

BLUE RIBBON

Edition

EXCHANGES

A special publication of The Real Estate Exchange



The Real Estate Exchange Presents

The 2005 Connecticut Blue Ribbon Awards

The Real Estate Exchange will present the 2004 Connecticut Blue Ribbon Awards—the premier real estate awards program in Connecticut—on Wednesday, March 9, 2005.

In conjunction with the awards, The Real Estate Exchange will host the 2005 Developers Showcase, an exhibit of up and coming developments throughout the state.



Blue Ribbon Diversity

Year 2005 Blue Ribbon Finalists cover a broad array of land use activities.

Retail projects include supermarkets anchored by Big Y and Shaws, and a new Audi dealership in New London, Bernies in Enfield and a new multi-story Target located in downtown Stamford.

Residential finalists include The Hawthorne at Gillette Ridge, The Goodwin Estate, and The Ledges Apartments.

Profit oriented, corporate headquarters include Diageo's North American Headquarters, ADVO Headquarters and Schoenhardt Architecture + Interior Design.

Several finalists are educational institutions: CREC's Polaris Center in East Hartford, Waterbury Performing Arts Magnet School, SCSU Residence Hall; the SS&C Technologies Financial Accelerator @ The UCONN School of Business Graduate Learning Center; the Wesleyan University Center for Film Studies; the CCSU Energy Center.

Social service related projects with an educational component include the Asylum Hills Boys & Girls Club, and the Central Connecticut Association for Retarded Citizens, Inc. office and training facility,

Arts and communication related projects include the Connecticut Public Broadcasting Headquarters; Wesleyan University Center for Film Studies; Waterbury Performing Arts Magnet School, and renovation and restoration of the Palace Theater.

Complex and mixed use developments include The Foxwoods Rainmaker Expansion and The Mercantile Exchange.

Entertainment related facilities include: Foxwoods Rainmaker Expansion and Gillette Ridge Golf Club.

Market participants include The Mashantucket Tribal Nation; major retailers; educational institutions; an automobile dealer; profit-oriented developers; joint ventures; non-profit, educational institutions; social service organizations; and a public broadcaster.

The size of individual projects vary, from modest offices to large headquarters employing 1,000 people.

You can learn more about these finalists by reading their descriptions on pages three and four inside.

**Don't Miss the
10th Annual Connecticut
Real Estate Awards**

**Wednesday, March 9
Farmington Marriott**



President's Column



Jeanneen Griffin, President

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I'm writing this as I sit on a plane on my way back from San Diego where I attended the annual migration of the commercial real estate finance community otherwise known as the Mortgage Bankers Association Annual Convention. The MBA is a typical industry conference with four days of speakers, educational offerings, a trade show and plenty of face to face networking opportunities with old friends and new.

Lucky for the commercial real estate community in Connecticut, we don't have to travel clear across the country to network. The Real Estate Exchange's Developers' Showcase and 10th Annual Connecticut Real Estate Awards sponsored by Griffin Land and CERC Site Finder is right around the corner.

Scheduled for March 9th at the Farmington Marriott, the event features an evening of cocktails, terrific food and lots and lots of networking and fun. The Developers' Showcase exhibition space is sold out. No wonder, given the number of new developments and redevelopments that have taken place over the past year, and those that are in the planning stages or underway. Make sure you get there early to check out the real estate projects on display by over 25 exhibitors. And plan on staying for the main event - The Connecticut Real Estate Awards.

There are twenty-four finalists from all around the state vying for three top awards. The Blue Ribbon Committee has worked hard reviewing all of the projects that were submitted and have chosen the winners.

Because the results are kept secret (known only to members of the Blue Ribbon Committee) until that night, the evening is sure to be full of surprises.

I look forward to seeing you there!

Event Details

The 2005 Developers Showcase and 10th Annual Connecticut Real Estate Awards will occur Wednesday, March 9, 2005.

5:00 p.m.
 Developers Showcase
 Cash Bar & Hors d'oeuvres
 Networking.

7:00 p.m.
 Connecticut Real Estate Awards.

Place:
 Farmington Marriott, 15 Farms
 Springs Road, Farmington, CT.

Sponsors;
 Griffin Land and CERC SiteFinder

Registration online:
www.rexchange.org
 click on Events and Register Online.

For additional information:
 Candace Cunningham
 860.275.6400.

Cost: Modest. Benefits: Priceless.

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Presenting the Finalists

Among the Blue Ribbon Finalists are the following projects, presented in random order.



Julian Enterprises Retail Development; the creation of a Big Y supermarket at the

former site of Morganite's manufacturing facility located at 345 Washington Avenue, North Haven.

801 Main Avenue, Norwich; The North American Headquarters of Diageo's. An office building, created by Building and Land Technology, part of the Tower at Merritt River Corporate Center.



Connecticut Public Broadcasting, Inc. headquarters and studios; redevelopment of an office building at 1049 Asylum Avenue,

Hartford.

The Hawthorne at Gillette Ridge, 2 Francis Way, Bloomfield, CT. Apartment residences created by Gillette Ridge Apartments, LLC, a joint venture of The Bozzuto Group and CIGNA Realty Investors.



The Mercantile Exchange at Chelsea Harbor, an urban redevelopment in downtown Norwich. Office space, street level retail

space and parking. Partnership of public and private interests including City of Norwich, State of CT, and Mashantucket Pequot Tribal Nation; Norwich Community Development Corporation.

Hoffman Audi of New London, 490 Broad Street, New London. A five acre site with a new automobile facility for the sale of Audis.



SS&C Technologies Financial Accelerator @ The UCONN School of Business Graduate Learning

Center, located at 100 Constitution Plaza, Hartford.

Schoenhardt Architecture + Interior Design; new offices in the Mill at Tariffville; 7,100 s.f. in a 19th century brick mill building on the Farmington River.



Wesleyan University, Center for Film Studies & Cinema Archives, 301 Washington Terrace, Middletown, Connecticut. New

teaching facilities for the Department of Film Studies including a 400 seat screening theater.

The Goodwin Estate, 1280 Asylum Avenue, Hartford, created by Ginsburg Development Company. 17 acres of land improved with a residential condominium community.



Asylum Hill Boys & Girls Club, 170 Sigourney Street, Hartford. A building housing library/learning center,

gymnasium, game room, teen center, vocational education center, and offices.

Central Connecticut Association for Retarded Citizens, Inc. office and training facility, Mountain View Corporate Park, 950 Slater Road, New Britain. A building containing office space and a simulated independent living/kitchen center for training and dining.

The Ledges Apartments, 11 Ledge-wood Road, Groton; a multifamily residential project created by Groton Community, LLC.

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2005 Developers Showcase

and the

10th Annual Connecticut Real Estate Awards



**Wednesday
March 9**

**Farmington Marriott
Farmington, CT**

**5:00 pm: Showcase
7:00 pm: Awards**

**Register online at:
www.rexchange.org**

**Or call:
Candace Cunningham
860.275.6400**

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The Finalists Continued



Waterbury Performing Arts Magnet School, 16 South Elm Street, Waterbury. Naugatuck Valley Development Corporation. Visual arts classrooms; small theatre performing and practice venues including 225 seat stage, a large dance studio and recital hall.

Rainmaker Casino Expansion, Mashantucket Pequot Tribal Nation. Located at Foxwoods Resort Casino, Mashantucket; 120,000 s.f. of casino and bingo space; with food and beverage outlets, retail outlets and parking garage.



Southern Connecticut State University, New Residence Hall and parking garage; 615 Fitch Street, Hamden. A five story, 120,000 s.f. residence hall.

Charter New Fairfield Shopping Center, a 67,000 s.f. retail center located at Routes 37 and 39, New Fairfield, CT., anchored by a Shaw's supermarket. Developed by Charter Realty & Development Corp.



Gillette Ridge Golf Course, developed by Gillette Ridge Golf, LLC, a joint venture of CIGNA Corporation and Kemper Sports Management. An 18 hole championship level course designed by the Palmer Course Design Company with driving range and clubhouse.

Central Connecticut State University Energy Center, Wells Street, New Britain. It provides electric power, electric service switchgear, steam for heating and chilled water.



ADVO Inc.'s Windsor Operations and Technology Center, 23 Great Pond Drive, Windsor. 28.96 acres of land; 170,425 s.f. of building including warehouse, manufacturing, office, research and development center and an amenity support facility.

Bernie's TV & Appliance Headquarters, Store & Warehouse; Warehouse, corporate office space, retail space. Redevelopment and expansion of 1559 King Street, Enfield, CT. Developer Philip DiGennaro of Sound Enfield Group.



Palace Theatre, Naugatuck Valley Development Corporation; Renovation and restoration of the Palace Theater; a 1920 historical landmark which includes a 5,000 s.f. stage, a 2,700 seat main hall and a grand stair vestibule.

John A. Allison Jr. Polaris Center, East Hartford. A residential and day school for emotionally troubled youth in grades 7 through 12. Four houses on a campus; therapeutic recreation and cultural opportunities; an outpatient clinic. A program of the Capital Region Education Council. The facility houses classrooms, cafeteria, gymnasium, health, clinical and administrative offices.

Target Corporation, creation of a Target Store, 21 Broad Street, Stamford; in an atypical two story structure atop a parking garage in downtown Stamford.