

Fifteen Commercial Properties Win The Office Building of the Year (TOBY) Awards

BOMA International Honors Distinguished Properties

(DALLAS, TX—June 28, 2006) The commercial real estate industry honored 15 commercial properties with [The Office Building of the Year \(TOBY\)](#) and [Earth Awards](#) at the Building Owners and Managers Association (BOMA) International's annual North American Commercial Real Estate Congress® and The Office Building Show held recently in Dallas, Texas.

The TOBY and Earth Award winners were recognized for excellence in office building management and operations in specific categories of building size or type. 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 2006 TOBY and Earth Awards in the 14 categories:

- In the Renovated Building category, the winner is 500 Jefferson, Houston Texas, submitted by Darrel Holub. The property is managed and owned by Trizec Properties.
- In the Historical Building category, the winner is **LaSalle Bank Building, Chicago, Illinois**, submitted by Julie A. Nowak. The property management company is Jones Lang LaSalle Americas (Illinois), and the owner is LaSalle Bank.
- In the Corporate Facility category, the winner is **American Express Desert Ridge, Phoenix, Arizona**, submitted by Barbara Wodrich, RPA, FMA. The property management company is Trammell Crow Company, and the owner is American Express.
- In the Medical Office Building category, the winner is **1101 Madison Tower, Seattle, Washington**, submitted by Lori Granberg. The property management company is Trammell Crow Company, and the owner is Health Care Property Investors, Inc.
- In the Government Building category, the winner is **United States Courthouse, Fort Myers, Florida**, submitted by Lacey Willard, RPA. The property management company is the United States General Services Administration, and the owner is the United States Government.
- In the Suburban Office Park Low-Rise category, the winner is **Cumberland Metro Office Park, Chicago, Illinois**, submitted by Marie T. Croce. The property management company is CB Richard Ellis, Inc. and the owner is State of Hawaii Employee Retirement System.
- In the Suburban Office Park Mid-Rise category, the winner is **Corporate Centre of Cool Springs, Franklin, Tennessee**, submitted by Crystal Waller. The property management company is Crescent Resources, a subsidiary of Duke Energy, and the owner is Corporate Centre Acquisition Company.
- In the Industrial Office Park category, the winner is **Crystal Park Industrial Complex, Round Rock, Texas**, submitted by Don Roberts. The property management company is Opus West Management Corporation, and the owner is Opus Real Estate Texas, VI, LP.

- In the buildings Under 100,000 Square Foot category, the winner is **31 Inverness Center, Birmingham, Alabama**, submitted by Betty A. Swann, RPA. The property management company is Cousins Properties Services, and the owner is Teachers Insurance and Annuity Association.
- In the 100,000 to 249,999 Square Foot category, the winner is the **Grand Avenue Courtyard, El Segundo, California**, submitted by Christine Oritz. The property management company is Lowe Enterprise Real Estate Group, and the owner is Commonwealth Grand Avenue Corporation.
- In the 250,000 to 499,999 Square Foot category, the winner is **Hazard Center Office Tower, San Diego, California**, submitted by Lisa M. Gualco, RPA, FMA. The building is managed by PM Realty Group, and owner is 7510 Hazard, LLC.
- In the 250,000 to 499,999 Square Foot category, a Distinguished Entry Award goes to **Tower 42, London, United Kingdom**, submitted by Peter Merrett. The building is managed by Greycoat Estates and Atisreal, and owner is Tower Limited Partnership, a consortium comprising Merrill Lynch Investment Managers and Hermes Real Estate Limited.
- In the 500,000 to One Million Square Foot category, the winner is **One BriarLake Plaza, Houston, Texas**, submitted by Lizabeth Green. The building is managed by Crescent Property Services, and owner is Crescent One BriarLake Plaza, LP.
- In the Over One Million Square Foot category, the winner is **Marathon Oil Tower, Houston, Texas**, submitted by Mark R. Nicholson. The building is managed by Cushman & Wakefield, and owner is Tower Associates.
- The Earth Award winner is **Denver Place, Denver, Colorado**, submitted by Lori Carter, RPA. The building is managed by Amerimar Realty Management Company, and owner is Denver Place Associates, LP

The TOBY and Earth Awards program is sponsored by
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Founded in 1907, the Building Owners and Managers Association (BOMA) International is an international federation of more than 90 local associations and affiliated organizations. BOMA's 19,000-plus members own or manage more than 9 billion square feet of commercial properties in North America and abroad. The mission of BOMA International is to enhance the human, intellectual and physical assets of the commercial real estate industry through advocacy, education, research, standards and information.
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