



## New York goes four for four in regional BOMA awards

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Four BOMA/NY Pinnacle Award winners - Time Warner Center, the Sony Headquarters at 550 Madison Ave. and 290 Broadway/Ted Weiss Federal Office Building, competing in two categories - entered the 2007-08 BOMA Middle Atlantic Conference Regional TOBY Awards judging completed last month, and emerged as winners, according to BOMA/NY president Angelo Grima.

Time Warner Center won for Operating Office Building of the Year in the over 1 million s/f category; the Sony building won for Corporate Headquarters, and 290 Broadway/Ted Weiss Federal Office Building won in both the Government Building and Earth Award categories. All now move on to the BOMA International Awards competition (290 Broadway moves forward in the Government Building category only to comply with BOMA International rules), which will announce the winners at the Association's global convention in Denver this month. The regional competition had 30 buildings compete, and encompasses seven states of the Middle Atlantic region from Boston to Washington, D.C.

"The Pinnacle award process is a blueprint for success—it guides you to achieve on multiple levels, from energy management to community impact. And no one does that better than a New Yorker," said Grima. "The challenge New York's managers face - from operating an asset worth hundreds of millions of dollars, to serving as the first line of defense in emergencies - is unequalled in this country. I know I speak for owners and managers city-wide when I say that it was time for New York to be rewarded. And I know I speak for all of BOMA/NY that these TOBY winners represent the best of our city. Time Warner Center is unique in New York history - it solved a time-consuming, local development stalemate by building a world-class, mixed-use development that dramatically raised development standards nationwide. Sony redefined corporate responsibility by transforming its headquarters into a public entertainment destination, and did so by meeting international environmental and sustainability standards. And at 290 Broadway, the General Services Administration proved that it can build significant architecture with a social purpose, while serving as the government's model for Energy Star compliance and green practices."

The winners are:

Operating Office Building - Over 1,000,000 s/f: Time Warner Center

Owner: A consortium led by Related Properties, Inc. Management Firm: Related Management Co., LP

Building Manager: James Kleeman

One of the most elegant solutions for a decades-long urban dilemma - what to do with the former Coliseum site - Time Warner Center made headlines and history with its groundbreaking design. While serving as headquarters for Time Warner CNN, it also debuted the New York flagship of the luxurious Mandarin Oriental Hotel, the one-of-a-kind Jazz@Lincoln Center venue, a five-story retail podium for world-class dining and shopping, and two dramatic towers of luxurious office and

residential space. When combined with high design, this unprecedented occupancy redefined mixed-use development.

Corporate Office Building: Sony Building (550 Madison Avenue)

Owner: Sony Corporation of America

Management Firm: Grubb & Ellis Real Estate Services, Inc.

Building Manager: David Azzopardi

Once renowned as the AT&T Building, the Sony Building has added as much interest to its base as the Chippendale pediment once generated at its crown. Its Public Arcade has bistro seating for the public, Spiderman scales the walls, and it serves as home to the Wonder and Technology Lab, which has made it New York's most popular office building with the younger generation. The 647-foot tall tower also features a Sky Lobby and 37 floors of premier office space, where upper stories are connected by elegant marble interior staircases and feature breathtaking views.

Earth Award: Ted Weiss Federal Office Building

Owner/Management Firm: US General Services Administration

Building Manager: David V. Wells

Built seven years prior to LEED, this environmentally-focused tower exceeded the energy efficiency standards in place at the time and went on to win an Energy Star award in 1999, which it recently renewed this past year. It has an ambitious recycling program, employs green cleaning substances throughout and all furnishings, fixtures and equipment fulfill one or more of the 4 "Rs" of sustainability. Energy fairs are regularly held to heighten tenant awareness.

Government Building: Ted Weiss Federal Office Building

Owner/Management Firm: US General Services Administration

Building Manager: David V. Wells

Cited for being a model of excellence in architectural design, energy conservation and cultural service to New York City as home of the expanding colonial-era African Burial Ground and Museum, the Ted Weiss Federal Office Building also fulfills the government's commitment to showcasing works of American artists.