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## **Cushman & Wakefield-managed property wins BOMA TOBY Award**

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Needham, MA According to Cushman & Wakefield, 160 Gould St., a 135,699 s/f boutique office building owned by James Campbell Co., has won the TOBY Award for the 100,000 – 249,999 s/f property category. Each year, the TOBY & Industry Awards recognize the best and brightest in property management, building operations and service in the real estate industry. Cushman & Wakefield has managed the property since 2015.

“We are so proud of our TOBY win and all we have accomplished over the past three months on behalf of our client, the James Campbell Company,” said Kelly Golden, associate director at Cushman & Wakefield. “This win provides our property with a competitive edge in our growing marketplace and validates the efforts of our management team over the past four years.”

BOMA Boston has one of the largest local TOBY Awards programs in the nation, with over 600 attendees at the awards ceremony. The Outstanding Building of the Year (TOBY) Awards is the most prestigious and comprehensive program of its kind in the commercial real estate industry, recognizing quality in commercial buildings and rewarding excellence in building management.

Buildings are evaluated and judged based on community involvement, tenant relations, site management, emergency preparedness and environmental and green policies and procedures. 160 Gould also received the BOMA 360-designation, which provides buildings with a competitive edge in a growing marketplace. BOMA 360 buildings are desirable because of higher rates of tenant satisfaction and increased likelihood of tenant renewals, which reduces tenant replacement costs by hundreds of thousands of dollars.

Originally developed in 1987, 160 Gould St. is comprised of three stories including a two-level underground parking garage, which provides a safe, secure and weather protected area for tenants. The garage provides two electric car charging stations at no cost to the vehicle owner and there are two carpool/ride share, preferred, parking spaces. For those who ride their bike to work, the building features locking racks in the garage and are available to all tenants and their employees.

Other amenities include three showers on the first floor, an on-site café that features a rotating menu of food choices as well as a daily salad bar, hot food station, deli offerings, drink coolers, catering service and even summer barbeques.

There is also a recently upgraded tenant amenity lounge adjacent to the lobby, providing an ATM, USB charging stations, vending machines, Wi-Fi, televisions and comfortable seating.

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