., and the architects were John and Drew Eberson, New York.
- In the corporate facility category, the winner is **TIAA-CREF Southern Service Center, Charlotte, North Carolina**. The building is owned by Teachers Insurance and Annuity Association of America, and the entry was submitted by property manager Susan Granson of Childress Klein Properties. The architect was Thompson, Ventulett, Stainback & Associates.
- In the medical office building category, the winner is **2450 Holcombe Building, Houston, Texas**. The entry was submitted by property manager Keith Weaver. The building is owned and managed by Texas Medical Center, and the architect was O. Neuhaus and Associates.
- In the government building category, the winner is **Royal Canadian Mounted Police 'K' Division Headquarters Building, Edmonton, Alberta**. The building is owned and managed by Public Works & Government Services Canada, and the entry was submitted by building manager David G. Whalen, RPA, C.E.T. The architect was The Cohos Evamy Partners.
- In the suburban office park, low-rise category, the winner is **Westwood Corporate Center, Orlando, Florida**. The entry was submitted by Laura T. Ragans, RPA. The office park is owned and managed by Manulife Financial, and the architect was Hunton Brady Architects.



- In the suburban office park, mid-rise category, the winner is **1730-1732 North First Street, San Jose, California**. The entry was submitted by Joann Eigenbrod from RNM Properties. The office park is owned by TNM First Street Center, L.P., and the architect was Kenneth Rodriguez & Partners.
- In the industrial office park category, the winner is **ProLogis Park at Orlando Corporate Center, Orlando, Florida**. The entry was submitted by Debbie Chamberlain, property manager from ProLogis. The office park is owned by ProLogis Industrial Properties II, Inc., and the architect was Horton, Harley, and Carter, Inc.
- In the buildings under 100,000 square foot category, the winner is **Advance at Bedminster II, Bedminster, New Jersey**. The entry was submitted by Luis J. Hernandez from Advance Realty Management, Inc., the building management company. The building owner is 2929 Advance Realty Group, and the architect was Rotwein & Blake.
- In the 100,000 to 249,999 square foot category, the winner is the **Granite Towers at Sugar Creek, Sugar Land, Texas**. The entry was submitted by Gary Baker, CPM, building manager from property management company Granite Properties, Inc. The building is owned by GPI Development, Inc., Granite Properties, Inc. Agent, and the architect was Kirksey & Partners, Houston.
- In the 250,000 to 499,999 square foot category, the winner is **The Sterling Commerce Building, Irving, Texas**. The entry was submitted by John Wehmeyer of Cousins Properties. The building is owned by Sterling Commerce (America), Inc. The architect was HKS, Inc., Dallas.
- In the 500,000 to 1 million square foot category, the winner is **Colonnade, Addison, Texas**. The entry was submitted by Linda Phillips, CPM, RPA of Equity Office, the buildings management. Colonnade's owners are TX-Colonnade of Dallas Limited Partnership. The architect for Towers I & II was Haldeman Miller Bregman. Tower III architect was Haldeman Powell & Partners
- In the over one million square foot category, the winner is **Peachtree Center, Atlanta, Georgia**. The entry was submitted by Clara Sanchez and Lori Hearn, from building management company Colonnade Properties. The building is owned by Taylor Simpson Group, and was designed by John C. Portman.
- The Earth Award winner is **The Joe Serna Jr. Cal/EPA Headquarters building in Sacramento, California**. Their entry was submitted by building managers Craig D. Sheehy and Michelle C. Blood and their property management team at Thomas Properties Group, LLC of Sacramento, California. The Joe Serna Jr. Cal/EPA Headquarters building is owned by the city of Sacramento, and was designed by A.C. Martin Partners.

The TOBY Awards are sponsored by Barton Protective Services Inc., and are presented at BOMA International's North American Commercial Real Estate Conference and The Office Building Show.

Founded in 1907, the Building Owners and Managers Association (BOMA) International is a dynamic international federation of over 100 local associations. The 19,000-plus members of BOMA International own or manage over 9 billion square feet of downtown and suburban commercial properties and facilities in North America and abroad. BOMA's mission is to enhance the human, intellectual and physical assets of the commercial real estate industry through advocacy, education, research, standards and information. For more information, please visit the BOMA International Web site at www.boma.org.

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Contact: Brian Lonergan, (202) 326-6315, blonergan@boma.org

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