

# BOMA names office buildings of the year

Corporate Centre II, UnitedHealth Group's facility, Metropolitan Square, the Equitable Building and the Thomas F. Eagleton United States Courthouse are the 2004 winners of the Building of the Year awards competition sponsored by BOMA St. Louis.

The Building of the Year "TOBY" Award was created in 1985 to salute excellence in the office building industry. Eighteen years later, it remains the most prestigious and comprehensive program of its kind in commercial real estate, recognizing quality in office buildings and awarding excellence in office building management.

The first TOBY competition consisted of four categories: Under 100,000 square feet, 100,000 to 500,000 square feet, over 500,000 square feet and Historical Buildings. In 1989, two categories were added — Corporate Headquarters Facilities and Rehabilitated/Modernized Buildings. Categories for Government Buildings, Suburban Office Parks and Medical Office Buildings were added in 1991.

## Corporate Centre II

Balke Brown's Corporate Centre II won in the under 100,000 square feet category. The building sits on a four-acre site in Fairview Heights near Interstate 64 and Illinois Highway 159. The three-story, 540,000-square-foot structure was the first speculative Class A office building to be developed in the area in more than ten years. The building features bookend stair towers and a triangular canopy of reflective glass extending above



**Corporate Centre II**

the main entrance. The building is capped with a cornice at the roofline.

## UnitedHealth Group Facility

UnitedHealth Group's building won in the corporate facility category. Located on Riverport Drive in Maryland Heights, it consists of more than 200,000 gross square feet on 13.17 acres. OPUS Group designed the five-story facility. The building's exterior is constructed of pre-cast cement with two finishes — polished and coarse surface.

Trammell Crow Company is the property manager. UnitedHealth designs and operates health benefits systems.

## Metropolitan Square

Metropolitan Square won the over 1 million square foot category. At 42 stories and 593 ft. (only 37 ft. shorter than The Arch), Metropolitan Square offers more unobstructed views of the St. Louis skyline than any other downtown building.

The building is leased by Colliers Turley Martin Tucker and is managed

by Trizec Properties Inc. Designed by Hellmuth, Obata & Kassabaum, Inc., Met Square opened in 1989. The granite and marble building is the home of Kemoll's and the Noonday Club. Among the building's other amenities are concierge services, car wash and detail service, full-service banking, card-access security, fitness classes, travel agency, lobby art gallery, and an energy efficient infracon lighting system, which turns lights on and off automatically.

Metropolitan Square is rich in contrasting texture, shape and color. A total of eight different granites and marbles were used in the finish, and the 50-foot high Grand Lobby receive tenants and guests in grand elegance.

## The Equitable Building

The winner in the 250,000 to 499,999 square feet category was the Equitable Building, located at 10 S. Broadway. Dedicated in 1971, the mostly glass building gracefully reflects its landmark neighbors: the Old Courthouse, the Arch and Busch Stadium. The 21-story, 420,000-square-foot-building was designed by Hellmuth, Obata & Kassabaum. Gray Design designed



**UnitedHealth Group Facility**

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the modernization of the two-story atrium and common areas that was completed in 1992.

The Equitable Building's amenities include a full service bank, sundry shop, conference center, fiber optics and rooftop telecommunications. Food services include a cafeteria, Anthony's Bar and the five-star Tony's restaurant. Jones Lang LaSalle manages the building.

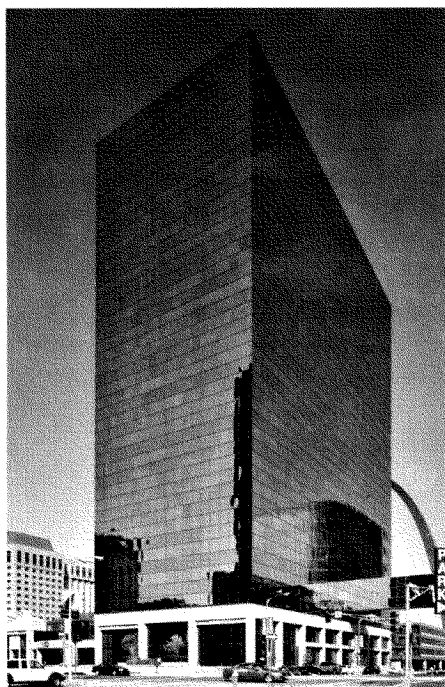
**Thomas F. Eagleton  
United States Courthouse**

The Thomas F. Eagleton Courthouse, which holds a prominent place in the St. Louis skyline, is the largest federal courthouse in the nation. Designed by Hellmuth, Obata & Kassabaum, Inc., the \$250 million, 29-story building opened in 1999. The building was among the first federal projects contracted using the metric system.

The Courthouse's 29 floors rise 567 feet into the St. Louis skyline,



**Metropolitan Square**



**The Equitable Building**

while its 1,037,632 gross square feet provide 25 courtrooms — as well as an indoor parking garage. The exterior of the state-of-the-art facility follows a classical scheme with a recognizable base, shaft and cap. A large steel dome crowns the building. The interior features limestone with a polished look, ornamental and natural light, and terrazzo floors.

The Courthouse is owned and managed by the U.S. General Services Administration. It was the winner in the government-building category.

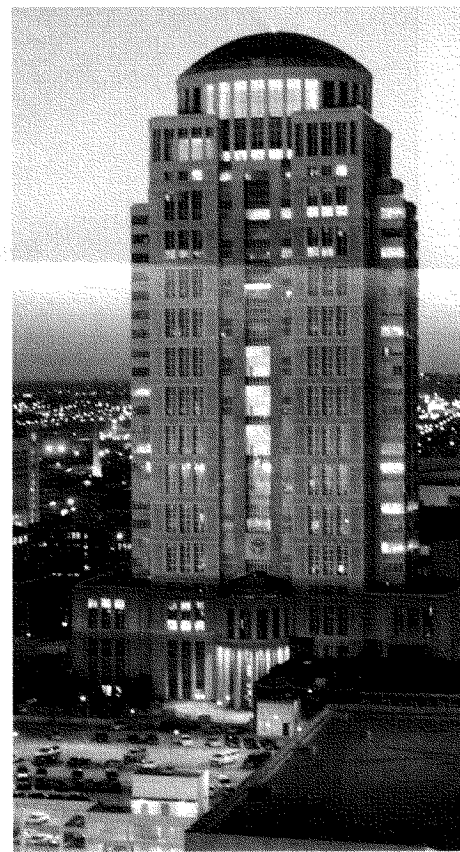
**The Competition**

"The winners were recognized for their outstanding operations, emergency procedures, disability access, tenant amenities, training for building personnel and strong community impact," said Larry Weintraub, executive director of BOMA St. Louis. "Local winners advanced to regional judging, and our two regional winners — Corporate Centre II and UnitedHealth Group's facility—

**Corporate Centre II and UnitedHealth Group's facility are advancing to International competition with the International award being presented at BOMA International's Annual Convention.**

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TOBY Committee included Mike Boschert, BG Service Solutions; Bill Combs, Siemens Building Technologies; Alex Fox, Colliers Turley Martin Tucker; Dana Gee, ABM Janitorial; John Koncki, Glenborough Realty Trust; Charlie Roberts, Blue Chip Exterminating; Robey Taylor, Sachs Properties; Janet Wright, Archway Lighting Supply; and Kelly Diehl, Colliers Turley Martin Tucker, who served as chair of the committee.



**Thomas F. Eagleton  
United States Courthouse**