

FROM THE BAY TO BOSTON

Young Leader's Perspective from the 2025 BOMA International Conference

BOSTON, MA — Arriving in Boston on a foggy morning in late June, the city felt strangely familiar. Chilly, quiet, and damp with the kind of energy that mirrors early mornings in San Francisco. For Kyle Pruden, a Property Coordinator with Kilroy Realty and recipient of the 2025 BOMA Pacific Southwest Emerging Young Leaders Scholarship, that early morning marked the beginning of his first BOMA International Conference, from June 29th through July 1st.

Kyle, who entered the commercial real estate industry just eight months ago, immersed himself in the three day conference that brought together thousands of property professionals from across the country. His experience, equal parts educational and inspiring, reinforced his trajectory in the industry and solidified the value of both peer connection and technical knowledge at scale. The conference began informally as Pruden joined members of BOMA San Francisco and colleagues from Kilroy for a hop on hop off tour of the city's historical and cultural landmarks. From Boston Common to Newbury Street and Little Italy, the group explored Boston's diverse architecture and public spaces, living examples of how urban design, accessibility, and cultural integrity enhance a property's surroundings.



A Visit to Fenway and Industry Conversations

Later that afternoon, Pruden attended a Red Sox game at Fenway Park, invited by Genea, a security systems provider whose platform his team at Kilroy plans to implement later this year. "It was valuable to connect with the Genea team face to face," said Pruden. "We're preparing to transition away from our current access control system, and having conversations directly with their people helped bring the technology into a real world context."

The Conference Begins: Legacy and Leadership

The conference officially kicked off Sunday evening with a welcome reception at the Omni Hotel, followed by a night of casual networking and entertainment.

Monday morning began with a colonial band leading the opening ceremony, setting the stage for keynote speaker Brad Meltzer, who addressed attendees with a message centered around legacy, leadership, and personal resilience in times of burnout. He reminded us that ordinary people can change the world, said Pruden, and that was exactly what I needed to hear at this stage in my career.



CRE News

Throughout the event, Pruden participated in a curated track of education sessions including AI Powered Property Management, Supplemental Revenue Options to Boost NOI, and courses on Building Energy Performance Standards and strategic capital planning. "The technical content helped me connect the dots between long term asset management and the day to day work I do now," he said. "But more than that, I saw where my role fits in the bigger picture."

Networking Through Every Avenue

After a packed day of sessions and vendor conversations on the Expo floor, Pruden attended the ABM hosted dinner where he connected more personally with peers in the Bay Area property management community. The nights often ended with informal gatherings at the Omni hotel bar, a recurring reminder that the relationships formed outside the session rooms were just as meaningful as those within them.

Compliance, Connections, and Culture

Monday morning's sessions focused on regulatory changes, capital planning, and compliance. While the answers were not always clear-cut, the sessions gave me the right questions to bring back to the office. These are the kinds of questions that drive better decision-making. Between sessions, I walked the Expo floor, spoke with vendors, and explored tools ranging from access control to energy management. That afternoon, I joined the Kilroy team for a series of vendor happy hours across the Seaport. Each event offered the chance to meet new people and strengthen existing relationships. What stood out most was how welcoming everyone was.



Colleagues made introductions and included me in conversations that made me feel like I belonged.

The evening wrapped up with the Star-Spangled BOMA party. It was energetic and celebratory. Being among professionals who know how to perform at a high level while still making space for connection and fun reminded me that workplace culture is just as important as operational excellence.

A Night of Recognition

That evening, the international TOBY Awards Gala brought hundreds of industry leaders together to honor the year's most outstanding buildings. Seeing projects from across the globe elevated to that level was humbling, Pruden reflected. But what stood out most was how Kilroy's wins were celebrated as team wins. It really underscored the meaning behind One Kilroy.

The night ended with a celebratory toast at the Omni sports bar where Kilroy team members gathered with champagne and stories, reflecting on the shared commitment that brought them to this moment.

Looking Ahead to Los Angeles

With the announcement that the 2026 BOMA International Conference will take place in Los Angeles, Pruden is already looking forward. This experience has fundamentally shaped how I view my role and my future in commercial real estate, he said. I'm grateful to the Pacific Southwest Region for sponsoring this opportunity, and I can't wait to carry what I've learned forward into my building, my team, and the next stage of my career.

