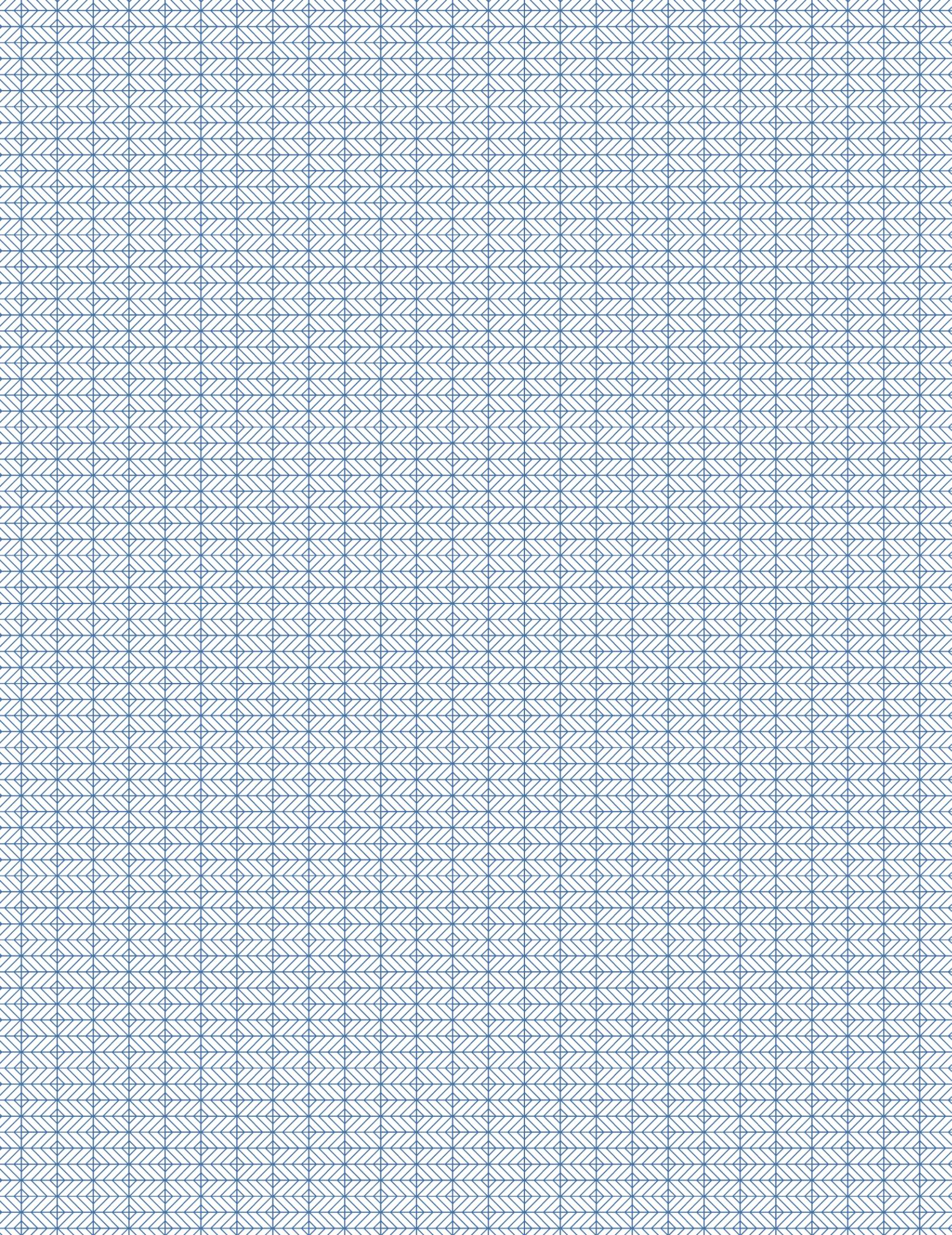




10 WINTHROP SQUARE

RENEWED HERITAGE

PREMIER BOUTIQUE RETAIL BUILDING
A Chevron Partners Development



CRAFTED DESIGN

A quintessential Bostonian property, 10 Winthrop Square will be brought to market by Chevron Partners as the premier boutique office & retail building in downtown Boston. In the heart of Downtown on charming Winthrop Square, Chevron Partners will bring out the beauty of this turn of the century gem. A precise harmony, 10 Winthrop Square balances respect for the history of the building with the introduction of modern office amenities and finishes as well as attractive retail components.

*DISCLAIMER: Renderings, photographs, fixtures, finishes, appliances, interior decorations, specifications, terms, conditions and statements contained herein are examples for illustrative purposes only and shall not be construed as representation of any offering and shall not create a contractual relationship of any kind as to the content contained therein. The developer reserves the right to modify, revise or withdraw any or all of each of the foregoing in its sole discretion and without prior notice.



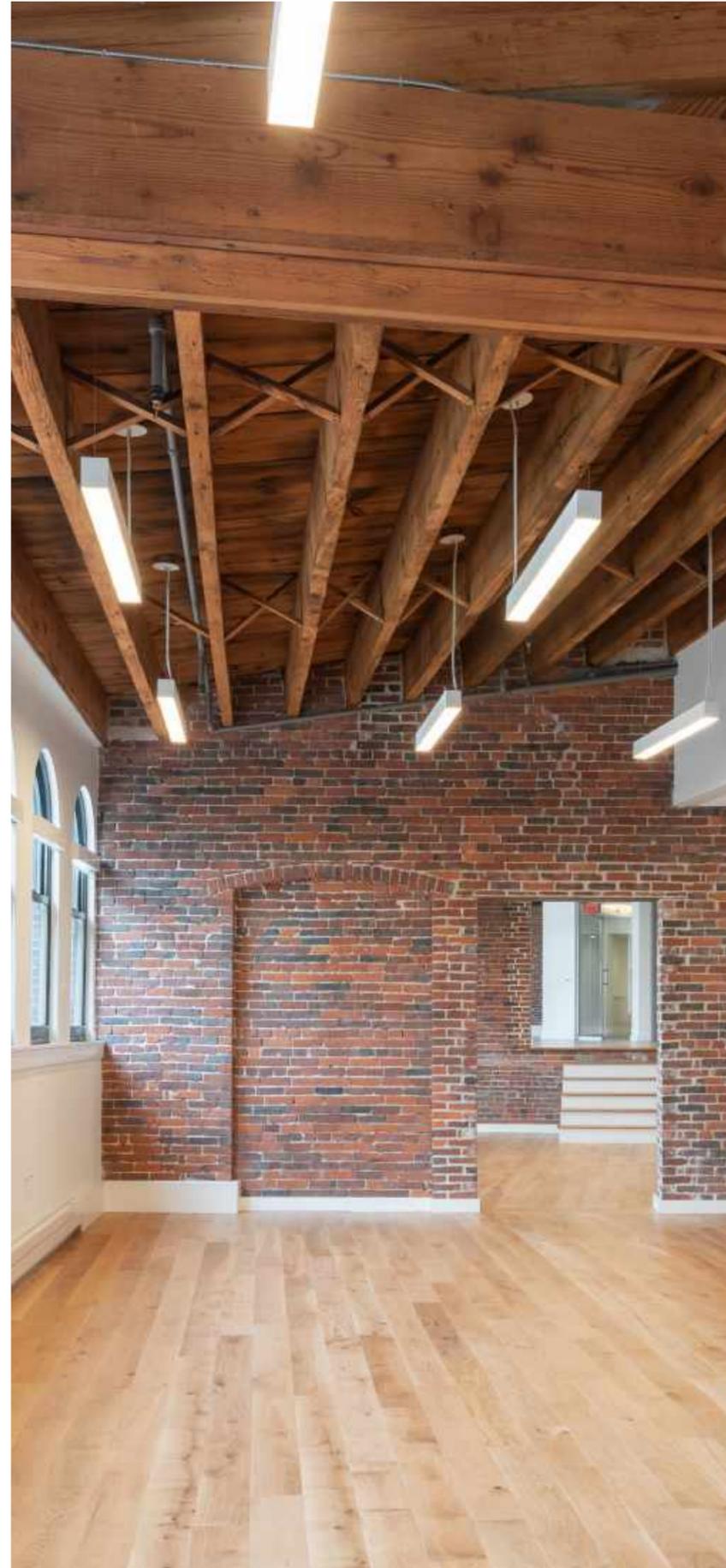
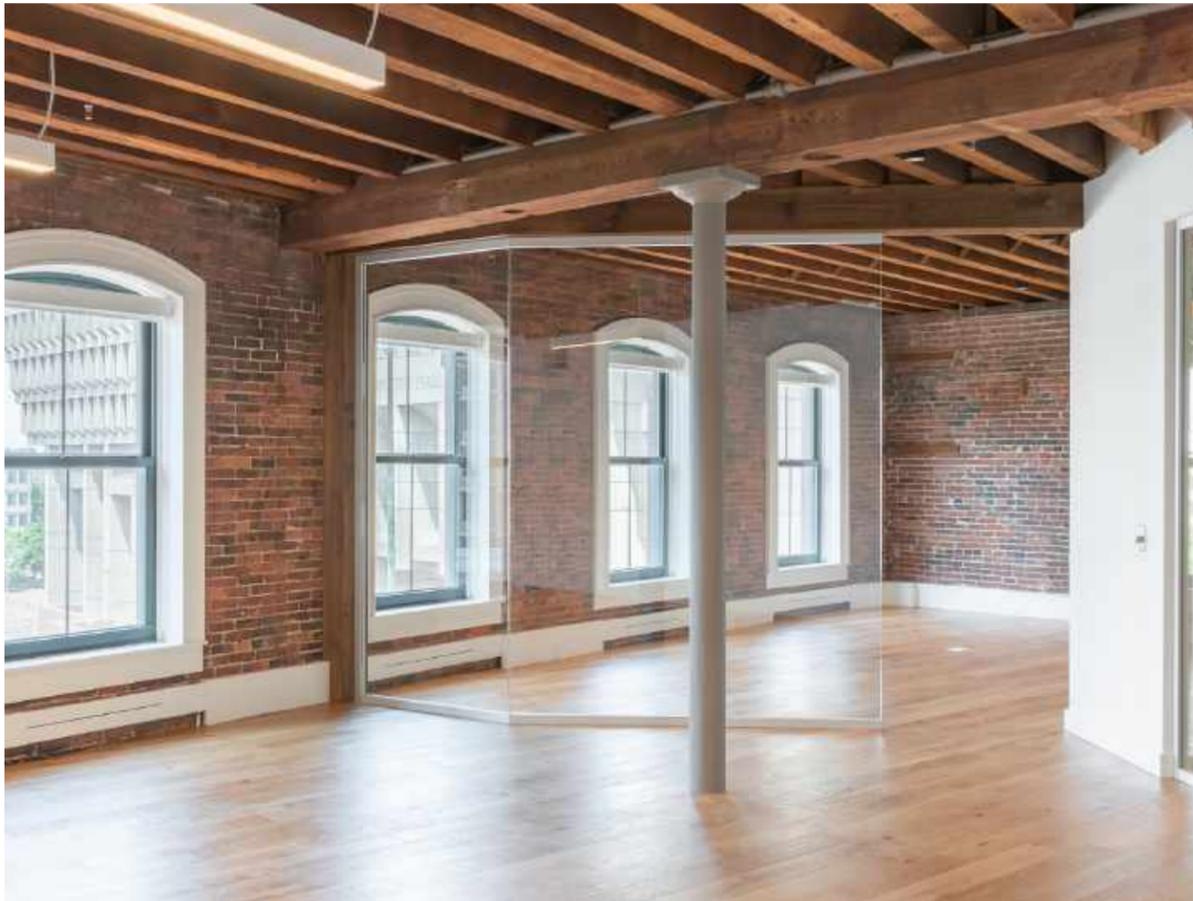
Rendering is of a possible design and is for informational purposes only.



RETAIL EXPERIENCE

Estimated completion Q4 2020

10 Winthrop Square will give tenants an unmatched retail experience with exposed brick and beam interior style and ceiling heights of 15ft in a boutique environment, providing a unique and strong identity for the most discerning of today's companies. The space is ideal for a showroom, café, gallery, or bar use, and allows the tenant to create a representative identity. With a highly visible storefront facing Winthrop Square and Boston's newest 1.6 million-square-foot Winthrop Tower condo and office development, 10 Winthrop Square is the ideal location for a boutique retailer, just steps from Downtown Crossing's shopping center and public transportation.

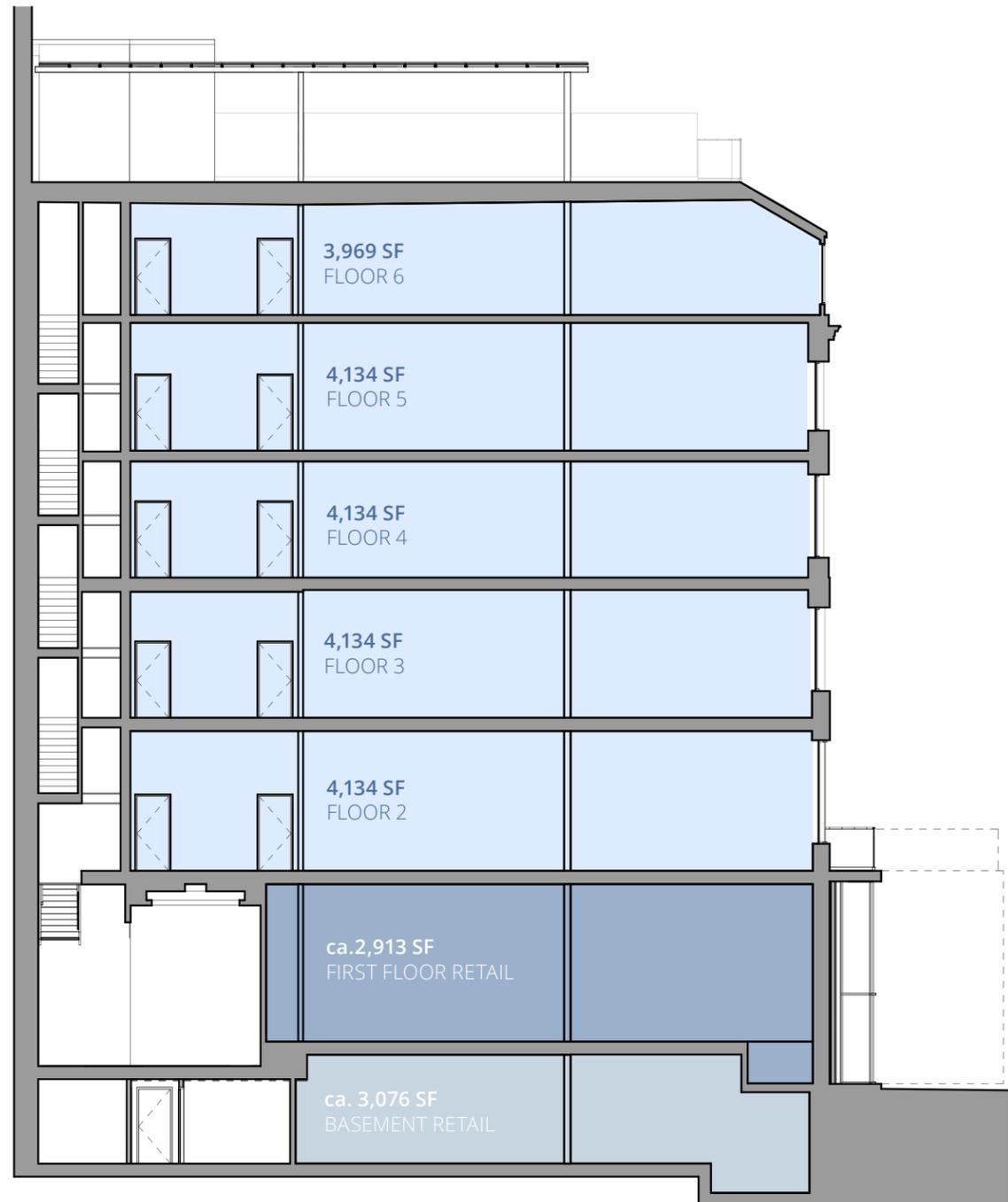


HISTORIC CHARM

EXPOSED BEAMS & BRICK

Wood beams, joists and brick walls will be cleaned, restored and exposed in select areas. This approach adds warmth, creates higher ceilings and offers a Bostonian design element.

BUILDING SECTION



DIVERSE & EFFICIENT LAYOUTS

LIMITLESS POSSIBILITIES

Estimated completion Q4 2020

10 Winthrop Square's floorplan can accommodate nearly any type of retail use, all filled with natural light and beautiful views overlooking Winthrop Square. Benefiting from Chevron's stratospheric levels of finish, quality and comfort, the design reaches heights of quality and care previously reserved for the most exclusive custom residences.

10 Winthrop Square's floorplans grant multiple usage opportunities - ranging from showrooms and galleries to cafe and bar use.



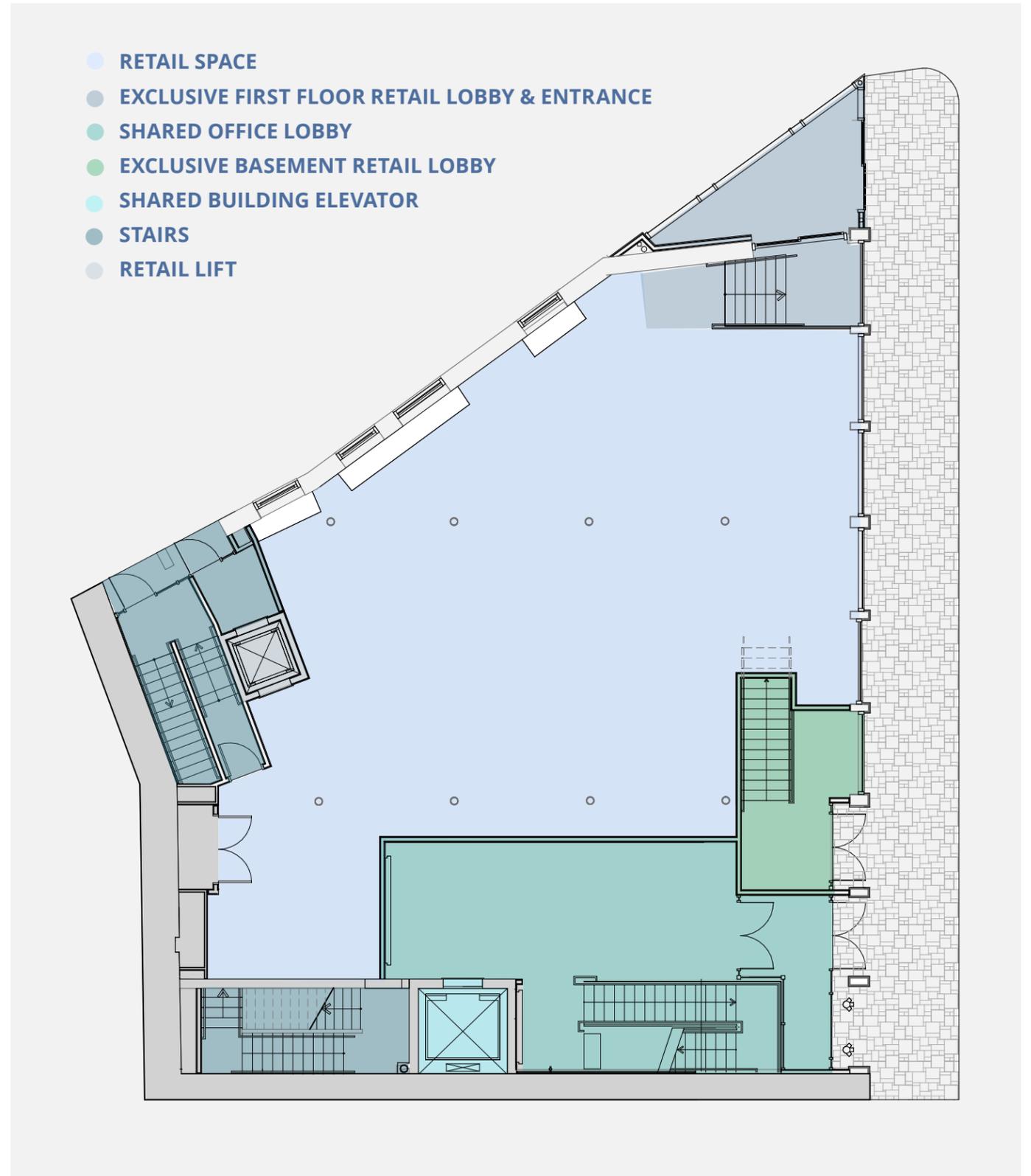


RETAIL CONCEPT

Estimated completion Q4 2020

10 Winthrop Square's highly visible retail floor grants multiple usage opportunities. At a great size of approximately 2,913 SF the floorplan is ideal for a showroom, cafe or gallery and allows the user to create a representative identity for one of the office tenants on the upper floors.

- **EXCLUSIVE ENTRANCE THROUGH NEW GLASS CORNER ADDITION**
- **REPRESENTATIVE LOBBY**
- **HIGHLY VISIBLE STOREFRONT FACING WINTHROP SQUARE & WINTHROP TOWER**
- **EXPOSED BRICK & BEAM INTERIOR STYLE**
- **HIGH CEILINGS**
- **FREIGHT ELEVATOR TO BASEMENT & STREET LEVEL**
- **SHOWER, BATHROOM & BICYCLE RACKS IN BASEMENT**





RETAIL CONCEPT

Showroom & bar

Estimated completion Q4 2020



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RETAIL CONCEPT

Gallery

Estimated completion Q4 2020





RETAIL CONCEPT

Cafe or Bar

Estimated completion Q4 2020



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AT THE HEART OF THE DOWNTOWN RENAISSANCE

Sandwiched between the Millennium Partners' Winthrop Square Tower and the new Millennium Tower, 10 Winthrop Square is a Downtown Boston cornerstone. It is steps away from Boston's newest and trendiest restaurants, as well as the entire Financial District business community.

At the heart of thriving Downtown Boston, it naturally connects to the whole town: with five subway stations serving all Boston subway lines. Catching flights in peak traffic is made easy by using the Blue Line to Logan airport, while technology hub Kendall Square is merely 2 stops away.



TEAM

CHEVRON PARTNERS DEVELOPER

Chevron Partners is a privately-held full service real estate investment management firm, formed from executives from two prominent Bostonian and Parisian real estate companies.

A true boutique firm, dedicated to an exclusive group of investors and clients, Chevron handles fewer transactions to ensure that each asset benefits from the crucial, wide-ranging experience of its principals, their passion, and their critical understanding of the interconnectedness of all aspects of real estate management and development as the key to successful asset performance.

The Chevron team brings together deeply-rooted local real estate expertise and relationships, essential practical operational and construction skills, institutional-grade financial sophistication and experience.



DJSA ARCHITECTURE, PC ARCHITECT

DJSA Architecture, PC is a full service architectural firm focused on providing innovative design strategies to all of their clients. DJSA has a diverse portfolio of commercial and residential projects including hospitality, office and industrial.

Their clientele range from investors, developers, property owners and tenants. They are committed to creating designs tailored to meet the needs of each specific client. Their firm's emphasis on teamwork permeates all aspects of DJSA's work, from client relations to design.

Dedication to providing clients with personalized design expertise, commitment and integrity enables DJSA to meet the needs of their clients and ensure the success of every project.

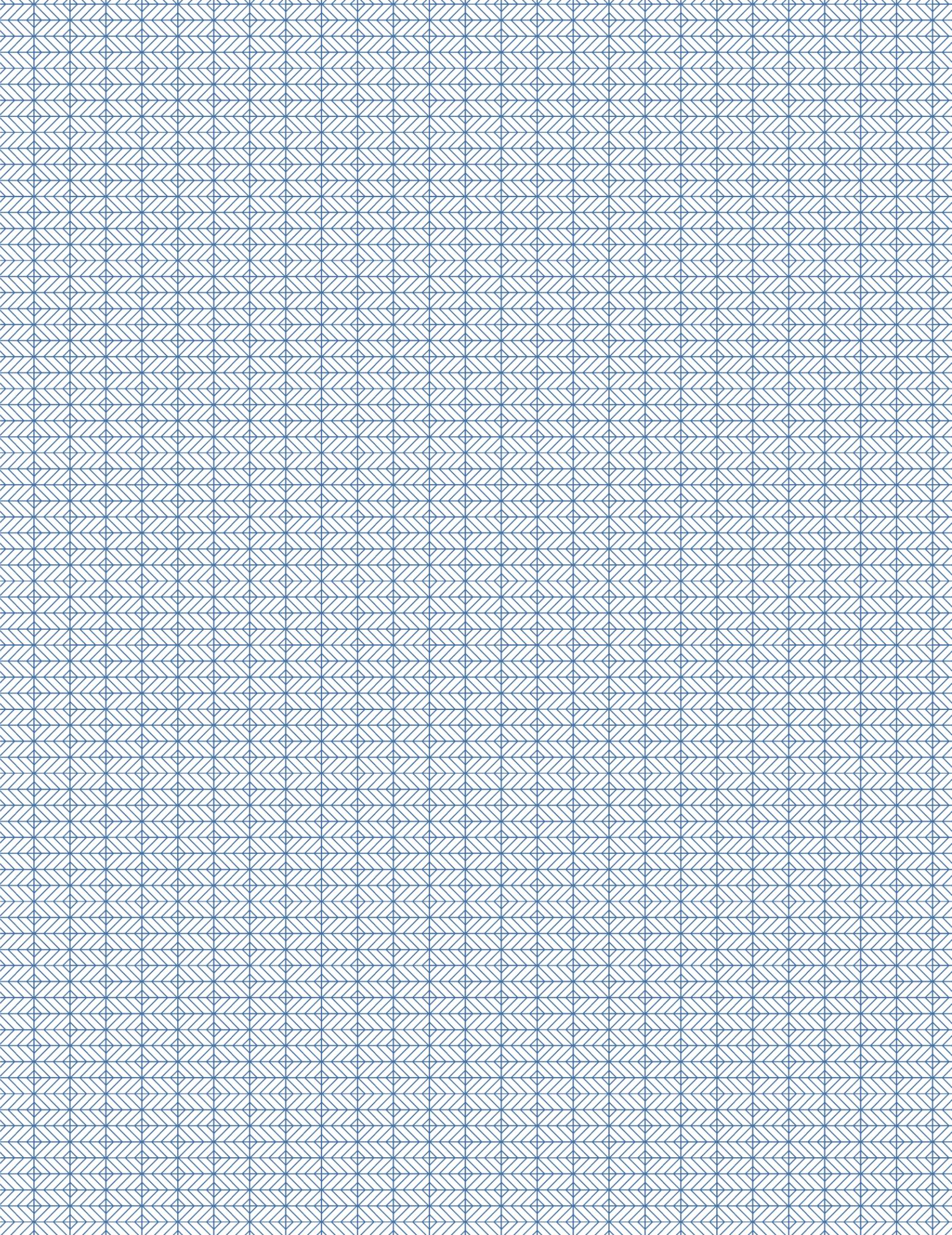


ADIGE DESIGN

MATERIAL SOURCING & DESIGN CONSULTANCY

Adige Design is an international artisan and construction materials sourcing company with a passion for quality products. Their mission is to uncover special artisans, unique materials and products, and incorporate them in your development, home, or office.

Throughout Italy and France, Adige goes to the mines, workshops, factories, and mills. They diligently search to discover special people producing unique and extraordinary products.



RENEWED HERITAGE

10WINTHROPSQUARE.COM



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