

2013-2014 TOBY® Regional Winners

Corporate Facility

One & Three Nationwide Plaza

Owned by: Nationwide Insurance

Managed by: Nationwide Corporate Real Estate
Columbus, OH



22 Sylvan Way

Owned by: Mack-Cali Realty Corporation

Managed by: Wyndham Worldwide /Premier Facility Services
Parsippany, NJ

CalSTRS Headquarters

Owned by: CalSTRS

Managed by: Jones Lang LaSalle Americas, Inc.
West Sacramento, CA

General Mills

Owned by: Bentall Kennedy Prime Canadian Property Fund Ltd.

Managed by: Bentall Kennedy (Canada) LP
Mississauga, ON

Hunt Corporate Headquarters

Owned by: Hunt Consolidated, Inc.

Managed by: Hunt Office Management
Dallas, TX



Quintiles Plaza

Owned by: FSP Emperor Boulevard, LP

Managed by: Tri Properties, Inc.
Durham, NC



Target Plaza

Owned by: Target Corporation

Managed by: Target Corporate Real Estate
Minneapolis, MN

2013-2014 TOBY® Regional Winners

Earth

300 North LaSalle

Owned by: KBS Realty

Managed by: Hines Interests

Chicago, IL

333 South Seventh Street

Owned by: CalSTRS

Managed by: CBRE, Inc.

Minneapolis, MN



1100, boulevard René-Lévesque

Owned by: Oxford Properties Group / Groupe Desjardins

Managed by: Oxford Properties Group

Montréal, PQ

2500 Wildwood

Owned by: GC Net Lease (Atlanta Windy Ridge) Investors, LLC

Managed by: Transwestern

Atlanta, GA



Alley24 East

Owned by: Vulcan Inc / Pemco Insurance

Managed by: CBRE, Inc

Seattle, WA

Constellation Place

Owned by: Constellation Place, LLC

Managed by: JMB Real Estate Services Inc.

Los Angeles, CA



Energy Plaza

Owned by: Energy Future Holdings

Managed by: Transwestern

Dallas, TX



Hearst Tower

Owned by: Tishman Speyer

Managed by: Tishman Speyer

New York, NY



Sanctuary Park - Stonebridge III

Owned by: Sanctuary Park Realty Holding Company

Managed by: Jones Lang LaSalle Americas, Inc.

Alpharetta, GA



2013-2014 TOBY® Regional Winners

Government Building

1550 Main

Owned by: Massachusetts Development Finance Agency

Managed by: CBRE | NE Partners, LP
Springfield, MA

Arizona Game and Fish Building

Owned by: Arizona Wildlife Finance Corporation

Managed by: Lincoln Property Company
Phoenix, AZ

Eloise May Library

Owned by: Arapahoe Library District

Managed by: Arapahoe Library
Denver, CO

Historical Building

One Liberty Square

Owned by: One Liberty Square, LLC

Managed by: Lincoln Property Company
Boston, MA

Coleman A. Young Municipal Center

Owned by: Detroit-Wayne Joint Building Authority

Managed by: Hines
Detroit, MI

Ford Center

Owned by: United Properties, LLC

Managed by: Cushman & Wakefield/NorthMarq
Minneapolis, MN



Le Windsor

Owned by: Laurentian Weloga Limited Partnership

Managed by: Magil Laurentian Realty Management Inc.
Montréal, PQ

The Chamber of Commerce Building

Owned by: UCM/ERP-Chamber Building, LLC

Managed by: The Kutzer Company
Pasadena, CA

2013-2014 TOBY® Regional Winners

Historical Building (cont'd)

The Hurt Building

Owned by: Boxer F2, LP

Managed by: Boxer Property Management
Atlanta, GA



Industrial Office Building(s)

Expressway Commerce Center A & B

Owned by: EastGroup Properties, LP

Managed by: EastGroup Properties, LP
Tampa, FL

Fiesta Warehousing & Distribution Co.

Owned by: IndCor Properties

Managed by: CBRE, Inc.
San Antonio, TX

Henderson Commerce Center IV Phase I

Owned by: Harsch Investment Properties

Managed by: Harsch Investment Properties
Henderson, NV

Raritan Center Business Park

Owned by: Federal Business Centers

Managed by: Federal Business Centers
Edison, NJ

Medical Office Building

Intermountain Healthcare Memorial Clinic

Owned by: Intermountain Healthcare

Managed by: Intermountain Medical Group
Salt Lake City, UT

Pearland Medical Plaza

Owned by: Healthcare Facilities Development

Managed by: HCFD Realty Management
Pearland, TX

2013-2014 TOBY® Regional Winners

Medical Office Building (cont'd)

South Miami Medical Arts Building

Owned by: South Miami Hospital Development Fund Inc.

Managed by: Baptist Health Enterprise
Miami, FL

Renovated Building

1515 Arapahoe

Owned by: WSC 1515 Arapahoe Investors

Managed by: Jones Lang LaSalle
Denver, CO

Chevy Chase Pavilion

Owned by: Clarion Partners

Managed by: Cassidy Turley
Washington, DC



Chrysler House

Owned by: 719 Griswold Associates, LLC

Managed by: Bedrock Real Estate Services
Detroit, MI

Park One

Owned by: MS MCC Park One, LLC

Managed by: McCarthy Cook & Co.
Phoenix, AZ

Park Place

Owned by: Washington Holdings

Managed by: Washington Holdings
Seattle, WA

Premier Place

Owned by: CPUS Premier Place, LP

Managed by: CBRE, Inc.
Dallas, TX

2013-2014 TOBY® Regional Winners

Suburban Office Park Low Rise (1-5 stories)

6100 & 6303 Waterford

Owned by: Metropolitan Life Insurance Company

Managed by: Taylor and Mathis

Miami, FL

Castleton Park

Owned by: NRFC Castleton Park Holdings, LLC

Managed by: Cassidy Turley Commercial Real Estate Services

Indianapolis, IN

Delmar Gardens

Owned by: Delmar Gardens at Conway Ridge LLC

Managed by: Cassidy Turley Commercial Real Estate Management Services

Chesterfield, MO

Kilroy Centre Del Mar

Owned by: Kilroy Realty Corporation

Managed by: Kilroy Realty Corporation

San Deigo, CA



Westboro Executive Park

Owned by: Cornerstone Real Estate Advisers

Managed by: Jones Lang LaSalle Americas, Inc.

Westborough, MA

Suburban Office Park Mid-Rise (6-10 stories)

Carnegie Center

Owned by: Boston Properties

Managed by: Boston Properties

Princeton, NJ

Colorado Center

Owned by: Equity Office and TIAA-CREF

Managed by: Equity Office

Santa Monica, CA

Meridian Cool Springs

Owned by: Boyle Investment Co.

Managed by: Boyle Investment Co.

Franklin, TN

2013-2014 TOBY® Regional Winners

Suburban Office Park Mid-Rise (6-10 stories) cont'd

Southdale Office Centre

Owned by: Southdale Office, LLC & KADO Southdale Investment, LLC

Managed by: Colliers International
Edina, MN

Tollway Plaza

Owned by: CBRE Global Investors

Managed by: CBRE, Inc.
Dallas, TX

Yonge Corporate Centre

Owned by: The Cadillac Fairview Corporation Ltd.

Managed by: The Cadillac Fairview Corporation Ltd.
Toronto, ON

Under 100,000 Square Feet

285 Century

Owned by: Westcore Properties, LLC

Managed by: Westcore Properties, LLC
Louisville, CO

999 Riverview Drive

Owned by: Mack-Cali Realty Corporation

Managed by: Mack-Cali Realty Corporation
Totowa, NJ

6696 Financial Drive

Owned by: 2725312 Canada Inc.

Managed by: Bentall Kennedy (Canada) LP
Mississauga, ON

Continental Plaza

Owned by: TA Associates Realty

Managed by: Pointe Group Advisors
Miami, FL

Gateway Oaks IV

Owned by: Hines VAF II Sacramento Properties, LP

Managed by: Hines
Sacramento, CA

2013-2014 TOBY® Regional Winners

Under 100,000 Square Feet (cont'd)

M@dison

Owned by: Madison Theatre Building, LLC
Managed by: Bedrock Real Estate Services
Detroit, MI

MSB Lone Peak Center

Owned by: MSB Lone Peak Center LLC
Managed by: Transwestern
Draper, UT

100,000 - 249,999 Square Feet

110 east 42nd street

Owned by: Slgreen Realty Corp
Managed by: SL Green Realty Corp.
New York, NY

160 Clairemont

Owned by: Parmenter Realty Partners
Managed by: Parmenter Realty Partners
Decatur, GA



250 South Wacker Drive

Owned by: Credit Suisse
Managed by: CBRE, Inc.
Chicago, IL



3121 Michelson Drive

Owned by: LBA Realty
Managed by: LBA Realty
Irvine, CA

Adobe Waterfront Building

Owned by: Kilroy Realty Corporation
Managed by: Cushman & Wakefield
Seattle, WA

Calgary Board of Education Building

Owned by: BIM CBE Inc.
Managed by: Bentall Kennedy (Canada) LP
Calgary, AB

2013-2014 TOBY® Regional Winners

100,000 - 249,999 Square Feet (cont'd)

Creve Coeur Center IV

Owned by: I&G Direct Real Estate 18, LP

Managed by: Cassidy Turley Commercial Real Estate Services, Inc.
Creve Coeur, MO

Intellicenter - Houston

Owned by: Phoenix Properties

Managed by: Lincoln Property Company
Houston, TX

250,000 - 499,999 Square Feet

1 Dundas Street West

Owned by: ONTREA Inc.

Managed by: The Cadillac Fairview Corporation Limited
Toronto, ON

40 Broad Street

Owned by: TIAA-CREF Asset Management Core Property Fund

Managed by: Lincoln Property Company
Boston, MA

201 Seventeenth

Owned by: SPUS6 Atlantic 201 Office LP

Managed by: CBRE, Inc.
Atlanta, GA

Atrium Corporate Center

Owned by: Spear Street Capital, LLC

Managed by: CBRE, Inc.
Rolling Meadows, IL



Key Center

Owned by: Kilroy Realty Corporation

Managed by: Kilroy Realty Corporation
Bellevue, WA



Las Colinas Towers

Owned by: Parmenter Realty Partners

Managed by: Parmenter Realty Partners
Irving, TX



2013-2014 TOBY® Regional Winners

250,000 - 499,999 Square Feet

The Colonnade

Owned by: DRA Advisors, LLC

Managed by: CBRE, Inc.

Golden Valley, MN

The Molasky Corporate Center

Owned by: The Molasky Group of Companies

Managed by: Molasky Corporate Center Owners Association

Las Vegas, NV

500,000 - 1 Million Square Feet

Three Parkway

Owned by: TIER REIT

Managed by: Behringer Harvard

Philadelphia, PA



25 York Street

Owned by: Menkes Union Tower Inc.

Managed by: Menkes Property Management Services Ltd.

Toronto, ON

77 West Wacker Drive

Owned by: 77 West Wacker Drive, LLC

Managed by: JLL



Bank of America Plaza

Owned by: Para-Met Plaza Associates

Managed by: CBRE, Inc.

Tampa, FL

Jiaming Center

Owned by: Jiaming Investment Group

Managed by: Jiaming-Savills Property Management Co. Ltd.

Beijing, Chaoyang District

The Summit

Owned by: Ivanhoé Cambridge

Managed by: Ivanhoé Cambridge

Bellevue, WA

2013-2014 TOBY® Regional Winners

500,000 - 1 Million Square Feet

U.S. Bancorp Center

Owned by: Piedmont Office Realty Trust, Inc.

Managed by: Piedmont Office Management, LLC
Minneapolis, MN



Wells Fargo Center

Owned by: Hines Sacramento Wells Fargo Center, Limited Partnership

Managed by: Hines Interests Limited Partnership
Sacramento, CA



Over 1 Million Square Feet

300 South Riverside Plaza

Owned by: South Riverside Building, LLC

Managed by: JLL
Chicago, IL



1633 Broadway

Owned by: PGREF I 1633 Broadway Tower, L.P.

Managed by: Paramount Group, Inc.
New York, NY

Burnett Plaza

Owned by: Tier Reit Inc.

Managed by: Behringer
Fort Worth, TX



Capella Tower

Owned by: ASB Real Estate Investments

Managed by: Ryan Companies US, Inc.
Minneapolis, MN



Duke Energy Center

Owned by: Wells Fargo

Managed by: Childress Klein Properties
Charlotte, NC

Ernst & Young Plaza

Owned by: Brookfield Office Properties

Managed by: Brookfield Office Properties
Los Angeles, CA



2013-2014 TOBY® Regional Winners

Over 1 Million Square Feet (cont'd)

Place Victoria

Owned by: Stock Exchange Tower Holdings Limited Partnership

Managed by: Magil Laurentian Realty Management Inc.

Montréal, PQ