

2025

year in review

BOMA Greater Seattle

BOMA
Greater Seattle



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A MESSAGE FROM OUR 2025 CHAIR

As we turn the page on another incredible year, I am filled with gratitude and pride for what we have accomplished together. This Year in Review is more than a collection of memories—it is a testament to the dedication, creativity, and spirit that define our community.

From the excitement of the TOBY Local competition, where we showcased excellence in building operations, to the festive energy of Oktoberfest, which brought us together in celebration, each event reflected our commitment to connection and collaboration. Our building tours opened doors to innovation and best practices, while the November Awards and Recognition Meeting reminded us of the power of acknowledging outstanding contributions. And of course, we closed the year with joy and camaraderie at our Holiday Party, a perfect reflection of the warmth and unity that make our organization special. These moments are not just events—they are milestones that strengthen our bonds and inspire us to aim higher.

Thank you Rod, and the BOMA team for your guidance and support over the last year. You all have been amazing. Rebecca, you are going to be a rockstar Chair in 2026!

As we look ahead, let us carry forward the momentum of this year into new opportunities and challenges. Together, we will continue to innovate, celebrate, and lead with purpose. Thank you for being an essential part of this journey—the best is yet to come.

JENNIE DORSETT
Hudson Pacific Properties



A NOTE FROM THE BOMA STAFF

We are deeply grateful for the strong connections we share with our members. Your engagement and support are the foundation of everything we do, and we couldn't be more proud to serve such an exceptional group of professionals.

This year brought a transition within our team. In September, we said farewell to Cori, whose contributions will always be appreciated. At the same time, we welcomed Rachell, who has already proven to be an outstanding addition—bringing fresh energy and a commitment to serving our members.

Thank you for being an essential part of BOMA. We look forward to continuing to grow together in 2026!

– Your Favorite BOMA Staff



FROM RATTLES TO ROLES



A look back at where the BOMA team started and how far they've come. Before the boardrooms and business cards, there were bibs and baby bottles.



Fun Facts:

- My favorite BOMA event is the BOMA Golf Tournament
- Highlight: the realization that despite the economic challenges facing BOMA's members this year, their strong support of BOMA continued to fund our mission and programs.



Rod Kauffman
President & CEO



Fun Facts;

- Grew up locally in the Seattle-area. I have lived outside of Seattle since I was 4 years old.
- I have been to 30 countries so far!
- Favorite BOMA Event: Oktoberfest!



Megan Furstenberg
Director of Operations



Fun Facts:

- I have been skydiving twice: Washington and Hawaii
- My twin sister and I are 10 years apart.
- Highlight: Planning the Holiday Party!



Christine Miclat Lubong
Director of Marketing & Communication



Fun Facts:

- I know every lyric to "It's the End of the World as We Know It" by R.E.M. and can sing it at karaoke
- I do not have my pilot's license
- Highlight: Getting appointed to the BOMA International Education Committee



Justin Wallander
Manager of Education & Membership Services



Fun Facts:

- I am from Unalaska, Alaska (also known as Dutch Harbor, & for the Deadliest Catch show on the Discovery Channel).
- I'm on a mission to find the best fried rice in the city.
- Highlight: Getting hired by BOMA!



Rachell Gulanes
Administrative & Accounting Coordinator





BOMA PRIORITIZES DIVERSITY, EQUITY & INCLUSION

BOMA IS COMMITTED TO PROMOTING
DIVERSITY, EQUITY, AND INCLUSION WITHIN THE
FABRIC OF MEMBERSHIP AND ACTIVITIES.

2025 RECAP

MEMBERSHIP
ADVOCACY
NETWORKING
EDUCATION



MEMBERSHIP

BOMA Greater Seattle experienced remarkable growth in 2025, welcoming a significant expansion of our community and resources. We strengthened our position as the leading association for property professionals in the region. This growth not only expands our reach but also enhances member benefits—providing greater networking opportunities, a stronger collective voice in advocacy, and access to more shared knowledge and resources. Our community continues to thrive, demonstrating the resilience and value of BOMA membership.



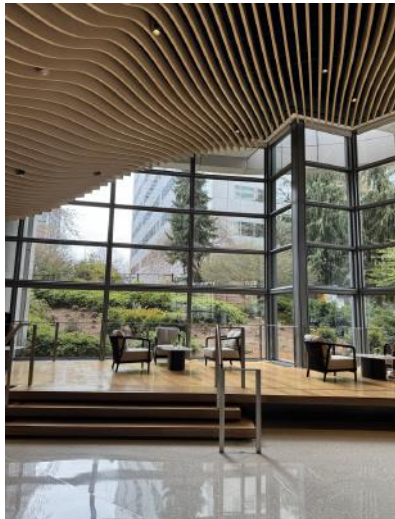
34

New Industry Partner
Companies



16,309,200

New SFof Principal
Member Buildings Into
Membership





ADVOCACY

BOMA IS THE VOICE OF COMMERCIAL REAL ESTATE.

The commercial real estate industry contributes \$3.5 billion to Washington State's economy, generates \$1 billion in salaries and income, supports over 23,000 local jobs, and represents 161 million square feet of office space (equal to 161 of the tallest high-rise buildings in Seattle).

BOMA's Advocacy turns a penny/square foot of member dues into a dollar or more per square foot of annual savings generated by BOMA's Advocacy on tax, regulatory, utility, and operating expenses.

BOMA engages at all levels of government representing the best interests of owners, managers, vendor-partners, and tenant businesses. BOMA's advocacy for our industry and membership covers a wide range of taxation, regulation, building and fire codes, public safety, and much more.

In 2025, BOMA worked with coalition partners to achieve the following successes:

1. BOMA successfully advocated against a proposed bill that would have tripled the annual property tax limit increases from 1% to 3%.
2. BOMA defeated consideration of adding sales tax on janitorial services (Member cost ~ 10 cents/SF).
3. BOMA defeated the consideration of adding sales tax on rents and leases.
4. BOMA defeated the consideration of adding a B&O tax on rents and leases.
5. BOMA worked tirelessly to defeat a bill that would have imposed unnecessary and significant new boiler certification and licensing greater than Seattle's requirements statewide.
6. BOMA supported a bill that has passed the legislature that increases additional pathways and compliance options with the State's clean buildings performance standard.

All of the above, as well as similar and varied proposed legislation, impacts commercial real estate in Seattle, Bellevue, and the tri-county area.

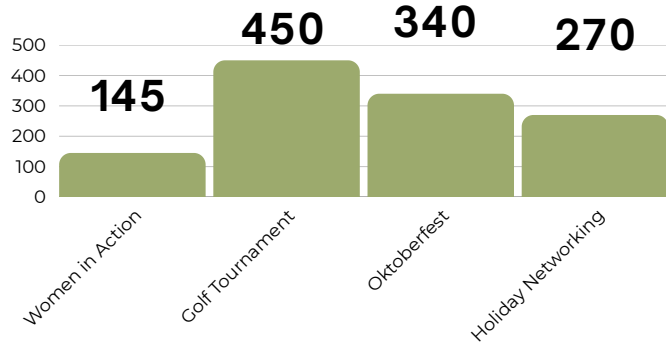


NETWORKING

100+

Total Meetings held for Committees, Task Forces, and Special Programs

of registered attendees



General Meetings



6

~145

Attendees at each meeting

Mentor Program



50

Professionals in the program in 2025

Emerging Professionals Events



9

of events

Special Events

4

including Women in Action, Golf Tournament, Oktoberfest, Holiday Event



Annual Reverse Trade Show

The Reverse Trade Show was an opportunity for Industry Partners to connect with Property Managers in a speed networking style format. It was such a success in 2024 that we decided to make it an annual event!

**Number of Principal
Member Company
Tables**



**Number of Industry
Partners who
attended**



Building Tours are Growing in Popularity

This year, we took our members behind the scenes with exclusive building tours, including some of Seattle's most impressive industrial spaces. From cutting-edge facilities to sustainable design showcases, these tours offered a unique look at the future of our industry. We even added a fun twist with our Putt-Putt networking event in July—combining professional connections with a little friendly competition!

**Number of Building
Tours held**



**Avg. Number of
attendees per
tour**



BOMA Japan visited Seattle

For the first time, BOMA Japan visited Seattle in October to connect about commercial real estate. BOMA is truly an international organization. From Australia to South Africa, Canada to Costa Rica - BOMA International connects commercial real estate professionals across 18 countries and counting!



Winter Business Meeting with BOMA International Leaders

In January, BOMA leaders and property manager professionals from all over the country met in Indian Wells, CA for the BOMA International Winter Business Meeting to share ideas and learn from one another.



EDUCATION

Education in 2025 focused on delivering shorter, more bite-sized learning experiences while maintaining a similar number of events. This shift aimed to provide accessible, impactful content for busy professionals.



60

Education Hours
Offered



15

Educational
Events



492

Students/Attendees



53%

of Education Hours Offered
were Clock Hours



9

New Educational Resources
added to our Library



320

Views on BOMA Educational
& Informational Videos

INSTRUCTORS

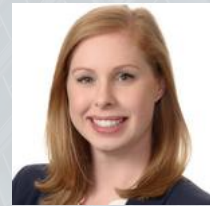
Thank you to the instructors that taught BOMI and BOMA courses this year. We appreciate you sharing your time, resources and knowledge with students!



Paul Favro, RPA, SMA
BOMA Supporter



Margaret Webb
CBRE



Alicia Hall
Amazon



Coleen Spratt
Spratt Asset Advisory Services



Dan Pollino
CBRE



Steve Johnson
Amazon

DONATED SPACE

Thank you to the venues and the property management teams for allowing BOMA to use your space for events and education. We are tremendously grateful for your continued support!



2+U
Hines



8th & Olive
Unico
Properties



**Chapter
Building 1 & 2**
Urban
Renaissance
Group



**Creekside
One**
CBRE



Dexter Yard
BioMed Realty



**Market Place
Tower**
CBRE



**One and Two
Union**
Washington
Holdings



**One Bellevue
Center**
JLL



**Ridgwood
Corporate
Center**
CBRE



**Seattle
Tower**
Urban
Renaissance
Group



**Seattle Metro
Logistics**
CBRE



**The Eight in
Bellevue**
KGIP



**Washington
Athletic Club**



US Bank Center
Perform
Properties



**Washington
1000**
Hudson Pacific
Properties



West 8th
Kilroy Realty



**West Lake
Union Center**
CBRE

LEADERSHIP

BOARD OF DIRECTORS
EXECUTIVE COMMITTEE/BOMA OFFICERS
COMMITTEE CHAIRS & TASK FORCE LEADERS



BOARD OF DIRECTORS



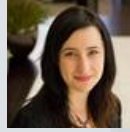
Jennie Dorsett
Hudson Pacific
Properties



Rebecca Uusitalo
Urban Renaissance
Group



Mick Newell
Washington Holdings



Margaret Webb
CBRE



Scott Loftin
Alexandria Real Estate



Adam Foltz
Metro Services
Group



Phillip Scott
Kemper Development



Amy Baker
EQ Office



Phil Bing
Unico Properties



Derek Collins
Link Logistics Real
Estate



Luciano Florescu
Kardin Systems



Rick Harris
Transwestern



Patrick Hennessy
CBRE



Erik Jennings
Pacific Law Group



**Jeremy
McPherson**
Clise Properties



Chrystal Montes
CIM Group



**Denice
Montgomery**
Unico Properties



Carly Moorman
Hines



Megan Osenbrock
Unico Properties



Stephen Penn
KG Investment
Properties



Jackie Roethel
Evolution Architecture



Liza Skorupski
Alexandria Real Estate
Equities



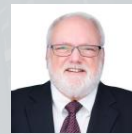
Claire Swinbank
JLL



Shannon Tieg
Tieg Property
Management Services



Earl Wayman
Kidder Mathews

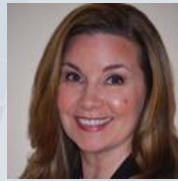


Rod Kauffman
BOMA Greater Seattle

EXECUTIVE COMMITTEE



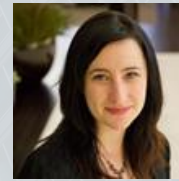
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Hudson Pacific Properties



Rebecca Uusitalo
Urban Renaissance Group



Mick Newell
Washington Holdings



Margaret Webb
CBRE



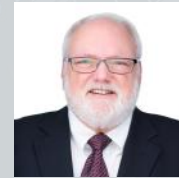
Scott Loftin
Alexandria Real Estate



Adam Foltz
Metro Services Group



Phillip Scott
Kemper Development



Rod Kauffman
BOMA Greater Seattle

COMMITTEE CHAIRS & TASK FORCE LEADERS



Kacie Rahm
Awards &
Recognition



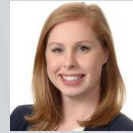
Margaret Webb
BOMA
Champions



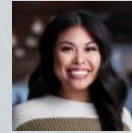
Phil Bing
Code/Utility



Melanie Danuser
Education



Alicia Hall
Education



Annie Miclat
Emerging
Professionals



Katrina Olson
Emerging
Professionals



Coleen Spratt
Govt & Industry
Affairs



Derek Collins
Industrial



Luciano Florescu
Industry
Partners



Jackie Davis
Mentor Program



Bill Babbitt
Operations &
Maintenance



Jeff Myrter
Public Safety

STRATEGIC GOALS



2025 STRATEGIC GOALS



Content & Resource Delivery

Communicate the Value of BOMA, establish new content delivery methods of industry information that are readily accessible and reinforces the value BOMA provides to members and the industry.



Educational Programming

Provide robust educational programming on a variety of relevant topics, through increased seminar efforts throughout the year.



Enhance Networking

Modernize and innovate networking programming to evolving preferences of members.

EMERGING PROFESSIONALS



An Emerging Professional (EP) is someone who is new to commercial real estate management. EPs are interested in growing their knowledge about the industry and becoming more involved with BOMA.

The goal of the BOMA Emerging Professionals program is to create innovative opportunities to support and inspire emerging professionals to continue their development and growth towards becoming industry leaders.



The BOMA Emerging Professionals held fun networking events this year that included building tours, Mariner's Baseball Games, happy hours, karaoke, and mentor meetings.

If you would like to get involved in the Emerging Professionals Program, contact Justin Wallander at justin@bomaseattle.org.



Thank you to our Major Program Sponsors:



KASTLE

PACIFIC
BUILDING SERVICES, INC.

THRIVE Mentor PROGRAM IN 2025

The Emerging Professionals Committee created the Mentor Program in 2013. Not only has it benefited dozens of people new to the industry, but we have also heard that the mentors get as much out of it as the mentees do.

In 2025, we had 50 participants. Mentors and mentees maintained their connections this year through in-person events like the Kick-Off Welcome event, networking while wine tasting, and a panel discussion event with industry experts.

If you would like to get involved in the Mentor Program, contact Justin Wallander at justin@bomaseattle.org.



Thank you to our Major Program Sponsor:



KASTLE



A photograph of two people shaking hands. The person on the left is wearing a grey blazer and a watch. The person on the right is wearing a green sweater. The background is blurred, showing what appears to be a meeting table with documents and a laptop. A semi-transparent green banner is overlaid on the image, containing the text.

2025 SUSTAINING PARTNERS

Special recognition and acknowledgement go out to our 2025 Sustaining Partners for their ongoing support. Their contributions are helping to maintain BOMA's legislative and advocacy efforts as we work to protect and advance the interests of the commercial real estate industry locally, regionally, and nationally.

DIAMOND

2025 SUSTAINING PARTNERS



PLATINUM

2025 SUSTAINING PARTNERS



GOLD

2025 SUSTAINING PARTNERS



SILVER

2025 SUSTAINING PARTNERS





WHAT OUR MEMBERS HAVE TO SAY

Annual Golf Tournament

Thanks again, BOMA, for organizing such a fantastic event and for celebrating our efforts. We truly appreciate the opportunity to participate and connect with such a fun and dedicated group.



Oktoberfest Trade Show

Oktoberfest was great as usual. 😊



Women in Action

The event was great! Thank you for all the time and effort by the BOMA team! I really think it is helpful for team members to better understand how to communicate with colleagues. The Brain Quiz was great and I felt was right on target for our team. There were a few questions where we teetered between two responses, but over all a great experience!



TOBY Awards Program

Our West Lake Union Center team would like to share our thanks with the BOMA TOBY judges for their time spent with us, for volunteering, and for the vote of confidence in our win! Also, thanks again to Christine for her helpful guidance and to the full BOMA team for putting on a nice Annual Awards event. Our client, DivcoWest, our management and engineering teams, CBRE, and the interior design team were all thrilled to share in this accomplishment of this goal.



TOBY Judging

I actually really LOVE doing this- it really helps me as a property manager so I appreciate the opportunity.





PNW REGIONAL CONFERENCE IN PORTLAND, OR

The BOMA Pacific Northwest region celebrated a year of leadership, achievement, and connection in 2025!

New Leadership: Chloe Gehrke (President), Clayton McFarland (Vice President), and Matt Walsh (Treasurer) stepped into their roles in July, guiding the region forward.

TOBY® Awards: Seattle dominated the regional competition, and the Starbucks Center earned an International TOBY Award in the Mixed-Use category—marking Seattle’s second consecutive international win!

Outstanding Member: Congratulations to Patrick Hennessy, honored as the 2025 PNW Regional Outstanding Member of the Year for his leadership and community contributions.

Regional Conference: Over 60 members gathered in Portland for two days of learning and networking, featuring leadership development, economic forecasting, and a keynote from BOMA International President Mary Lue Peck.

Thank you to all who made 2025 a success! Here’s to another year of growth and collaboration in commercial real estate and in our region.





BOMA INTERNATIONAL CONFERENCE IN BOSTON, MA


From June 28 to July 1, the 2025 BOMA International Conference & Expo brought together property professionals, industry leaders, and exhibitors in the city of Boston, Massachusetts. With standout keynote speakers, invaluable educational sessions, and plentiful networking opportunities, attendees were able to take home more than just some insights – they made long-lasting connections.

- **Day 1** – The conference officially opened with a day of committee meetings and discussion hubs, setting the stage for collaboration and learning.
- **Day 2** – Attendees were inspired by a powerful Opening Keynote from Brad Meltzer, host of the History Channel’s Lost History and Decoded and a New York Times best-selling author.
- **Day 3** – Day three began with networking breakfasts, including a record-breaking Student Day Orientation + Breakfast and the Women in CRE Breakfast featuring Julie Brown, founder of Julie Brown Speaks.
- **Day 4** – The final day concluded with educational sessions, the debut of the One BOMA Recognition Lunch, and the grand finale—The Outstanding Building of the Year (TOBY) Awards Reception + Gala.


BOMA Greater Seattle Takes Boston by Storm

With over 40 members in attendance, BOMA Greater Seattle made its presence known across the conference floor, leadership sessions, and celebrations. Our local members didn’t just show up—they showed out:

 Starbucks Center Takes Home an International TOBY Win – Mixed-Use Category

 Patrick Hennessy is Recognized as the Regional Member of the Year

 Cori Taniguchi Earns Prestigious CAE Designation

 Our Scholarship Winners Attended the Conference - read about their experiences in the following pages.



DEI SCHOLARSHIP RECIPIENT WURRIE NJADOE, CBRE

This past June, I was awarded the BOMA Greater Seattle DEI Scholarship to attend the 2025 BOMA International Conference in Boston, Massachusetts. This was my first conference, and let me tell you, I will be coming back for many more conferences, God willing.

Attending the BOMA International Conference in Boston was an amazing experience. I would definitely recommend it. It was a 10 out of 10. This conference brought together industry leaders, professionals, scholars, and innovators from all over the world. I found it to be a remarkable opportunity to exchange ideas, foster professional development, and discover new standards for best practices in real estate and property management. Boston's unique blend of history and modern business made it the perfect setting for a gathering focused on knowledge sharing and positive change.

The conference featured an impressive lineup of keynote speakers whose perspectives deeply resonated with me. Each of these speakers shared wisdom on personal growth, resilience, and adaptability—qualities I found especially relevant in today's evolving world. I learned a lot from keynote speakers Brad Meltzer and Dan Thurmon, especially about how we tend to overlook and appreciate our parents or anyone who has had a hand in shaping the people we are today. Dan Thurmon taught me how to shift perspective and welcome new challenges. Networking guru, Julie Brown, kept having me and the rest of the audience repeat the phrase "I am not an avocado." As women, we are often hard on ourselves, holding unrealistic expectations and wondering why everything feels like it's crashing down on us. What I took away was to be kinder to myself and to build a community that I would want to be a part of.

A standout feature of the conference was definitely the BOMA Expo. I explored a wide array of products, technologies, and solutions from both industry giants and exciting startups. I left with an overweight suitcase back to Seattle, filled with swag and water bottles that I know for a fact I won't be using, but they were free stuff. The educational aspect of the conference was both robust and accessible. Honestly, it was very difficult to choose which sessions to attend. There were so many options like, Reimagining property management with cloud-based technology infrastructure, COI red flags: What property managers miss, and more. My experience at the BOMA International Conference in Boston left a lasting impression. It offered the perfect chance to make new connections, strengthen professional relationships, and discuss collaborative opportunities. Thank you, BOMA Greater Seattle, for this opportunity. I look forward to future BOMA conferences.



DEI SCHOLARSHIP RECIPIENT AYSIA DERU, UNICO PROPERTIES



I had the great opportunity to attend the 2025 BOMA International Conference & Expo as this year's Greater Seattle Emerging Professional Scholarship recipient. I'm incredibly grateful for this experience.

Expo Floor:

The expo floor was impressive in both size and variety. It was wonderful connecting with existing service partners while also meeting new ones. It was eye-opening to see just how many different companies and services support our industry.

Seminars & Keynotes:

I was especially excited about the educational sessions offered. One highlight was the seminar, "AI-Powered Property Management – Smarter, Faster, Better." The room was completely full, and it was fascinating to hear different perspectives on AI, from cautious to optimistic. The session shared practical ways AI can assist us in our roles, while emphasizing the importance of critical thinking.

Another standout moment was the keynote speaker, Brad Meltzer, and his talk "What's Your Legacy?" One of my key takeaways was that we often don't realize the positive impact we have on others, both professionally and personally and that it's important to express gratitude to those who've impacted us. This inspired me to reflect and reach out to thank a few people in my own life.

Networking & City Experience:

It was amazing to explore Boston's rich history including walking part of the Freedom Trail with my coworkers. We also had a chance to enjoy the evening events hosted at local venues. These events were great opportunities to meet new industry professionals as well as connect with colleagues from my own company in a different setting.

Overall, this experience gave me new insights into topics like AI, expanded my industry network, and deepened my understanding of the role our work plays within the larger CRE community. I'm extremely thankful for this opportunity and would encourage others to apply in the future. It's truly an incredible chance to learn, grow, and connect.

ENGINEER SCHOLARSHIP RECIPIENT JESSE SMOTHERS, UNICO PROPERTIES

I am incredibly grateful to BOMA Greater Seattle for the generous engineering scholarship that made it possible for me to attend the BOMA International Conference in Boston. This was a truly memorable experience and an invaluable opportunity for both personal and professional growth.

The conference was exceptional in every way—from the engaging keynote speakers and educational sessions to the well-curated expo. Brad Meltzer, the opening keynote speaker, set a powerful tone for the event. His heartfelt stories, blended with humor and authenticity, resonated deeply with me. He spoke in a way that made the audience feel both welcomed and inspired, and his reflections on personal hardship and resilience were both moving and motivating.

The educational sessions offered valuable insights into evolving industry standards and best practices from across the country. It was refreshing and energizing to learn from industry leaders and peers who are passionate about shaping the future of our field. The expo was another highlight, showcasing innovative vendors, thoughtful amenities—including a relaxing puppy break area—and excellent hospitality throughout.

This was my first visit to Boston, and the city exceeded all expectations. The convention center was not only architecturally stunning but also conveniently located near our hotel, which made the experience even more enjoyable. I was fortunate to have time to explore the historic downtown area, and I was struck by the city's rich history, cleanliness, and the friendliness of everyone we encountered.

One of the most memorable evenings was the TOBY Awards ceremony. The atmosphere was electric with excitement and pride as teams celebrated their building achievements. The food, the energy, and the camaraderie made it a truly special event.

All in all, this trip was a wonderful experience that I will always remember. I feel incredibly fortunate to have been given the chance to attend and connect with so many passionate professionals. Thank you again to BOMA Greater Seattle for your support—I would be honored to attend again in the future.



ENGINEER SCHOLARSHIP RECIPIENT ERIC LICHNECKERT, UNICO PROPERTIES



This year, I had the opportunity to attend the BOMA 2025 International Conference in Boston, thanks to an Engineering scholarship from BOMA Greater Seattle. I'm incredibly grateful to have been selected. As an Assistant Chief Engineer at Unico, most of my time is spent making sure buildings run smoothly behind the scenes, so getting to step out of the day-to-day and being surrounded by my peers, business leaders, and innovators in our industry was a valuable and much appreciated change of pace.

One of the highlights for me was the first keynote speaker, Brad Meltzer. He shared personal stories, not just about his professional success, but about the people who helped him get there. It was a good reminder of how important community is, both in life and in our field. His message in the keynote was simple: the work we do matters, and the way we treat people matters just as much.

Another big highlight was touring the Winthrop Center. Seeing a new, modern large-scale building was very impressive. Seeing all the behind-the-scenes things that usually only engineers care about was an awesome experience. It was cool seeing all sorts of new technologies integrated into the building systems and how they were all working together. It's one thing to read about these ideas in articles; it's another to walk through a building that's doing it. It made me think differently about what's possible in the spaces we manage.

Beyond the sessions and tours, the best part of this conference was connecting and networking with others in the industry—engineers, managers, vendors, and leaders from across the country. Getting to explore Boston and all of its history with some of my peers was an awesome and unforgettable experience.

I'm thankful to BOMA Greater Seattle for the opportunity to attend, and I encourage anyone who's on the fence about applying for a scholarship like this to go for it. It was a great experience—one that left me with new knowledge, fresh motivation, and a renewed sense of pride in the work we do every day.

IMPACT SCHOLARSHIP RECIPIENT KACIE RAHM, UNICO PROPERTIES



If you know me from BOMA, there's a good chance you know me as the "TOBY Lady." You may have celebrated with me when my building, Smith Tower, won the International TOBY in the Historical category in 2019. Maybe you entered your own building in the competition and attended a TOBY review session that I led as Chair of the BOMA Greater Seattle Recognition & Awards committee for the last few years. If nothing else, you've probably seen me on stage at the General Meetings or Women in Action events handing out the Local and Regional TOBY trophies and awkwardly posing for photos with the winners. I am happy to be the TOBY Lady, and hope anyone with an interest in entering knows that they can come to me with questions! What you may not know, though, is that beyond TOBY, I am all about recognition in this industry, and I think it's a crucial component to retention, avoiding burnout, and professional development.

My recent attendance at the BOMA International Conference in Boston was all about recognition. Before I even knew I was attending, I was working with Unico leadership to connect their recommended employees to Scholarship opportunities to attend. I was honored to be recommended for the BOMA Impact scholarship by my Director and encouraged my fellow nominated colleagues to apply in their respective categories. All in all, four of us were selected, and I am extremely grateful to be recognized among that group! For weeks leading up to the conference, I could feel the energy among our group as we planned packing lists, conference sessions to attend, Boston sights to see, and vendor party invites to prioritize. There's a certain pride and excitement that comes from being recognized by your company, as well as your industry leaders, that I could tell my fellow scholarship winners were motivated by.

Once at the conference, I planned my schedule around my duties as a member of the International Recognition and Awards committee. I made a pitch at the BOMA PNW Regional Lunch to get more TOBY entries. I cheered on our PNW Regional Member of the year, Patrick Hennessy, as he accepted his certificate at the BOMA Recognition lunch – a culmination of a nomination that I collaborated on with Benjamin Harrison. I attended my first in-person committee meeting and gathered ideas to improve our local programming. And awesomely, I got to cheer on our five fantastic TOBY contenders, including Starbucks Center who took home an International TOBY in the Mixed-Use Category. Seeing my peers be rewarded for their hard work was incredibly fulfilling, and hopefully that energy will come back to BOMA Greater Seattle and encourage more TOBY entries each year!

But beyond this, I also found a theme of recognition among the seemingly unrelated events. The opening keynote from author Brad Meltzer, titled “What’s Your Legacy,” inspired me to continue recognizing people in small ways, too. His stories helped illuminate how we may leave a mark we didn’t expect when we notice the skills and worth of those around us. I also got to attend a fascinating tour of the historic Fenway Park, and it made me think about how I have always loved sports. Being a fan is a form of recognition as well. The love that Bostonians have for the Red Sox is so palpable, despite the challenges they’ve faced as a franchise. Preserving the oldest and smallest stadium in the MLB and continuously adding to and improving it is a testament to that fandom. A post-tour lunch at “Wahlburgers”, where a shrine to the Wahlberg brothers adorned the restaurant walls, continued my conversation about fandom, and how that pride might translate to our careers.

Overall, it was a fantastic experience that reaffirmed my goals for my career. I have worked for years to bolster the recognition programs at Unico and with BOMA, and I came home from Boston with so many new ideas and possibilities to continue those programs. Additionally, I have new personal goals to recognize people in my life outside of a professional setting. Finally, I want to thank BOMA Greater Seattle and the scholarship selection committee for recognizing me with the BOMA Impact Scholarship. I will continue to make an impact and prove myself worthy



AWARDS & RECOGNITION

2025 LOCAL TOBY AWARDS
GOLDEN DUMPSTER AWARDS
BOMA HEROES





THE PATH TO THE LOCAL TOBY AWARDS

START HERE

I want to enter my building into the TOBY Awards Cycle

Do you have your BOMA 360 Designation?

Yes

No

Get Your 360 Designation

Visit recognition.boma.org and apply BEFORE September 30th of the cycle year

Did you receive your designation?

Please allow up to two weeks to be approved.

Fill out the Entry Form

Visit www.bomaseattle.org/page/TOBY
Deadline: End of October of the cycle year

Build Your Portfolio for Submission

Go to recognition.boma.org
Deadline: End of October of the cycle year

Yes

Practice Patience

Please wait until you receive your 360 designation before moving on with your TOBY application

No





The Outstanding Building of the Year,
TOBY[®] AWARDS

THE BOMA 360 PERFORMANCE PROGRAM + THE TOBY AWARDS



Better Together

What is BOMA 360?

The BOMA 360 Performance Program sets the standard worldwide for operational best practices in the commercial real estate industry. Six industry best practice areas are evaluated:

1. Building operations and management
2. Life safety/security/risk management
3. Training and education
4. Energy
5. Environmental sustainability
6. Tenant/occupant relations and community involvement

What are the TOBY Awards?

The Outstanding Building of the Year (TOBY) Award is the commercial real estate industry's highest recognition honoring excellence in commercial building management and operations in specific categories of building type or size. For an opportunity to win a BOMA International TOBY Award, a property first must earn a BOMA 360 designation and win both local and regional competitions.

Better Together

Having the BOMA 360 and TOBY Award applications now in one portal streamlines the application process and helps you showcase your building's accomplishments faster!

What are the benefits?

BOMA 360 Performance Program

- Industry validation. This third-party designation signals to owners, tenants and prospective tenants that your building is managed and operated to the highest standards in our industry.
- Holistic, 360-degree evaluation. The BOMA 360 program evaluates all major areas of operations and management that are critical to running a building.
- Operational efficiencies. Optimized building performance leads to increased tenant satisfaction and helps you achieve higher tenant retention, all while boosting your bottom line.

The TOBY Awards

- Best-in-class recognition. Stand above the rest with the highest honor in commercial building management and operations.
- Local and national recognition. Receive industry exposure for your building team and ownership.
- Tenant satisfaction. Increase tenant retention and recruitment as you shout your award win from the rooftop!

Celebrate what makes your building stand out! Elevate your property by applying for the BOMA 360 designation, and then submit your TOBY Award application to compete for the honor of being called the best of best in commercial real estate. Learn more at recognition.boma.org.



LOCAL JUDGES

This year, local building tours were held in-person and judges were able to walk through buildings and connect. Thank you to those that participated. You are an integral part of the TOBY process!

ALISON PULLAN Unico Properties
BROOK MAURA JLL at Google
CARLYNE GUTTORP Avison Young
DIGN CASTRO BioMed Realty
EDWARD JANCAITIS Perform Properties
ERIC LICHNECKERT Unico Properties LLC
FAITH STEHR Perform Properties
HAYLEY THOMAS CBRE
JACQUELINE SOCHA JLL at Google
JAMIE PETERSON CBRE
JOSH VASQUEZ Perform Properties
JUDY CAIL BioMed Realty
KASEY KROHN JLL

KAYLA GONZALEZ Bridge Industrial
LYDIA ANDERSON CBRE
MARCUS SCHARFF KG Investment Properties
MEGHAN JOHNSON JLL
ODESSA MARTIN-MORRIS CBRE
SABRINA MATSON Colliers International
SARA LOVE JLL
SYREEETA STICKNEY Urban Renaissance Group
TAIDJA DESALVO JLL
WURRIE NJADOE CBRE
ZACK CROTTY Unico Properties
PATRICK HENNESSY



DESIGNEES

| | |
|------------------------------------|---------------------------------|
| 1001 OFFICE TOWER I EAST | CBRE |
| 1001 OFFICE TOWER II WEST | CBRE |
| 1201 THIRD | WRIGHT RUNSTAD & COMPANY |
| 188 EAST BLAINE STREET | ALEXANDRIA REAL ESTATE EQUITIES |
| 1905 MARC AVENUE | LBA REALTY |
| 19130 84TH AVENUE SOUTH | LBA REALTY |
| 1920 MERRILL CREEK PARKWAY | LBA REALTY |
| 200 SOUTHWEST 34TH STREET | LBA REALTY |
| 2000 SOUTH WALNUT STREET | THE RMR GROUP |
| 2621 HOGUM BAY ROAD NE | LBA REALTY |
| 3002 LIND AVENUE | LBA REALTY |
| 3003 SOUTH PINE STREET | LBA REALTY |
| 720 - 790 ANDOVER PARK EAST | LBA REALTY |
| 7272 W MARGINAL WAY SOUTH | LBA REALTY |
| 800 FIFTH | EQ OFFICE |
| 818 STEWART STREET | CBRE |
| 929 OFFICE TOWER | KGIP |
| 999 3RD AVENUE | EQ OFFICE |
| ABRAHAM LINCOLN BUILDING | CBRE |
| AMAZON PHASE - 7 | CBRE |
| AMAZON PHASE - 8 | CBRE |
| AMAZON PHASE VI | CBRE |
| BOREN LABS | CUSHMAN & WAKEFIELD |
| BRIDGE POINT AUBURN 200, LLC | BRIDGE INDUSTRIAL |
| BRIDGE POINT EVERETT 500 BLDG A | BRIDGE INDUSTRIAL |
| BRIDGE POINT EVERETT 500 BLDG B | BRIDGE INDUSTRIAL |
| BRIDGE POINT EVERETT 500 BLDG C | BRIDGE INDUSTRIAL |
| BRIDGE POINT I-5 SEATTLE, LLC | BRIDGE INDUSTRIAL |
| BRIDGE POINT KENT 100 | BRIDGE INDUSTRIAL |
| BRIDGE POINT KENT 300 - BUILDING A | BRIDGE INDUSTRIAL |
| BRIDGE POINT KENT 300 - BUILDING B | BRIDGE INDUSTRIAL |
| BRIDGE POINT SUMNER 60 | BRIDGE INDUSTRIAL |



DESIGNEES

| | |
|---------------------------------------|---------------------------------|
| BRIDGE POINT SUMNER SOUTH | BRIDGE INDUSTRIAL |
| BRIDGE POINT TACOMA 120 | BRIDGE INDUSTRIAL |
| DEXTER YARD | BIOMED REALTY |
| ELEVEN50 BY ALEXANDRIA | ALEXANDRIA REAL ESTATE EQUITIES |
| ELEVEN65 BY ALEXANDRIA | ALEXANDRIA REAL ESTATE EQUITIES |
| EVERETT AIRPORT CENTER | LBA REALTY |
| FIRST AND KING | HUDSON PACIFIC PROPERTIES |
| HOME PLATE CENTER A | JAMESTOWN URBAN MANAGEMENT |
| HOMEPLATE CENTER B | JAMESTOWN URBAN MANAGEMENT |
| HUDSON 1099 STEWART STREET | HUDSON PACIFIC PROPERTIES |
| KENT 192 | LBA REALTY |
| KEY CENTER | KILROY REALTY CORPORATION |
| LAKWOOD 90 INDUSTRIAL OWNER, LLC | BRIDGE INDUSTRIAL |
| MARKET PLACE TOWER | CBRE |
| METROPOLITAN PARK EAST | AVISON YOUNG |
| METROPOLITAN PARK WEST | AVISON YOUNG |
| PORTSIDE INDUSTRIAL CENTER - A | LBA REALTY |
| PORTSIDE INDUSTRIAL CENTER - B | LBA REALTY |
| PORTSIDE INDUSTRIAL CENTER - C | LBA REALTY |
| PORTSIDE INDUSTRIAL CENTER - D | LBA REALTY |
| PORTSIDE INDUSTRIAL CENTER - E | LBA REALTY |
| PORTSIDE INDUSTRIAL CENTER - F | LBA REALTY |
| RAINIER PARK OF INDUSTRY - BUILDING 6 | LBA LICENSE HOLDINGS INC. |
| REDMOND COMMERCE CENTER | LBA REALTY |
| REDMOND TOWN CENTER PHASE I | CBRE |
| SKYLINE TOWER | KILROY REALTY CORPORATION |
| SPRINGBROOK DISTRIBUTION | LBA REALTY |
| STARBUCKS CORPORATE CENTER | KIDDER MATHEWS |
| TERRY THOMAS | CBRE |
| THE EXCHANGE | PERFORM PROPERTIES |
| U.S. BANK CENTER | PERFORM PROPERTIES |



The Outstanding Building of the Year
TOBY® AWARDS

2024-25 Local Competition

LOCAL WINNERS

www.bomaseattle.org/page/TOBY



Suburban Office Park (Low-Rise) Category Winner

Redmond Town Center

Managed by: CBRE

Owned by: Invesco





Corporate Facility Category Winner

1001 Office Towers

Managed by: CBRE

Owned by: MetLife Investment Management





100,000-249,999 SF Category Winner

Home Plate 1501

Managed by: Jamestown Urban Management

Owned by: JPPF HPC LP





250,000-499,999 SF Category Winner

Amazon Phase VI

Managed by: CBRE

Owned by: Union Investment Real Estate GmbH





Historical Category Winner

First and King

Managed by: Hudson Pacific Properties

Owned by: Hudson Pacific Properties





Mixed-Use Category Winner

Home Plate 1521

Managed by: Jamestown Urban Management

Owned by: JPPF HPC LP





Renovated Category Winner
1505 West Lake Union Center

Managed by: CBRE

Owned by: DWF V West Lake LLC





Life Science Building Category Winner

Eleven50 by Alexandria

Managed by: Alexandria Real
Estate Equities

Owned by: Alexandria Real Estate Equities





Congratulations to all of the
2025-26 Local TOBY Winners
Good luck at the Regional Competition!

**Redmond Town
Center**
CBRE



Home Plate 1501
Jamestown Urban
Management



First and King
Hudson Pacific
Properties



**1505 West Lake
Union Center**
CBRE



**1001 Office
Towers**
CBRE



Amazon Phase VI
CBRE



Home Plate 1521
Jamestown Urban
Management



**Eleven50 by
Alexandria**
Alexandria Real
Equities





2025 INTERNATIONAL WINNER

MIXED-USE CATEGORY

STARBUCKS CENTER

MANAGED BY: KIDDER MATHEWS

OWNED BY: FIRST AND UTAH ASSOCIATES LLC



This year, the 2025 BOMA Conference was held in Boston, Massachusetts and The Outstanding Building of the Year (TOBY®) Awards Ceremony was held on Tuesday, July 1st. Seattle brought home an International TOBY® Award for the second year in a row! Starbucks Center (managed by Kidder Mathews and owned by First and Utah Associates, LLC) won in the Mixed-Use Category.

“We’re incredibly proud and humbled to receive the International TOBY Award and to represent a building we’re honored to call our workplace,” said Mabel Kha, Portfolio Administrator at Starbucks Center. “This achievement is a true testament to the dedication, collaboration, and hard work of our entire team – Coleen Spratt, Jim Lovested, Shirley Cornish, James Jorgensen, Bill Petrie, and the Holaday-Parks Engineering team. It’s an honor to share this moment with such an inspiring group, and we look forward to what we’ll accomplish together next.”



GOLDEN DUMPSTER AWARDS



Each year, Recology King County, BOMA Greater Seattle, and Seattle Public Utilities celebrate the green achievements of local businesses with the Golden Dumpster Awards. This is the 13th Annual Golden Dumpster Awards and we are excited to recognize and promote those properties who are leading the way and implementing best practices to reduce waste, decrease solid waste management costs, and conserve natural resources.

Platinum Dumpster winners are previous Golden Dumpster Winners who have continued to improve performance.

The Golden Dumpster and Platinum Dumpster competition is sponsored by Recology King County, BOMA Greater Seattle, and Seattle Public Utilities. All BOMA member property managers in Seattle are eligible and encouraged to apply.





GOLDEN DUMPSTER AWARD WINNERS

800 Fifth Ave - EQ Office

- Tenants actively and successfully participating in sustainable practices within their suites.
- Exceptional use of durables and compostables in tenant spaces.
- Building focus to emphasize reuse, reduce plastic use, and refillable systems.
- Variety of specialized recycling streams for different types of waste



400 Fairview - CBRE

- Impressive setup of signage, bins, and colocation throughout the building.
- Little to no contamination across waste bins.
- Building features that support sustainability and environmental responsibility.
- Earth Day pop-up events that foster engagement and involvement.



GOLDEN DUMPSTER AWARD WINNERS

999 Third - EQ Office

- Fantastic effort in organizing engaging and creative Earth Month events.
- Strong collaboration between property management and the janitorial team to support sustainability efforts.
- Broad range of special-item recycling streams available to tenants.
- Efforts to donate furniture, reuse material, and reduce waste.



PLATINUM DUMPSTER AWARD WINNER

US Bank Center - EQ Office

- Proactive tenant support through PM waste consulting and collecting tenant feedback from a waste survey.
- Dedication to community collaboration, including partnerships with schools and neighboring buildings.
- Innovative initiatives such as finding new uses for used office equipment and hosting Recycle Fair events.
- Comprehensive and effective sustainability and waste-reduction systems.







The BOMA Hero Awards recognize members in our organization that have displayed hard work, dedication and were real stand outs among our membership. The time they give, the support they provide and the value they bring to members makes these individuals BOMA Heroes!

Thank you to those that have received a BOMA Hero Award in the past and congratulations to those that received a 2025 BOMA Hero Award! We appreciate all you do!



BOMA HERO



Sarah Bakken is an outstanding Industry Partner whose consistent involvement and enthusiasm have made a meaningful impact on BOMA's community. She is deeply engaged in events throughout the year, frequently volunteers her time, and actively supports outreach partner events. Sarah's reliability and positive presence make her a valuable contributor and a role model for member engagement.

Sarah Bakken
James King Roofing

BOMAHERO



As the Industry Partner Chair, Luciano Florescu has shown exceptional leadership and commitment to advancing member connections and programming. He spearheads the popular Building Tour Series, coordinates volunteer initiatives, and continually steps up to support events across the organization. His dedication and professionalism set a high standard for service and leadership within the BOMA community.

Luciano Florescu
Kardin Systems

BOMA HERO



Katrina Olson, as Emerging Professionals Co-Chair, has played a key role in creating meaningful opportunities for the next generation of industry leaders. She helped organize and lead a successful building tour this year and continues to bring fresh ideas and enthusiasm to the EP Committee. Her leadership and initiative have strengthened engagement among new members.

Katrina Olson

Urban Renaissance Group

BOMAHERO



Annie Miclat has gone above and beyond in her role as Emerging Professionals Co-Chair, leading multiple successful events and bringing energy and creativity to every project she undertakes. She played a key role in organizing the Figgy Pudding event and several EP networking programs, demonstrating her commitment to building community and fostering professional growth among members.

Annie Miclat

Wright Runstad & Company

BOMA HERO



Jose Gallegos-Vallejo has been an incredible asset to BOMA, both through his role at BioMed and his volunteer leadership. He has hosted the Reverse Trade Show in 2025—and is already planning to do so again in 2026—while also organizing a building tour and regularly volunteering for Emerging Professional events. His commitment, generosity, and consistent support make him an invaluable part of the BOMA network.

Jose Gallegos-Vallejo
BioMed Realty

Congratulations



TRAVIS A. SMITH

PRESIDENT'S AWARD

2025

This award is presented to outstanding members chosen by BOMA's President, Rod Kauffman.

This award is given in recognition of the excellent efforts representing the best interests of BOMA members and the commercial real estate industry on many important issues.

Congratulations



GENNI REILLY

**CHAIRMAN'S AWARD
2025**

This award is presented to outstanding members chosen by BOMA's 2025 Chair, Jennie Dorsett.

This award is given in recognition of the excellent efforts representing the best interests of BOMA members and the commercial real estate industry on many important issues.



CELEBRATING EXCELLENCE

Local BOMA members were recognized by BOMA International for their involvement and leadership within their BOMA local and BOMA International.

REGIONAL MEMBER OF THE YEAR AWARD - PATRICK HENNESSY

We are thrilled to announce the winner of the PNW Regional Outstanding Member of the Year Award is Patrick Hennessy, Senior Property Manager at CBRE! Patrick has been a standout member within BOMA International and BOMA Greater Seattle. He has participated in many local, regional, and international association programs and committees: BOMA Awards Committee, BOMA Mentor Program, Emerging Professionals, the TOBY Program, and was recently awarded BOMA International's Rising Star Award in 2024. In addition, his property was the first in the U.S. to be awarded a BOMA BEST Certification. Thank you, Patrick, for your dedication to not only BOMA Greater Seattle, but also BOMA International!



2024-26 OUTREACH PARTNER



We are thrilled to share the incredible impact your generosity has made in 2025! Thanks to your donations, Pike Market Senior Center & Food Bank can continue providing essential services, activities, and support to promote healthier, more self-sufficient and fulfilling lives. Thank you to everyone that donated this year! A special shout-out goes to Elizabeth Dickey and her team at BioMed Realty, who went above and beyond by rallying their tenants to participate—raising an amazing \$17,000! This outstanding effort exemplifies the power of collaboration and commitment to giving back. Learn more about our Outreach Partner and what they do at pmsc-fb.org. Together, we are creating meaningful change!

In addition:

- BOMA volunteers put together over no cook bags filled with shelf stable food
- A group of volunteers competed at the Great Figgy Pudding Caroling Event, an annual fundraising event held at Pike Place Market.
- BOMA members donated scarves and gloves for Warm Kits

MAKE THE MOST OF YOUR MEMBERSHIP



MAKE THE MOST OF YOUR MEMBERSHIP

GET INVOLVED



Awards and Recognition

BOMA provides many opportunities for property management teams to showcase their buildings, processes, and operations. Gain recognition for your team and company through programs like: TOBY Awards, Golden Dumpster, BOMA360, and BOMA BEST.



Education

We continue to offer education virtually and in-person to help members achieve their professional development goals. Live webinars and recorded videos are available to view online at any time! We have also organized our existing resources into a helpful series, promoting subjects important to property managers.



Emerging Professionals/Mentor Program

An Emerging Professional (EP) is someone who is new to the industry and would be considered a future leader. The Emerging Professionals Committee works to provide educational and networking events that connect EPs in the industry.



Sponsorship Opportunities

Sponsorship opportunities are provided throughout the year. There are many levels of sponsorships to fit a wide budget range. Please refer to our Events and Sponsorship Calendar for what's coming up!



Join a Committee

Committees are serving as focus groups, social outlets and embodying the culture of knowledge sharing. Visit www.bomaseattle.org for more information and find out ways you can get involved.

MAKE THE MOST OF YOUR MEMBERSHIP

GET INVOLVED



Networking Events

Connect with other BOMA members to share best practices and build relationships.



Membership Value

We encourage our members to utilize BOMA resources to stay connected. BOMA Greater Seattle strives to be an indispensable partner and trusted resource. One of our goals is to quickly adjust to the changing environment bringing you value in new ways. We are here for you.



Look to BOMA First

Our BOMA Industry Partners are open and ready to help which is why we put together an annual directory of all of our Industry Partners. If you have a need, look to BOMA first!



Career Center

Talent is your greatest resource. Once you are ready to seek new talent, engage BOMA's Career Center to recruit employees or find job openings.

THANK YOU

**WE EXTEND OUR SINCERE GRATITUDE TO OUR
MEMBERS. YOUR ONGOING SUPPORT IS
GREATLY APPRECIATED.**

WE LOOK FORWARD TO SEEING YOU IN 2026!