NORTHERN VIRGINIA
CREDA
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
Formerly NAIOP

BEST OF CREDA NORTHERN VIRGINIA AWARDS

WHY ENTER?

⭐ Recognition that matters: the region's most prestigious commercial real estate awards.

⭐ Publicity boost: winning images are used in the awards program and post-event publicity.

⭐ Capital One Hall: celebrate with the entire northern Virginia CRE community.

⭐ Win or lose, your work is seen: submissions are reviewed by peers who shape the market.

INTENT TO ENTER

Aug 20

Recommended, Not Required

SUBMISSION

Sep 25

Submit by 11:59 PM

CELEBRATION

Nov 19

Capital One Hall, Tysons

NORTHERN VIRGINIA
CREDA
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
Formerly NAIOP

ELIGIBILITY CHECK

- ✓ You're a CREDA Northern Virginia member. Non-members can be on the team and purchase a trophy, but only members submit and receive the winning trophy on November 19.
- ✓ Your project is in one of these jurisdictions: Arlington, Clarke, Culpeper, Fairfax, Fauquier, Frederick, Loudoun, Prince William, Rappahannock, Spotsylvania, Stafford, or Warren counties; Cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas, Manassas Park, or Winchester.
- ✓ Your project was completed between April 1, 2025 and August 30, 2026 ("Complete" = at or past shell occupancy permit.)

Did you meet all three requirements?

Proceed below!

NORTHERN VIRGINIA
CREDA
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
Formerly NAIOP

ENTRY INFORMATION

INTENT TO ENTER

This is a planning tool that is not binding. It helps the organization plan for what is coming. Did not submit an intent to enter? You can still submit a project on September 25!

RESUBMISSIONS

Submitted in 2025 and did not win? Resubmit in the same or new category. All resubmissions must meet the required dates.

JUDGING

CREDA Northern Virginia retains the right to reassign submissions and to add, amend, or drop categories based on the submissions received as needed.

NORTHERN VIRGINIA
CREDA
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
Formerly NAIOP

SUBMISSION CATEGORIES

Building

- Adaptive Re-Use
- Amenity Space
- Build-to-Suit
- Capital Improvement
- Community Enrichment
- Data Center
- Historic Preservation
- Hospitality
- Industrial / Flex / Storage
- Interior Industrial / Flex
- Interior Office Tenant Space
- Master Plan
- Mixed-Use
- Multi-Family Residential
- Office
- Redevelopment Plan ★ NEW IN 2026
- Retail

Transaction

- Sale – Commercial or Multi-Family Residential
- Lease – Commercial

SUBMISSION INSTRUCTIONS

NORTHERN VIRGINIA CREDA
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
Formerly NAIOP

Building Entries

- ✓ Cover Page: fill out online form when ready to submit
- ✓ Owner / Developer / Tenant Permission email or letter (skip if owner is submitting)
- ✓ PDF Package to be 4 pages max – 8.5”x11” portrait, black 12pt Arial or Times New Roman text
- ✓ 1,000 word count maximum, including photo captions
- ✓ Bullets and short paragraphs recommended
- ✓ Label each page “Category_Project Name”
- ✓ Photos may be included throughout the PDF
- ✓ Provide a photo zip file including 8-10 photos (JPEG, 300 dpi, under 200 MB)
- ✓ Label each image “Category_Project Name [content]”
- ✓ Recommend at least one image of a floor or site plan
- ✓ Recommend at least 1-2 images match photos used in the PDF submission
- ✓ Optional 20-second video for what photos can’t capture

Transaction Entries

- ✓ Cover Page: fill out online form when ready to submit
- ✓ Owner / Developer / Tenant Permission email or letter (skip if owner is submitting)
- ✓ PDF Package to be 4 pages max – 8.5”x11” portrait, black 12pt Arial or Times New Roman text
- ✓ 1,000 word count maximum, including photo captions
- ✓ Bullets and short paragraphs recommended
- ✓ Label each page “Category_Project Name”
- ✓ Photos may be included throughout the PDF
- ✓ Provide a photo zip file including 8-10 photos (JPEG, 300 dpi, under 200 MB)
- ✓ Label each image “Category_Project Name [content]”

SUBMISSION DEADLINE:
11:59 pm EST on September 25, 2026

PHOTO PRO TIPS

⭐ Professional photos preferred – clear, crisp, and well-lit

⭐ Photos must relate to your narrative

⭐ Include a site or floor plan

⭐ Interior tenant space entries: show the entry and move logically through the space

⭐ Master plan entries: include site plan and, if possible, an aerial view

⭐ Adaptive Re-Use, Amenity Space, Capital Improvement, and Redevelopment Plan entries: include before /after photos from the same angle if possible.

JUDGING CRITERIA

**Building and interior tenant space*

✓ Overall Concept: Goal, plan, and implementation; compatibility and diversity of uses; design concept and project success; context to surroundings

✓ Design: Specific design ideas, benefits, and amenities; address zoning, code, site / building constraints; client limitations

✓ Innovation: Innovative design, construction methods, materials, or technologies; creative problem-solving and process improvements; how innovations enhanced delivery, user experience, and / or sustainability

✓ Achievement of Goals: How the team addressed challenges to client goals including design, budget, schedule, and operational objectives; how execution drove project success

✓ Project Metrics: Required for every entry including square footage, hard construction cost per square foot, and category-specific identifiers (see category quantifiers below)

CATEGORY-SPECIFIC QUANTIFIERS

+ Building: number of floors

+ Data Center: number of floors / buildings, site square footage, megawatts, delivery

+ Mixed-Use: percentage of each use, number of buildings, site square footage

+ Multi-Family Residential: number of units / floors / buildings, average square footage per unit, unit mix

+ Historic Preservation: historic district location, historic overlay use bonus density or other incentives

NORTHERN VIRGINIA
CREDA
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
Formerly NAIOP

NORTHERN VIRGINIA
CREDA
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
Formerly NAIOP

CATEGORY DESCRIPTIONS: BUILDING

Adaptive Re-Use:
An existing building or site transformed from its original use into a completely new and different use. Illustrate with before and after comparison photos.

Amenity Space:
Desirable interior or exterior common area improvements including rooftop decks, conference centers, fitness, outdoor game areas, and more. This category excludes amenities that are part of an overall base building renovation. Before and after photos are recommended for comparison.

Build-to-Suit:
Any building constructed for a private, public, or quasi-public entity. The building is not required to be an office building.

Capital Improvement:
An existing base building with major reconstruction of common components or systems including canopies, exterior recladding, lobbies, MEP systems, elevators, restrooms, corridors, outdoor spaces, and more. The primary use must remain unchanged. Show the transformation with comparison photos.
**If the project is purely an amenity space, it is recommended to enter the project in the Amenity category.*

Community Enrichment:
Creative projects that benefit the broader community. Initiatives may be related to a building, development or master-planned project but does not have to be in a building. These may include green space, education, public art, cultural or historical features, recreation, etc. The project is not required to tie to a building. Show the community need addressed and the lasting value created.

Data Center:
A building constructed to house a data center.

Historic Preservation:
Projects that preserve, rehabilitate, or restore historic structures, maintaining or adding to local or regional heritage.

Hospitality:
Hotel projects including luxury hotels, resort / theme hotels, convention hotels and conference centers, limited-service hotels, and casinos.

Industrial / Flex / Storage:
Projects built primarily for industrial, flex, or storage use. These projects are judged on façade, ceiling heights, truck loading, interior design, sustainability, and other characteristics that demonstrate value.

CATEGORY DESCRIPTIONS: BUILDING

NORTHERN VIRGINIA CREDA
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
Formerly NAIOP

Interior Industrial / Flex Space:
Use of space within an industrial or flex building. How is the interior built out to meet the tenant's unique operational needs? Highlight innovative systems, layouts, or finishes that go beyond the traditional approach.

Interior Office Tenant Space:
An office interior reflecting the tenant's mission and brand. Include workspace photos and floor plans. Spec suites and co-working projects qualify if intended to generate revenue. Retail, restaurant, and common areas are excluded. Sub-categories will be based on square footage.

Master Plan:
Illustrated, rendered plan showing pedestrian, transit, and vehicular connections plus proposed structures and landscaping. This category may include green field mixed-use, town center, corporate, educational, institutional, and / or industrial parks. The plans must be approved after January 1, 2021 with construction underway by August 30, 2026. Exclusively residential projects do not qualify.

Mixed-Use:
New, predominantly commercial or residential projects with at least two uses. A project can span multiple buildings. Detailed percentages of each use should be provided along with photos of all uses.

Multi-Family Residential:
Senior living, affordable housing, apartments, or condos are included. A new facility designed to house residents or families in separate units, in one or several buildings within a complex. Discuss amenities, affordable housing components, and include exterior and interior photos, a site plan, and at least one unit floor plan. Judged by building type and use.

Office:
Built primarily for office use (excluding build-to-suit). Interior photos of common areas strengthen the submission, and a site plan is required.

Redevelopment Plan:
Illustrated, rendered plan for existing mixed-use projects involving phased redevelopment, adaptive repositioning, or large-scale conversion. The plans must be approved after January 1, 2021 with construction underway by August 30, 2026. If completed, completion date must be after April 1, 2025. Exclusively residential projects do not qualify.

Retail:
Street front, suite in a retail center, base building fit-outs, first floor of a commercial office building, or stand-alone pad. Includes restaurants, breweries, wineries, and distilleries.

NORTHERN VIRGINIA
CREDA
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
Formerly NAIOP

CATEGORY DESCRIPTIONS: TRANSACTIONS

Sale – Commercial or Multi-Family:

A high-significance capital markets transaction that may include industrial, office, mixed-use, or multi-family residential. Describe transaction size and value, any deal complexities, and economic impact on the locality. Criteria include square footage and dollar value. There is no restriction on company names involved.

Lease – Commercial

A high-significance lease for the jurisdiction, region, or community. Describe the size, value, complexity, and economic impact. Criteria include square footage, dollar value, lease term, and may include job or business creation, user prestige, and infrastructure. There is no restriction on company names involved.