

2026 Awards for Excellence Award Categories & Criteria

DEVELOPMENT AWARD CATEGORIES

1. Office Development of the Year

- Execution of non-contingent lease / non-contingent sale contract OR construction commencement for a third-party user between July 1, 2025 and June 30, 2026.
- Project must be at least 50% leased.
- Economic Success
- Design and Functionality
- Scale and Scope
- Development Challenges

2. Office Redevelopment of the Year

- Renovated and partially or fully occupied between July 1, 2025 and June 30, 2026.
- Economic Success
- Architectural Significance
- Scale and Scope
- Redevelopment Challenges

3. Industrial Build-to-Suit Development of the Year

- Execution of non-contingent lease / non-contingent sale contract OR construction commencement to a third party user between July 1, 2025 and June 30, 2026.
- Economic Success
- Design and Functionality
- Scale and Scope
- Development Challenges

4. Industrial Speculative Development of the Year – Large Scale (400,000 S.F. +)

- Speculative Development 400,000 S.F. and LARGER
- At least 50% leased between July 1, 2025 and June 30, 2026.
- Economic Success
- Design and Functionality
- Scale and Scope
- Development Challenges

5. Industrial Speculative Development of the Year – Small Scale (Less than 400,000 S.F.)

- Speculative Development SMALLER THAN 400,000 S.F.
- At least 50% leased between July 1, 2025 and June 30, 2026.
- Economic Success
- Design and Functionality
- Scale and Scope
- Development Challenges

6. Multifamily Development of the Year

- The project has stabilized (80% leased or better) between July 1, 2025 and June 30, 2026.
- Demonstrated Economic Success
- Design and Functionality
- Scale and Scope
- Development Challenges

7. Special-Use Development of the Year

- Build-to-Suit or Speculative Developments (*ex: Data Centers, Truck Terminals, Cold Storage*)
- Execution of non-contingent lease / non-contingent sale contract OR construction commencement for a third-party user between July 1, 2025 and June 30, 2026.
- Project must be at least 50% leased or owner-occupied
- Economic Success
- Design and Functionality
- Scale and Scope
- Development Challenges

BROKER TRANSACTION AWARD CATEGORIES

8. Broker Transaction of the Year - Downtown Office

- Lease signed between July 1, 2025 and June 30, 2026, with the owner/developer having satisfied any and all financing contingencies under the lease during this qualifying time period.
- Size - Lease Square Footage
- Economic Value of Lease (gross lease value)
- Complexity

9. Broker Transaction of the Year – Suburban Office

- Lease signed between July 1, 2025 and June 30, 2026, with the owner/developer having satisfied any and all financing contingencies under the lease during this qualifying time period.
- Size - Lease Square Footage
- Economic Value of Lease (gross lease value)
- Complexity

10. Broker Transaction of the Year – Industrial

- Lease signed between July 1, 2025 and June 30, 2026, with the owner/developer having satisfied any and all financing contingencies under the lease during this qualifying time period.
- Size - Lease Square Footage
- Economic Value of Lease (gross lease value)
- Complexity

11. Broker Transaction of the Year – Office Investment Sale

- Sale must have closed between July 1, 2025 and June 30, 2026.
- Size - Building Square Footage
- Economic Value of Sale
- Complexity

12. Broker Transaction of the Year – Industrial Investment Sale

- Sale must have closed between July 1, 2025 and June 30, 2026.
- Size - Building Square Footage
- Economic Value of Sale
- Complexity

13. Broker Transaction of the Year – Multifamily Investment Sale

- Sale must have closed between July 1, 2025 and June 30, 2026.
- Size – Unit Count
- Economic Value of Sale
- Complexity

FIRM AWARD CATEGORIES

14. Architecture Firm of the Year

- Site/Infrastructure, Civil, Base Building or Interior architecture eligible
- Constructed between July 1, 2025 and June 30, 2026.
- Creativity/Aesthetic Achievement
- Design Process Innovation
- Scale and Scope
- Project Challenges

15. Engineering Firm of the Year

- Site/Infrastructure, Base Building or Interior Design Tenant Improvement eligible
- Constructed between July 1, 2025 and June 30, 2026.
- Creativity/Aesthetic Achievement
- Design Process Innovation
- Scale and Scope
- Project Challenges

16. Contractor of the Year

- Projects must have signed non-contingent construction contract or construction commencement between July 1, 2025 and June 30, 2026.
- Scale and Scope
- Construction Challenges
- Eligible projects include base building and/or interior tenant improvement construction

17. Property Management Firm of the Year

- New business won between July 1, 2025 and June 30, 2026.
- Portfolio Square Footage per Property Type
- Square Footage Added per Property Type

18. Developer of the Year

- Please base your answers on your company's activity from July 1, 2025 - June 30, 2026 within the Chicagoland sub-markets. As you address specific projects, please include the project status (completed, started) and project details including sales/leasing.
- **Outstanding quality of projects and services.**
Detail your company's innovation through the incorporation of sustainability, technology, building wellness and resiliency as they apply to development and building operations. The selection committee will take into consideration the size and diversity of a nominee's portfolio.
- **Financial consistency and stability.**
Detail your company's strategies for return on investment, economic sustainability and success.
- **Ability to adapt to market conditions.**
Detail your company's adaptability and success navigating economic, demographic and environmental conditions, and community impact.
- **Active support of the industry through NAIOP.**
Detail your company's and employee's involvement in NAIOP through the number of active NAIOP Chicago members, your Chicago Chapter participation, and your support of NAIOP Corporate programs.
- **Support of the local community.**
Detail your company's charitable and philanthropic activities within your market.