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## **Crossroads Corporate Park named Office Building of the Year in Raleigh Durham area by BOMA**

Third TOBY Award for excellence in building management for PPM-Global team

RALEIGH, N.C. (May 26, 2009) - Portfolio Property Management Global, LLC, a full service property management company based in Boca Raton, Fla., announced that Crossroads Corporate Park in Cary, N.C. has received an award from the Raleigh Durham chapter of the Building and Office Managers Association (BOMA) as The Office Building of the Year (TOBY Award) in the category of Suburban Office Building, 250,000-499,000 square feet. As a local winner, the building now goes on to compete in that same category at BOMA's Southern regional awards.

The Office Building of the Year (TOBY) Awards are the most prestigious and comprehensive programs of their kind in the commercial real estate industry recognizing quality in office buildings and rewarding excellence in office building management.

During the competitions, all facets of a building's operations are thoroughly evaluated. Buildings are judged on everything from community involvement and site management to environmental and "green" policies and procedures.

The competition consists of three levels: beginning at the BOMA local association level, winning entries advance from there to the regional level and, finally, regional winners advance to the international level. The international TOBY Awards will be presented at the BOMA International Conference in Philadelphia, Pennsylvania, June 28-30, 2009.

Commenting on the local award, Marsha Bass, president of PPM-Global, said: "PPM's goal is to provide seamless service at the highest level to tenants and ownership and the TOBY Awards give us an important benchmark against which to measure our progress. It is a tremendous honor to receive this recognition at the local level and it reinforces our pursuit of excellence within the property management sphere." Ms. Bass went on to commend property manager Analisa Bellamy and the on site team which includes tenant services coordinator, Amani Abdul and engineers, Michael Jamieson and Shawn Winterberger.

Crossroads Corporate Park is a Class A midrise suburban office park consisting of four buildings on 133 acres and totaling 390,452 s.f. PPM-Global assumed management responsibility in early 2008.

This is the third TOBY Award given to PPM-G since the formation of the company in 2005. The company was given an award for management of One Detroit Center, the tallest office building in the state of Michigan and received a TOBY award for management of Grand Park Centre, a historic, 171,000 s.f. office tower also located in downtown Detroit. "We also need to commend John Guardiola, PPM's Director of Engineering, for being an instrumental force in the three awards we have received to date," said Ms. Bass.

Established in 2005, PPM Global manages 17 properties nationwide totaling almost four million square feet of commercial space. The company manages four major assets in North Carolina in addition to Venture Center. They are: 200, 201 and 237 South Tryon in Charlotte and Crossroads Corporate Park in Cary. In all, PPM Global's management portfolio in the state now tops 1.35 million square feet. Late last year, PPM Global announced the formation of an REO group providing specialized workout property management services to banks and other lenders with owned or distressed real estate

assets.

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**About PPM Global:** Portfolio Property Management Global, LLC, is a dynamic U.S.-based property management firm established in 2005. Headquartered in Boca Raton, FL, with regional offices in Northern California, Michigan and Washington, DC., PPM Global manages a diverse, four million-plus square foot portfolio of income-producing properties spread out across seven states, coast to coast and valued in excess of \$4.7 billion. PPM Global expertise spans all of the income property sectors from retail and office to multi-family and industrial properties. PPM Global's property responsibilities are located in some of the nation's most competitive markets. [www.ppm-global.com](http://www.ppm-global.com)