

Historical Compilation of TOBY Winners				
		1985/1986	1986/1987	1987/1988
	Winner	The Ordean Building	Tulsa Union Depot	Filbert Landing
Under 100,000 SF	Location	Duluth, MN	Tulsa, OK	San Francisco, CA
	Management Company	Bowman Corporation	Tulsa, Union Depot Associates	Gerson Bakar & Associates
	Owner	The Ordeon Foundation	Tulsa Union Depot Associates	Filbert Landing
	Region			
	Winner	Continental Resources Center	One Summit Square	The Humana Building
100,000 -500,000 SF	Location	Houston, TX	Fort Wayne, IN	Louisville, KY
	Management Company	Gerald D. Hines Interests	Harding Dahm & Company	Humana, Inc.
	Owner	West Oak/Nissei Associates, Gerald D. Hines Interests	One Summit Associates	Humana, Inc.
	Region			
	Winner	One Mellon Bank Center	Crocker Center	Rockefeller Center
Over 500,000 SF	Location	Pittsburgh, PA	Los Angeles, CA	New York, NY
	Management Company	Realty Operating Company	Maguire Thomas Partners	Rockefeller Center Management Corporation
	Owner	500 Grant Street Associates Ltd. Partnership	Maguire Thomas Partners and Crocker National Bank	The Rockefeller Group
	Region			
	Winner	The Guaranty Building, 1985	The Woolworth Building	2 Winners: Sinclair Centre AND Two Mellon Bank C
Historical Building	Location	Buffalo, NY	New York, NY	Vancouver, British Columbia AND Pittsburgh, PA
	Management Company	W.D. Hassett, Inc.	F.C. Sturges	Public Works Canada AND Realty Operating Comp
	Owner	Pudential Associates	F.W. Woolworth Company	Public Works Canada AND Pittsburgh Debartolo His
	Region			
	Winner			
Rehabilitated/Modernized Building	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Corporate Headquarters Facility	Location			
	Management Company			
	Owner			
	Region			

Historical Compilation of TOBY Winners				
		1985/1986	1986/1987	1987/1988
	Winner			
Medical Office Bldg.	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Government Bldg.	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Suburban Office Park	Location			
	Management Company			
	Owner			
	Region			
	Winner			
100,000-249,999 SF	Location			
	Management Company			
	Owner			
	Region			
	Winner			
	Location			
	Management Company			
	Owner			
	Region			
	Winner			
250,000-499,999 SF	Location			
	Management Company			
	Owner			
	Region			

Historical Compilation of TOBY Winners				
		1985/1986	1986/1987	1987/1988
	Winner			
500,000-1,000,000 SF	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Corporate Facility	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Renovated Building	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Over 1,000,000	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Suburban Office Park (Low-Rise)	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Suburban Office Park (Mid-Rise)	Location			
	Management Company			
	Owner			
	Region			

Historical Compilation of TOBY Winners				
		1988/1989	1989/1990	1990/1991
	Winner	Metro Medical Plaza	The Summit	The Egg Company
Under 100,000 SF	Location	Phoenix, AZ	Gaithersburg, MD	North Hollywood, CA
	Management Company	CBS Property Services, Inc.	Quadrangle Management Company	Constance Kashkawol
	Owner	PMR America West I	QOCC I Associates	Marcia Lucas Rodriguez
	Region			
	Winner	One Brickell Square	Island Center	Transcoastal Skyline Tower
100,000 -500,000 SF	Location	Miami, FL	Tampa, FL	Bellevue, WA
	Management Company	Tishman Speyer Properties	Oxford Properties Florida, Inc.	The Norman Company
	Owner	The Equitable Life Assurance Society of the U.S.	Oxford Properties Florida, Inc.	The Estate of James Campbell
	Region			
	Winner	Concourse Corporate Center I & II	101 California	Canada Place
Over 500,000 SF	Location	Atlanta, GA	San Francisco, CA	Edmonton, Alberta, Canada
	Management Company	The Landmarks Group	Hines Interests Limited Partnership	Trizec Properties Ltd.
	Owner	FIA Associates	101 California Venture	Trizec Properties Ltd.
	Region			
	Winner	Finance Department Building	The Berkeley at 420 Boylston	The Homer Building
Historical Building	Location	Quebec, Canada	Boston, MA	Washington, D.C.
	Management Company	Societe Immobiliere du Quebec	A.W. Perry, Inc.	The John Akridge Management Company
	Owner	Societe Immobiliere du Quebec	A.W. Perry, Inc.	Nationale-Nederlanden, S. Kann Sons and the John
	Region			
	Winner	Grand Baldwin Building	Aetna Tower Building	The Curtis Center
Rehabilitated/Modernized Building	Location	Cincinnati, OH	Hartford, CT	Philadelphia, PA
	Management Company	Corporex Development Services	Aetna Life and Casualty, Home Office Property Mana	The Kevin F. Donahoe Company
	Owner	Corporex Companies, Inc.	Aetna Life and Casualty	The Curtis Center Ltd. Partnership
	Region			
	Winner	Alabama Power Company	Parisian Corporate Headquarters	Chevron Park
Corporate Headquarters Facility	Location	Birmingham, AL	Birmingham, AL	San Ramon, CA
	Management Company	Alabama Power Company	Parisian, Inc.	Chevron Real Estate
	Owner	Alabama Power Company	Parisian, Inc.	Chevron Industries
	Region			

Historical Compilation of TOBY Winners				
		1988/1989	1989/1990	1990/1991
	Winner			Baptist Medical Arts Building
Medical Office Bldg.	Location			Miami, FL
	Management Company			Bush Real Estate Management Company
	Owner			Kendall Professional Center Ltd.
	Region			
	Winner			2 winners: The Pension Building/National Building Mu
Government Bldg.	Location			Washington, D.C. AND Seattle, WA
	Management Company			U.S. General Services Administration AND U.S. Gen
	Owner			U.S. Government AND General Services Administrat
	Region			
	Winner			Wild Basin Point
Suburban Office Park	Location			Austin, TX
	Management Company			Yancey-Hausman & Associates
	Owner			NCNB Texas Trust Real Estate
	Region			
	Winner			
100,000-249,999 SF	Location			
	Management Company			
	Owner			
	Region			
	Winner			
	Location			
	Management Company			
	Owner			
	Region			
	Winner			
250,000-499,999 SF	Location			
	Management Company			
	Owner			
	Region			

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		1988/1989	1989/1990	1990/1991
	Winner			
500,000-1,000,000 SF	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Corporate Facility	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Renovated Building	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Over 1,000,000	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Suburban Office Park (Low-Rise)	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Suburban Office Park (Mid-Rise)	Location			
	Management Company			
	Owner			
	Region			

Historical Compilation of TOBY Winners				
		1991/1992	1992/1993	1993/1994
	Winner	12 Corporate Woods	The Corporate at Squaw Peak	Grand Central
Under 100,000 SF	Location	Overland Park, KS	Phoenix, AZ	St. Louis, MO
	Management Company	Jones & Company	CBS Property Services, Inc.	Balke Properties, Inc.
	Owner	Metropolitan Life Insurance Company	The Mutual Life Insurance Company of New York	Grand Central Partners LP
	Region			
	Winner	Bellevue Place	101 Arch Street	
100,000 -500,000 SF	Location	Bellevue, Washington	Boston, MA	
	Management Company	Kemper Development Company	Lincoln Property Company	
	Owner	Bellevue Place Office Building I Ltd. Partnership & B	Metlife Real Estate Investments	
	Region			
	Winner	Pacific First Centre	Bankers Hall	
Over 500,000 SF	Location	Seattle, WA	Calgary, Alberta, Canada	
	Management Company	Prescott, Inc.	Trizec Properties Ltd.	
	Owner	PFC Holdings	Trizec Properties Ltd.	
	Region			
	Winner	Empire State Building	The Fisher Building	West Virginia State Capitol
Historical Building	Location	New York, NY	Detroit, MI	Charleston, WV
	Management Company	Helmsley-Spear, Inc.	Trizec Properties, Inc.	U.S. General Services Administration
	Owner	Empire State Building Company	Trizec Properties Inc.	State of West Virginia
	Region			
	Winner	M.W. Kellogg Tower	Home Savings Tower	The Equitable Building
Rehabilitated/Modernized Building	Location	Houston, TX	San Diego, CA	Atlanta, GA
	Management Company	Cullen Property Management Corporation	LaSalle Partners	COMPASS Management and Leasing, Inc.
	Owner	Dresser/Cullen Venture	Pacific Centre Associates	Asahi Seimei-Equitable Associates
	Region			
	Winner	Hitachi America, Ltd.	Nike World Campus	
Corporate Headquarters Facility	Location	Brisbane, CA	Beaverton, OR	
	Management Company	PM Realty Group	Nike, Inc.	
	Owner	Hitachi America, Ltd.	Nike, Inc.	
	Region			

Historical Compilation of TOBY Winners				
		1991/1992	1992/1993	1993/1994
	Winner	Cook - Fort Worth Children's Medical Center	Saint John's Medical Plaza	St. Luke's Medical Tower
Medical Office Bldg.	Location	Ft. Worth, TX	Santa Monica, CA	Houston, TX
	Management Company	Cook - Fort Worth Children's Medical Center	Morlin Management Corporation	St. Luke's Episcopal Hospital, St. Luke's Medical Tower
	Owner	Cook-Fort Worth Children's Medical Center	Saint John's Hospital & Health Center	St. Luke's Episcopal Hospital
	Region			
	Winner	Building 1 - NOAA/Western Regional Center	Peachtree Summit Building	The William Green Building
Government Bldg.	Location	Seattle, WA	Atlanta, GA	Columbus, OH
	Management Company	National Oceanic and Atmospheric Administration	Contract Services Company	The Galbreath Company
	Owner	U.S. Department of Commerce National Oceanic and Atmospheric Administration	General Services Administration	The Bureau of Worker's Compensation
	Region			
	Winner	Solana	Brookfield Office Park	Natomas Corporate Center
Suburban Office Park	Location	Southlake & Westlake, TX	Farmington Hills, MI	Sacramento, CA
	Management Company	Maguire Thomas Partners	Equities Management, Inc.	KCS Properties, Inc.
	Owner	Joint Venture of Maguire Thomas Partners and IBM (Building One); Etkin CW Associates Ltd. Partnership (Building Two); Etkin Office Associates of Farmington Hills Ltd. Partnership (Building Three)	Brookfield Building Associates Ltd. Partnership (Building One); Etkin CW Associates Ltd. Partnership (Building Two); Etkin Office Associates of Farmington Hills Ltd. Partnership (Building Three)	River City Bank/2495 Natomas Investors
	Region			
	Winner			University Centre II
100,000-249,999 SF	Location			Ft. Worth, TX
	Management Company			Lincoln Property Company
	Owner			Metropolitan Life Insurance Company
	Region			
	Winner			
	Location			
	Management Company			
	Owner			
	Region			
	Winner			455 Market Street
250,000-499,999 SF	Location			San Francisco, CA
	Management Company			Lincoln Property Company
	Owner			Lincoln 455 Market Street (a partnership of Aetna Realty Investors and Lincoln Property Company)
	Region			

Historical Compilation of TOBY Winners				
		1991/1992	1992/1993	1993/1994
	Winner			Symphony Towers
500,000-1,000,000 SF	Location			San Diego, CA
	Management Company			L & E of California, Inc.
	Owner			Knightsbridge Associates
	Region			
	Winner			Pacific Bell San Ramon Valley Administrative Center
Corporate Facility	Location			San Ramon, CA
	Management Company			Pacific Bell
	Owner			Pacific Bell
	Region			
	Winner			
Renovated Building	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Over 1,000,000	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Suburban Office Park (Low-Rise)	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Suburban Office Park (Mid-Rise)	Location			
	Management Company			
	Owner			
	Region			

Historical Compilation of TOBY Winners				
		1994/1995	1995/1996	1996/1997
	Winner	Timberland Two	Water Gardens Place	One Bellemead Centre
Under 100,000 SF	Location	Troy, MI	Ft. Worth, TX	Shreveport, LA
	Management Company	Etkin Management Services	Transwestern Property Company	U.L. Coleman Properties, Ltd.
	Owner	Timberland Associates of Troy	Amstar/First Capital Joint Venture	Querbes-Coleman No. 1, a Partnership
	Region			
	Winner			
100,000 -500,000 SF	Location			
	Management Company			
	Owner			
	Region			
	Winner		NationsBank Corporate Center**	
Over 500,000 SF	Location		Charlotte, NC	
	Management Company		Lincoln Property Company	
	Owner		NationsBank of North Carolina, N.A.	
	Region			
	Winner	South Station	Jacob Weinberger United States Courthouse	320 Bay Street
Historical Building	Location	Boston, MA	San Diego, CA	Toronto, Ontario, Canada
	Management Company	Beacon Management Company	U.S. General Services Administration	Brookfield Management Services, Ltd.
	Owner	Massachusetts Bay Transportation Authority	U. S. General Services Administration	Brookfield Bay Street Estates Limited
	Region			
	Winner	NationsBank Plaza	730 Third Avenue	Union Bank of California
Rehabilitated/Modernized Building	Location	Charlotte, NC	New York, NY	San Diego, CA
	Management Company	LaSalle Partners	Edward S. Gordon Company, Incorporated	Northwest Asset Management
	Owner	Granyette, Inc.	Teachers Insurance and Annuity Association of America	Union Bank of California
	Region			
	Winner			
Corporate Headquarters Facility	Location			
	Management Company			
	Owner			
	Region			

Historical Compilation of TOBY Winners				
		1994/1995	1995/1996	1996/1997
	Winner	Cotton Medical Center	Beverly Sunset Medical Building	Harris Center
Medical Office Bldg.	Location	Pasadena, CA	Los Angeles, CA	Ft. Worth, TX
	Management Company	Morlin Management Corporation	The Voit Companies	Harris Methodist Real Estate Services
	Owner	Cotton Limited, a California Limited Partnership	Beverly Hills Medical Office Partners, L.P.	Harris Methodist Hospitals, Inc.
	Region			
	Winner	Edward R. Roybal Federal Building	Robert A. Young Federal Building	United States Courthouse
Government Bldg.	Location	Los Angeles, CA	St. Louis, MO	Shreveport, LA
	Management Company	U.S. General Services Administration	U.S. General Services Administration	U.S. General Services Administration
	Owner	U.S. General Services Administration	U.S. General Services Administration	U.S. General Services Administration
	Region			
	Winner	Palm Court	Kruse Woods Corporate Center	Edgewater Office Park
Suburban Office Park	Location	Irvine, CA	Oswego, OR	Wakefield, MA
	Management Company	Birtcher Property Services	PM Realty Group	Leggat McCall Properties Management, L.P.
	Owner	Cigna Investment	WCB Properties	Teachers Insurance & Annuity Association
	Region			
	Winner	235 Pine	Ashwood 900	Ashwood 1200
100,000-249,999 SF	Location	San Francisco, CA	Atlanta, GA	Atlanta, GA
	Management Company	SPP Real Estate	Ares, Inc.	ARES, Inc.
	Owner	235 Pine Associates	Mutual Life Insurance Company of New York (MONY)	Ashwood Joint Venture
	Region			
	Winner			
	Location			
	Management Company			
	Owner			
	Region			
	Winner	Landmark Square	Waterfront Centre	Three Riverway
250,000-499,999 SF	Location	Long Beach, CA	Vancouver, British Columbia, Canada	Houston, TX
	Management Company	Cushman Management Corporation	Marathon Realty Company Limited	TerraPro Companies
	Owner	Landmark Square Associates, L.P.	Waterfront Centre Leaseholds Ltd.	Houston Office 90, Inc./JP Morgan Investment Manag
	Region			

Historical Compilation of TOBY Winners				
		1994/1995	1995/1996	1996/1997
	Winner	Sanwa Bank Plaza/Figueroa at Wilshire*		BCE Place**
500,000-1,000,000 SF	Location	Los Angeles, CA		Toronto, Ontario, Canada
	Management Company	Hines Interests Ltd. Partnership		Brookfield Real Estate Management Services, Ltd.
	Owner	Mitsui Fudosan (U.S.A.) Inc.		Canada Trust Tower and Bay Wellington Tower
	Region			
	Winner	Hidden Ridge - GTE Telephone Operations World He	JC Penney Home Office	The Enron Building
Corporate Facility	Location	Irving, TX	Plano, TX	Houston, TX
	Management Company	GTE Telephone	JC Penney Company, Inc.	Enron Property & Services Corp.
	Owner	GTE Telephone	JCPenney Company, Inc.	State Street Bank & Trust of Connecticut
	Region			
	Winner			
Renovated Building	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Over 1,000,000	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Suburban Office Park (Low-Rise)	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Suburban Office Park (Mid-Rise)	Location			
	Management Company			
	Owner			
	Region			

Historical Compilation of TOBY Winners				
		1997/1998	1998/1999	1999/2000
	Winner	Air Commerce Center	53 Perimeter Center East	Katella Corporate Center
Under 100,000 SF	Location	Scottsdale, AZ	Atlanta, GA	Los Alamitos, CA
	Management Company	Case, Huff & Sanchez	Equity Office Properties	CarrAmerica Realty Corporation
	Owner	Air Commerce Center, LLC	Equity Office Properties	CarrAmerica Realty Corporation
	Region			
	Winner			
100,000 -500,000 SF	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Over 500,000 SF	Location			
	Management Company			
	Owner			
	Region			
	Winner	U.S. Court of Appeals Building for the Ninth Circuit	740 15th Street NW	The City of Miami Beach Historic City Hall Building A
Historical Building	Location	San Francisco, CA	Wasgington D.C.	Miami Beach, FL AND Louisville, KY
	Management Company	U.S. General Services Administration	Carr Real Estate Services	City of Miami Beach Property Management Departme
	Owner	U.S. General Services Administration	James O. Broadhead Corporation	City of Miami Beach, Florida AND U.S. General Serv
	Region			
	Winner			
Rehabilitated/Modernized Building	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Corporate Headquarters Facility	Location			
	Management Company			
	Owner			
	Region			

Historical Compilation of TOBY Winners				
		1997/1998	1998/1999	1999/2000
	Winner	Glancy Professional Building	Thatcher Medical Center	Eastside Physicians Center
Medical Office Bldg.	Location	Duluth, GA	Pasadena, CA	Snellville, GA
	Management Company	Meadows & Ohly, Inc.	GE Capital Realty Group, Inc.	Meadows & Ohly
	Owner	Gwinnett Medical Properties, Inc.	GE Capital Realty Group, Inc.	Eastside Physicians Center, LP
	Region			
	Winner	Oakland Federal Building	Richard H. Chambers U.S. Court of Appeals Building	Robert J. Dole United States Courthouse
Government Bldg.	Location	Oakland, CA	Pasadena, CA	Kansas City, KS
	Management Company	U.S. General Services Administration	U.S. General Services Administration	U.S. General Services Administration
	Owner	U.S. General Services Administration	U.S. General Services Administration	U.S. General Services Administration
	Region			
	Winner	Park Avenue at Morris County	MGM Plaza	Beacon Centre
Suburban Office Park	Location	Florham Park, NJ	Santa Monica, CA	Miami, FL
	Management Company	Gale & Wentworth, LLC	Maguire Partners	Codina Real Estate Management, Inc
	Owner	J.P. Morgan Investment	MaguirePartners	Duke-Weeks Realty
	Region			
	Winner	700 13th Steet NW	The Alhambra	Intercontinental Center
100,000-249,999 SF	Location	Washington, D.C.	Coral Gables, FL	Houston, TX
	Management Company	Carr Real Estate Services	Taylor & Mathis, Inc.	Equity Office
	Owner	Metro Center Parcel 2 Associates	YCP Alhambra, LP	Equity Office Properties Trust
	Region			
	Winner			
	Location			
	Management Company			
	Owner			
	Region			
	Winner	AT & T Tower	GeoQuest center	Orange Tower
250,000-499,999 SF	Location	Irvine, CA	Houston, TX	Orange, CA
	Management Company	Insignia Commercial Group, Inc.	Tanglewood Property Management Co.	Equity Office
	Owner	The Irvine Company	5599 San Felipe, Ltd.	Equity Office Property Trust
	Region			

Historical Compilation of TOBY Winners				
		1997/1998	1998/1999	1999/2000
	Winner	One Ninety One Peachtree Tower**	One Financial Place**	Qwest Tower
500,000-1,000,000 SF	Location	Atlanta, GA	Toronto, Canada	Denver, CO
	Management Company	C-H Management Associates	Olympia & York Enterprise Commercial Management	Mile High Properties, LLC
	Owner	One Ninety One Peachtree Associates	OMERS Realty Corporation	Antelope Company
	Region			
	Winner	Chase Centerpoint	Burlington Northern Santa Fe Corporate Headquarters	The Bertelsmann Building at 1540 Broadway
Corporate Facility	Location	Tempe, AZ	Ft. Worth, TX	New York, NY
	Management Company	Hines Interests Limited Partnership	Burlington Northern Santa Fe Corporation	Insignia/ESG
	Owner	Chase Manhattan Bank	Burlington Northern Santa Fe Corporation	Bertelsmann Property, Inc.
	Region			
	Winner	1251 Avenue of the Americas	Corporate Park of Miami	Louisiana Place
Renovated Building	Location	New York, NY	Miami, FL	Houston, TX
	Management Company	The Rockefeller Center Management Corporation	Corporate Park of Miami Partnership	Shorenstein Realty Services
	Owner	1251 Americas Associates, L.P., a limited partnership	Corporate Park of Miami Partnership	RSCPF 1201 Louisiana Place, LP
	Region			
	Winner			Bank of America Plaza
Over 1,000,000	Location			Atlanta, GA
	Management Company			Cousins Properties Incorporated
	Owner			CSC Associates, LP
	Region			
	Winner			
Suburban Office Park (Low-Rise)	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Suburban Office Park (Mid-Rise)	Location			
	Management Company			
	Owner			
	Region			

Historical Compilation of TOBY Winners				
		2000/2001	2001/2002	2002/2003
	Winner	Northland Tower	Waterloo City Centre	The Atrium at Northcreek
Under 100,000 SF	Location	Forest Park, Ohio	Waterloo, Ontario, Canada	Richardson, TX
	Management Company	Grubb & Ellis/West Shell Commercial	S & R Asset Management	Granite Properties
	Owner	Nisbet Property Holdings, Ltd.	The Corporation of the City of Waterloo	Granite Properties, Inc.
	Region			
	Winner			
100,000 -500,000 SF	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Over 500,000 SF	Location			
	Management Company			
	Owner			
	Region			
	Winner	Mississippi River Commission Building	Exchange Building	Los Angeles City Hall
Historical Building	Location	Vicksburg, Mississippi	Seattle, WA	Los Angeles, CA
	Management Company	U.S. General Services Administration	Trammell Crow Company	Department of General Services/City of Las Angeles
	Owner	U.S. General Services Administration	Walton Exchange Investors II, L.L.C.	The City of Los Angeles
	Region			
	Winner			
Rehabilitated/Modernized Building	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Corporate Headquarters Facility	Location			
	Management Company			
	Owner			
	Region			

Historical Compilation of TOBY Winners				
		2000/2001	2001/2002	2002/2003
	Winner	Nothside/Alpharetta Medical office Building	Baptist Medical Arts Building East Tower	The Integrated Medical Plaza of Scottsdale
Medical Office Bldg.	Location	Alpharetta, Georgia	Miami, FL	Scottsdale, AZ
	Management Company	Cousins Properties Inc.	Baptist Health Enterprises Real Estate Management	Healthcare Realty Services
	Owner	Cousins Properties Incorporated	BMAB East Tower, Inc.	HR Acquisition I Corp
	Region			
	Winner	Ronald Reagan Building and International Trade Cen	Texas State Capitol	Howard H. Baker Jr. United States Courthouse
Government Bldg.	Location	Washington, D.C.	Austin, TX	Knoxville, TN
	Management Company	U.S. General Services Administration	State Preservation Board	U.S. General Services Administration
	Owner	U.S. General Services Administration	State of Texas	U.S. General Services Administration
	Region			
	Winner			
Suburban Office Park	Location			
	Management Company			
	Owner			
	Region			
	Winner	Pacific Financial Center	Metropoint II	Brookstone Building
100,000-249,999 SF	Location	Los Angeles, California	Denver, CO	Phoenix, AZ
	Management Company	Charles Dunn Real Estate Services, Inc.	Equity Office Properties	Case, Huff & Sanchez
	Owner	Capital & Counties U.S.A., Inc.	Equity Office Properties Trust	Little Horse Ranch, LP
	Region			
	Winner			
	Location			
	Management Company			
	Owner			
	Region			
	Winner	Two Lakeway Center	1555 Poydras	Three Memorial City Plaza
250,000-499,999 SF	Location	Metairie, Louisiana	New Orleans, LA	Houston, TX
	Management Company	Equity Office	Jones Lang LaSalle Americas	MetroNational
	Owner	Equity Office	East Skely LLC	MetroNational
	Region			

Historical Compilation of TOBY Winners				
		2000/2001	2001/2002	2002/2003
	Winner	JL Financial Center	SunAmerica Center	Oakbrook Terrace Tower
500,000-1,000,000 SF	Location	Charlotte, North Carolina	Century City, CA	Oakbrook Terrace, IL
	Management Company	Trammell Crow Company	Equity Office Properties	Equity Office Properties
	Owner	Trammell Crow Company	1999 Stars, LLC	Equity Office Properties Trust
	Region			
	Winner	Three & Four Chase MetroTech Center	Samsung Life Insurance	Millennium Plaza
Corporate Facility	Location	Brooklyn, New York	Seoul, South Korea	Greenwood Village, CO
	Management Company	PM Realty Group	Samsung Everland	Equity Office Properties
	Owner	The Chase Manhattan Bank, N.A.	Samsung Insurance Co., Ltd.	Equity Office Properties Trust
	Region			
	Winner	Westwood Center	One Hudson Square	230 Peachtree
Renovated Building	Location	Los Angeles, California	New York, NY	Atlanta, GA
	Management Company	Arden Realty, Inc.	Trinity Real Estate	Parmenter Realty Partners
	Owner	Arden Realty, Inc.	The Parish of Trinity Church	230 Peachtree LLC
	Region			
	Winner	North American Centre	311 South Wacker Dr.	Wells Fargo Center
Over 1,000,000	Location	North York, Ontario, Canada	Chicago, IL	Denver, CO
	Management Company	Olympia & York Enterprise Commercial Management	Insignia/ESG	CommonWealth Partners Management Services
	Owner	The Manufacturers Life Insurance Company & OMER	TIAA Realty, Inc.	Fifth Street Denver Center, LLC
	Region			
	Winner	Sanctuary Park Lakeview One & Two	4411 The 25 Way	Waterside Commons
Suburban Office Park	Location	Alpharetta, Georgia	Albuquerque, NM	Irving, TX
(Low-Rise)	Management Company	Jones Lang LaSalle Americas, Inc.	Canyon Gate Real Estate	Crescent Real Estate Equities
	Owner	JP Morgan Strategic Property Fund	AGB Twenty-Five L.L.C.	Crescent Real Estate Funding I, LP
	Region			
	Winner	Westbrook Corporate Center	Inverness Center	Summit Office Park
Suburban Office Park	Location	Westchester, Illinois	Birmingham, AL	Fort Worth, TX
(Mid-Rise)	Management Company	Equity Office	Taylor and Mathis	Equity Office Properties
	Owner	Equity Office Properties Trust	Metropolitan Life Insurance Company	TX-Ft. Worth Summit Limited Partnership
	Region			

Historical Compilation of TOBY Winners				
		2003/2004	2004/2005	2005/2006
	Winner	Advance at Bedminster II	Crystal Park Plaza	31 Inverness Center
Under 100,000 SF	Location	Bedminster, NJ	Round Rock, TX	Birmingham, AL
	Management Company	Advance Realty Management	Opus West Management	Cousins Property Services
	Owner	Advance Realty Group	Opus Real Estate National V TX Limited Partnership	Teachers Insurance and Annuity Association
	Region			
	Winner			
100,000 -500,000 SF	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Over 500,000 SF	Location			
	Management Company			
	Owner			
	Region			
	Winner	The Esperson Buildings	1001 McKinney	LaSalle Bank Building
Historical Building	Location	Houston, TX	Houston, TX	Chicago, IL
	Management Company	Transwestern Commercial Services	USAA Management	Jones Lang LaSalle Americas
	Owner	DT Esperson I, L.P.	1001 McKinney Venture L.P.	CNBC Leasing
	Region			
	Winner			
Rehabilitated/Modernized Building	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Corporate Headquarters Facility	Location			
	Management Company			
	Owner			
	Region			

Historical Compilation of TOBY Winners				
		2003/2004	2004/2005	2005/2006
	Winner	2450 Holcombe Building	Northwestern Memorial Hospital (Galter Ambulatory)	1101 Madison Tower
Medical Office Bldg.	Location	Houston, TX	Chicago, IL	Seattle, WA
	Management Company	Texas Medical Center	Lillibridge Healthcare Services	Trammell Crow Company
	Owner	Texas Medical Center	Northwestern Memorial Hospital	Health Care Property Investors, Inc.
	Region			
	Winner	Royal Canadian Mounted Police 'K' Division Headqu	King Street Center	United States Courthouse Government Building
Government Bldg.	Location	Edmonton, Alberta, Canada	Seattle, WA	Fort Myers, FL
	Management Company	Public Works and Government Services Canada	Wright Runstad & Company	U.S. General Services Administration
	Owner	Public Works & Government Services Canada	CDP King County III	U.S. General Services Administration
	Region			
	Winner			
Suburban Office Park	Location			
	Management Company			
	Owner			
	Region			
	Winner	Granite Towers at Sugar Creek	Plaza on the Lake	Grand Avenue Courtyard
100,000-249,999 SF	Location	Sugar Land, TX	Austin, TX	El Segundo, CA
	Management Company	Granite Properties	USAA Realty	Lowe Enterprise Real Estate Group
	Owner	GPI Development, Inc., Granite Properties, Inc. Agen	Prim Time Real Estate Equities I, L.P.	Commonwealth Gand Avenue Corporation
	Region			
	Winner			
	Location			
	Management Company			
	Owner			
	Region			
	Winner	The Sterilng Commerce Building	Capital One Plaza	Hazard Center Office Tower
250,000-499,999 SF	Location	Irving, TX	Houston, TX	San Diego, CA
	Management Company	Cousins Properties	Trammell Crow Company	PM Realty Group
	Owner	Sterling Commerce (America), Inc.	5718 Westheimer Road Investors, LP	7510 Hazard, LLC
	Region			

Historical Compilation of TOBY Winners				
		2003/2004	2004/2005	2005/2006
	Winner	Colonnade	1700 Seventh Avenue Building	One Briar Lake Plaza
500,000-1,000,000 SF	Location	Addison, TX	Seattle, WA	Houston, TX
	Management Company	Equity Office Properties	Clise Properties	Crescent Property Services, Inc.
	Owner	TX-Colonnade of Dallas Limited Partnership	1700 Seventh LP	Crescent One BriarLake Plaza, L.P.
	Region			
	Winner	TIAA-CREF Southern Service Center	Wachovia Customer Information Center	American Express Desert Ridge
Corporate Facility	Location	Charlotte, NC	Charlotte, NC	Phoenix, AZ
	Management Company	Childress Klein Properties	Childress Klein Properties	Trammell Crow Company
	Owner	Teachers Insurance and Annuity Association of America	Wachovia Bank NA	American Express
	Region			
	Winner	Bingham Office Center	Colorado State Bank Building	500 Jefferson
Renovated Building	Location	Bingham Farms, MI	Denver, CO	Houston, TX
	Management Company	Northco Management Services	Brookfield Properties	Trizec Properties
	Owner	Bingham Center Associates LLC	Brookfield CSBB Inc. and The Colorado State Bank	Cullen Center, Inc.
	Region			
	Winner	Peachtree Center	Republic Plaza	Marathon Oil Tower
Over 1,000,000	Location	Atlanta, GA	Denver, CO	Houston, TX
	Management Company	Colonnade Properties	Brookfield Properties	Cushman & Wakefield
	Owner	Taylor Simpson Group	Brookfield Properties Plaza LLC	Tower Associates
	Region			
	Winner	Westwood Corporate Center	Great Valley Corporate Center	Cumberland Metro Office Park
Suburban Office Park (Low-Rise)	Location	Orlando, FL	Malvern, PA	Chicago, IL
	Management Company	Manulife Financial	Liberty Property Trust	CB Richard Ellis, Inc.
	Owner	Manulife Financial	Liberty Property Trust	State of Hawaii Employee Retirement System
	Region			
	Winner	1730-1732 North First Street	The Water Garden	Corporate Centre of Cool Springs
Suburban Office Park (Mid-Rise)	Location	San Jose, CA	Santa Monica, CA	Franklin, TN
	Management Company	RNM Properties	Trammell Crow Company	Crescent Resources
	Owner	TNM First Street Center, L.P.	Water Garden Company, LLC/Water Garden Realty	Corporate Centre Acquisition Company
	Region			

Historical Compilation of TOBY Winners				
		2006-2007	2007/2008	2008/2009
	Winner	Courvoisier Centre I	1500 Quail/Westerly Place	West 101 Gateway
Under 100,000 SF	Location	Miami, FL	Newport Beach, CA	Phoenix, AZ
	Management Company	Jones Lang LaSalle	Cushman & Wakefield	Opus West Management Corporation
	Owner	TishmanSpeyer	McMorgan & Company	Opus Real Estate AZVII WF LLC
	Region	Southern	Pacific Southwest	Pacific Southwest
	Winner			
100,000 -500,000 SF	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Over 500,000 SF	Location			
	Management Company			
	Owner			
	Region			
	Winner	Hurt Building	The Chicago Board of Trade Building	Toronto College Park
Historical Building	Location	Atlanta, GA	Chicago, IL	Toronto, ON
	Management Company	Harbor Group Management Company	C-B-T Corporation	GWL Rea;tu Advisors Inc.
	Owner	Hurt Financial Associates LLC	CME Group Inc.	Toronto Collete Park Ltd.
	Region	Southern	North Central	International
	Winner			
Rehabilitated/Modernized Building	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Corporate Headquarters Facility	Location			
	Management Company			
	Owner			
	Region			

Historical Compilation of TOBY Winners				
		2006-2007	2007/2008	2008/2009
	Winner	Westgate Medical Center	Seton Northwest Health Plaza	Arnold Pavilion
Medical Office Bldg.	Location	San Antonio, TX	Austin, TX	Seattle, WA
	Management Company	Cambridge Healthcare Management Inc.	LHRET Ascension Austin LP	CB Richard Ellis
	Owner	Cambridge Holdings	Lillibridge Healthcare Services In.	1221 Madison Street Owners Association
	Region	Southwest	Southwest	Pacific Northwest
	Winner	90 Church Street	Garden City Tower	Sandra Day O'Connor US Courthouse
Government Bldg.	Location	New York, NY	St. Catherine, ON	Phoenix, AZ
	Management Company	Boston Properties	SNC-Lavalin ProFac Inc.	General Services Administration
	Owner	United States Postal Service	Ministry of Public Infrastructure Renewal	General Services Administration
	Region	Middle Atlantic	Canada	Pacific Southwest
	Winner			
Suburban Office Park	Location			
	Management Company			
	Owner			
	Region			
	Winner	Maitland Promenade II	PriceWaterhouseCoopers Place	Whole Foods Market
100,000-249,999 SF	Location	Maitland, FL	Vancouver, BC	Austin, TX
	Management Company	Triple Net Properties LLC	Cadillac Fairview Management Services Inc.	Schlosser Development Corp.
	Owner	Maitland Promenade LLC	Ontrea Inc.	LSA/WF Project Ltd.
	Region	Southern	Canada	Southwest
	Winner			
	Location			
	Management Company			
	Owner			
	Region			
	Winner	Two Memorial City Plaza	Tower 42	601 Tower
250,000-499,999 SF	Location	Houston, TX	London, England	Minnetonka, MN
	Management Company	MetroNational	Atis Real	CB Richard Ellis
	Owner	MetroNational	Tower Limited Partnership	TIAA-CREF
	Region	Southwest	International	Midwest Northern

Historical Compilation of TOBY Winners				
		2006-2007	2007/2008	2008/2009
	Winner	Fourth & Madison	Centre CDP Capital	MGM Tower
500,000-1,000,000 SF	Location	Seattle, WA	Montreal, PQ	Los Angeles, CA
	Management Company	Hines Interests Limited Partnership	SITQ Inc.	JMB Real Estate Services Inc.
	Owner	TIAA-CREF	Societe Immobiliere Camont Inc.	Constellation Place LLC
	Region	Pacific Northwest	Canada	Pacific Southwest
	Winner	USAA Phoenix Campus	Sony Corporation of America	Citi Campus - Jacksonville
Corporate Facility	Location	Phoenix, AZ	New York, NY	Jacksonville, FL
	Management Company	USAA	Grubb & Ellis Management Services Inc.	Grubb & Ellis Management Services, Inc
	Owner	USAA	Sony Corporation of America	Citicorp Credit Services, Inc.
	Region	Pacific Southwest	Middle Atlantic	Southern
	Winner	First City Tower	Complexe Desjardins	100 Park Avenue
Renovated Building	Location	Houston, TX	Montreal, PQ	New York, NY
	Management Company	CB Richard Ellis	Desjardins Gestion Immobiliere Inc.	SL Green Realty Corp.
	Owner	FC Tower Property Partners LP	Desjardins Financial Security	SL Green Realty Corp. and Prudential Real Estate In
	Region	Southwest	Canada	Middle Atlantic
	Winner	The Towers at Williams Square	Time Warner Center	Fift Street Towers
Over 1,000,000	Location	Irving, TX	New York, NY	Minneapolis, MN
	Management Company	Cousins Properties Services Inc.	Related Management	Carter
	Owner	TIAA Realty Inc.	Related Management	Strategic Real Estate Advisors
	Region		Middle Atlantic	Midwest Northern
	Winner	Pacific Ridge Corporate Centre	300 Southpark Center	Carlson Center
Suburban Office Park	Location	San Diego, CA	Orlando, FL	Minnetonka, MN
(Low-Rise)	Management Company	Brandywine Realty Trust	Flagler Real Estate	Carlson Real Estate Company
	Owner	POI-Pacific Ridge Inc.	Flagler Development Company	Carlson Real Estate Company
	Region	Pacific Southwest	Southern	Midwest Northern
	Winner	LakePointe Office Park	Wilshire Courtyard	Pearson Corporate Centre
Suburban Office Park	Location	Charlotte, NC	Los Angeles, CA	Toronto, ON
(Mid-Rise)	Management Company	Childress Klein Properties	RREEF Management Company	Bentall Real Estate Services, LP
	Owner	Childress Klein Properties & TIAA-CREF	RREEF America REIT Corp. BBBB	Westpen Properties Ltd.
	Region	Southern	Pacific Southwest	International

Historical Compilation of TOBY Winners				
		2009/2010	2010/2011	2011/2012
	Winner	Port Huron Federal Building & U.S. Courthouse	21900 Burbank Boulevard	Rochelle Park
Under 100,000 SF	Location	Detroit, MI	Woodland Hills, CA	Irving, TX
	Management Company	U.S. General Services Administration	PM Realty Group	Parmenter Realty Partners
	Owner	U.S. General Services Administration	Woodland Burbank Corporation, another project by American Realty Advisors	Parmenter Rochelle Park L.P.
	Region	North Central	Pacific Southwest	SW
	Winner			
100,000 -500,000 SF	Location			
	Management Company			
	Owner			
	Region			
	Winner			
Over 500,000 SF	Location			
	Management Company			
	Owner			
	Region			
	Winner	Pembroke Courthouse	Theodore Levin U.S. Courthouse	The Rookery
Historical Building	Location	Pembroke, ON	Detroit, MI	Chicago, IL
	Management Company	Ontario Realty Corporation	US General Services Administration	Buck Management Group LLC
	Owner	Ontario Ministry of Energy & Infrastructure	US General Services Administration	The Rookery LP
	Region	Canada	North Central	NC
	Winner			
Rehabilitated/Modernized Building	Location			
	Management Company			
	Owner			
	Region			
	Winner		Hearst Tower	
Corporate Headquarters Facility	Location		New York, NY	
	Management Company		Tishman Speyer Properties	
	Owner		Hearst Corporation	
	Region		Mid-Atlantic	

Historical Compilation of TOBY Winners				
		2009/2010	2010/2011	2011/2012
	Winner	OHSU Center for Health and Healing	Physicians Medical Center of San Diego	
Medical Office Bldg.	Location	Portland, OR	San Diego, CA	
	Management Company	CB Richard Ellis, Inc.	Cambridge Healthcare Management Corp.	
	Owner	RIMCO, LLC	Rady Children's Hospital - San Diego	
	Region	Pacific Northwest	Pacific Southwest	
	Winner	Howard M. Metzenbaum U.S. Courthouse	Wayne Lyman Morse United States Courthouse	San Francisco Federal Building
Government Bldg.	Location	Cleveland, OH	Eugene, OR	San Francisco, CA
	Management Company	U.S. General Services Administration	U.S. General Services Administration	General Services Administration
	Owner	U.S. General Services Administration	U.S. General Services Administration	General Services Administration
	Region	North Central	Pacific Northwest	PS
	Winner			
Suburban Office Park	Location			
	Management Company			
	Owner			
	Region			
				2 winners in this category for 2011/2012
	Winner	Manulife Place	Gwinnett Commerce Center	200 Kimball Drive
100,000-249,999 SF	Location	Vancouver, BC	Duluth, GA	Parsippany, NJ
	Management Company	Manulife Financial	Parmenter Realty Partners	Grubb & Ellis Management Services
	Owner	Manulife Financial	Parmenter Realty Partners	200 Kimball Drive, LLC
	Region	Canada	Southern	MA
	Winner			URS Center
	Location			Denver, CO
	Management Company			Westcore Properties
	Owner			Westcore Carson Tufts, LLC, Westcore Orchard Tufts, LLC, Westcore Vasona Tufts, LLC
	Region			MN
	Winner	300 West 6th	300 Capitol Mall	1625 Eye Street
250,000-499,999 SF	Location	Austin, TX	Sacramento, CA	Washington, DC
	Management Company	Thomas Properties	Hines	Brookfield Office Properties
	Owner	TOG-300 West 6th Street LLC	300 Capitol Associates NF L.P.	Brookfield Office Properties
	Region	Southwest	Pacific Southwest	MA

Historical Compilation of TOBY Winners				
		2009/2010	2010/2011	2011/2012
	Winner	Accenture Tower	Fox Plaza	Georgia Power Headquarters
500,000-1,000,000 SF	Location	Minneapolis, MN	Los Angeles, CA	Atlanta, GA
	Management Company	CB Richard Ellis, Inc.	Irvine Company	Cassidy Turley
	Owner	CalSTRS	Irvine Company	Georgia Power
	Region	Midwest Northern	Pacific Southwest	SO
	Winner	Robert S.K. Welch Courthouse	Hearst Tower	575 Fifth Avenue
Corporate Facility	Location	St. Catherines, ON	New York, NY	New York, NY
	Management Company	Ontario Realty Corporation	Tishman Speyer Properties	Cushman & Wakefield, Inc.
	Owner	Ministry of Energy & Infrastructure (MEI)	Hearst Corporation	Metropolitan Life Insurance Company
	Region	Canada	Mid-Atlantic	MA
	Winner	Park Central 789	Metropoint 600 Building	Jamboree Center
Renovated Building	Location	Dallas, TX	St. Louis Park, MN	Irvine, CA
	Management Company	Parmenter Realty Partners	Cushman & Wakefield	Irvine Company
	Owner	Parment Park Central, LP	BPG Properties, Ltd.	Irvine Company
	Region	Southwest	Midwest Northern	PS
	Winner	AonCenter	Wells Fargo Plaza	Hyatt Center
Over 1,000,000	Location	Chicago, IL	Houston, TX	Chicago, IL
	Management Company	Jones Lang LaSalle Americas (Illinois) LP	CB Richard Ellis	Jones Lang LaSalle
	Owner	Piedmont Office Realty Trust	Metropolitan Life Insurance Company and Metropolitan Tower Realty Company, Inc.	Irvine Company
	Region	North Central	Southwest	NC
	Winner	Ballantyne Corporate Park	Pleasanton Corporate Commons	San Gabriel Valley Corporate Campus
Suburban Office Park	Location	Charlotte, NC	Pleasanton, CA	Irwindale, CA
(Low-Rise)	Management Company	The Bissell Companies, Inc.	Hines Interests, L.P.	CBRE
	Owner	H.C. Bissell	6200 Stoneridge Mall Road Investors, LLC	MetLife Real Estate Investments
	Region	Southern	Pacific Southwest	PS
	Winner	Greenway Plaza	Howard Hughes Center	Waterway Plaza I & II
Suburban Office Park	Location	Houston, TX	Los Angeles, CA	The Woodlands, TX
(Mid-Rise)	Management Company	Crescent Real Estate Equities LP	Equity Office	Daymark Realty Advisors, Inc.
	Owner	Crescent Crown Greenway Plaza SPV LLC/Crescent Crown Nine Greenwy SPV LLC	Equity Office	NNN Waterway Plaza, LLC
	Region	Southwest	Pacific Southwest	SW

Historical Compilation of TOBY Winners			
		2012/2013	2013/2014
	Winner	Balfour Beatty Center	Gateway Oaks IV
Under 100,000 SF	Location	Plantation, FL	Sacramento, CA
	Management Company	Pointe Group Advisors	Hines
	Owner	The Realty Associates Fund VIII	Hines VAF II Sacramento Properties, LP
	Region	SO	Pacific Southwest
	Winner		
100,000 -500,000 SF	Location		
	Management Company		
	Owner		
	Region		
	Winner		
Over 500,000 SF	Location		
	Management Company		
	Owner		
	Region		
	Winner	CityCenter at 735	The Hurt Building
Historical Building	Location	Milwaukee, WI	Atlanta, GA
	Management Company	Compass Properties, LLC	Boxer Property Management
	Owner	Compass Properties, LLC	Boxer F2, LP
	Region	MN	Southern
	Winner		
Rehabilitated/Modernized Building	Location		
	Management Company		
	Owner		
	Region		
	Winner		
Corporate Headquarters Facility	Location		
	Management Company		
	Owner		
	Region		

Historical Compilation of TOBY Winners			
		2012/2013	2013/2014
	Winner	Memorial Hermann Southwest Medical Plaza 2	Pearland Medical Plaza
Medical Office Bldg.	Location	Houston, TX	Pearland, TX
	Management Company	CBRE	HCFD Realty Management
	Owner	Memorial Hermann Southwest System	Healthcare Facilities Development
	Region	SW	Southwest
	Winner	Seattle Municipal Tower	Arizona Game and Fish Building
Government Bldg.	Location	Seattle, WA	Phoenix, AZ
	Management Company	City of Seattle	Lincoln Property Company
	Owner	CBRE, Inc.	Arizona Wildlife Finance Corporation
	Region	PN	Pacific Southwest
	Winner		
Suburban Office Park	Location		
	Management Company		
	Owner		
	Region		
	Winner	Interchange Office Center	250 South Wacker Drive
100,000-249,999 SF	Location	Dallas, TX	Chicao, IL
	Management Company	CBRE, Inc.	CBRE, Inc.
	Owner	CBRE Global Investors	Credit Suisse
	Region	SW	North Central
	Winner		
	Location		
	Management Company		
	Owner		
	Region		
	Winner	101 West Broadway	Atrium Corporate Center
250,000-499,999 SF	Location	San Diego, CA	Rolling Meadows, IL
	Management Company	Irvine Company	CBRE, Inc.
	Owner	101 West Broadway LLC	Spear Street Capital, LLC
	Region	PS	North Central

Historical Compilation of TOBY Winners			
		2012/2013	2013/2014
	Winner	Russells Investment Center	U.S. Bancorp Center
500,000-1,000,000 SF	Location	Seattle, WA	Minneapolis, MN
	Management Company	CommonWealth Partners	Piedmont Office Management, LLC
	Owner	FSP-RIC, LLC	Piedmont Office Realty Trust, Inc.
	Region	PN	Midwest Northern
	Winner	1515 Broadway	22 Sylvan Way
Corporate Facility	Location	New York, NY	Parsippany, NJ
	Management Company	SL Green Realty Corp.	Wyndham Worldwide and Premier Facility Services
	Owner	SL Green Realty Corp.	Wyndham Worldwide and Premier Facility Services
	Region	MA	Middle Atlantic
	Winner	City National Plaza	Premier Place
Renovated Building	Location	Los Angeles, CA	Dallas, TX
	Management Company	Thomas Properties Group	CBRE, Inc.
	Owner	515/555 Flower Associates, LLC	CPUS Premier Place, LP
	Region	PS	Southwest
	Winner	Century Plaza Towers	Burnett Plaza
Over 1,000,000	Location	Los Angeles, CA	Fort Worth, TX
	Management Company	CBRE, Inc.	Behringer
	Owner	J.P. Morgan Investment Management, Inc.	TIER Reit Inc.
	Region	PS	
	Winner	Providence Park	Delmar Gardens
Suburban Office Park (Low-Rise)	Location	Charlotte, NC	Chesterfield, MO
	Management Company	Bissell Companies	Cassidy Turley Real Estate Management Services
	Owner	Marsh Bissell Patrick	Delmar Gardens at Conway Ridge LLC
	Region	SO	Midwest Northern
	Winner	Arboretum Plaza I & II	Colorado Center
Suburban Office Park (Mid-Rise)	Location	Austin, TX	Santa Monica, CA
	Management Company	CBRE	Equity Office
	Owner		Equity Office and TIAA-CREF
	Region		Pacific Southwest

