



## **BOMA of New York honors Machado of JLL**

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Jones Lang LaSalle's (JLL) Juan Machado has been honored with a Pinnacle Award by the Building Owners and Managers Association (BOMA) of New York. The organization selected Machado as its 2008-2009 Manager of the Year. He is the property manager for the class A, 800,000 s/f 452 Fifth Ave., which serves as corporate offices for HSBC Bank USA, N.A.

The four-building complex is located on Fifth Ave, between 39th and 40th Sts. The bank selected JLL to handle property management at the site in 2003, and Machado was appointed to supervise the company's work at 452 Fifth Ave. in 2007.

The Pinnacle Award for Manager of the Year is presented in two categories â€” three years to 10 years of experience and 10-plus years of experience â€” to honor managers who, through their outstanding performance and dedication, best serve their tenants, the industry and BOMA NY. Nominees for the award must have been members of the organization in good standing with current active status. Machado received the Manager of the Year award for three years to 10 years of experience.

"It is an honor to receive a Pinnacle Award from BOMA New York that recognizes the work we've been able to accomplish at 452 Fifth Ave. for HSBC Bank," said Machado. "The bank's corporate office complex joins four different buildings into one harmonious whole. I would not have been able to successfully operate this complex facility without the assistance of the most talented building staff I have ever worked with."

Prior to taking on his role as property manager at 452 Fifth Ave., Machado served as property manager of HSBC Bank's retail portfolio, which comprises more than 50 retail branches in Manhattan, Queens and Brooklyn, and several corporate condominiums. He was responsible for financial reporting, an annual budget of more than \$3 million and lease administration for the portfolio.

Earlier, he was assistant general manager for Milstein Properties' 900,000 s/f New York portfolio. The buildings included 7 Hanover Sq., 46 Water St. & 78 Pearl St. Machado's role included assisting with the completion of quarterly reports, the preparation and execution of an annual budget, and the preparation of service contract agreements.

Machado joined JLL in 2000 as assistant general manager for Koll Bren Schreiber Realty Advisors' 300,000 s/f New York portfolio, which included 50 Broadway, 245 Fifth Ave. and 261 Fifth Ave. His responsibilities included oversight of capital projects to ensure completion in a timely manner and within the overall capital budget, reductions in operating expenses and assisting with the completion of monthly reports and annual budgets.

He began his career in real estate as an intern at NYS Common Retirement Fund in New York where Machado led a team that performed in-depth financial and risk analyses of the fund's real estate portfolio.

Machado received a bachelor's degree in Architecture from the Universidad de los Andes in Bogota, Colombia, and a master's degree in Real Estate Development from Columbia University. He also holds a certificate in real estate finance from New York University.

Each February, BOMA of New York presents its Pinnacle Awards to New York's premier buildings, people and charitable organizations. The local winners are then entered into the national The Office Building of the Year awards, first at the regional level and then at the North American level, which includes all of the U.S. and Canada.

Other Pinnacle Award categories include Operating Office Building in several categories, Earth, Renovated Building, Historical Building, Government Building, Corporate Facility, Outstanding Local Member of the Year, Manager of the Year, Civic Betterment and the Henry J. Muller Achievement Award.

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