



10 WINTHROP SQUARE

LUXURY OFFICE SPACE

10 WINTHROP SQUARE, BOSTON, MA 02110

NEWMARK

10WINTHROPSQUARE.COM



CHEVRON
PARTNERS



THE QUINTESSENTIAL JEWEL BOX
IN THE HEART OF DOWNTOWN BOSTON

10 Winthrop Square has reimagined the modern day office experience. Entirely reconstructed and renewed for the most discerning office user, the luxury building boasts six floors of boutique office space, two levels of retail space, a roof deck, and 66 linear feet of frontage. Located directly across from the new Winthrop Center, located between Post Office Square and Downtown Crossing.



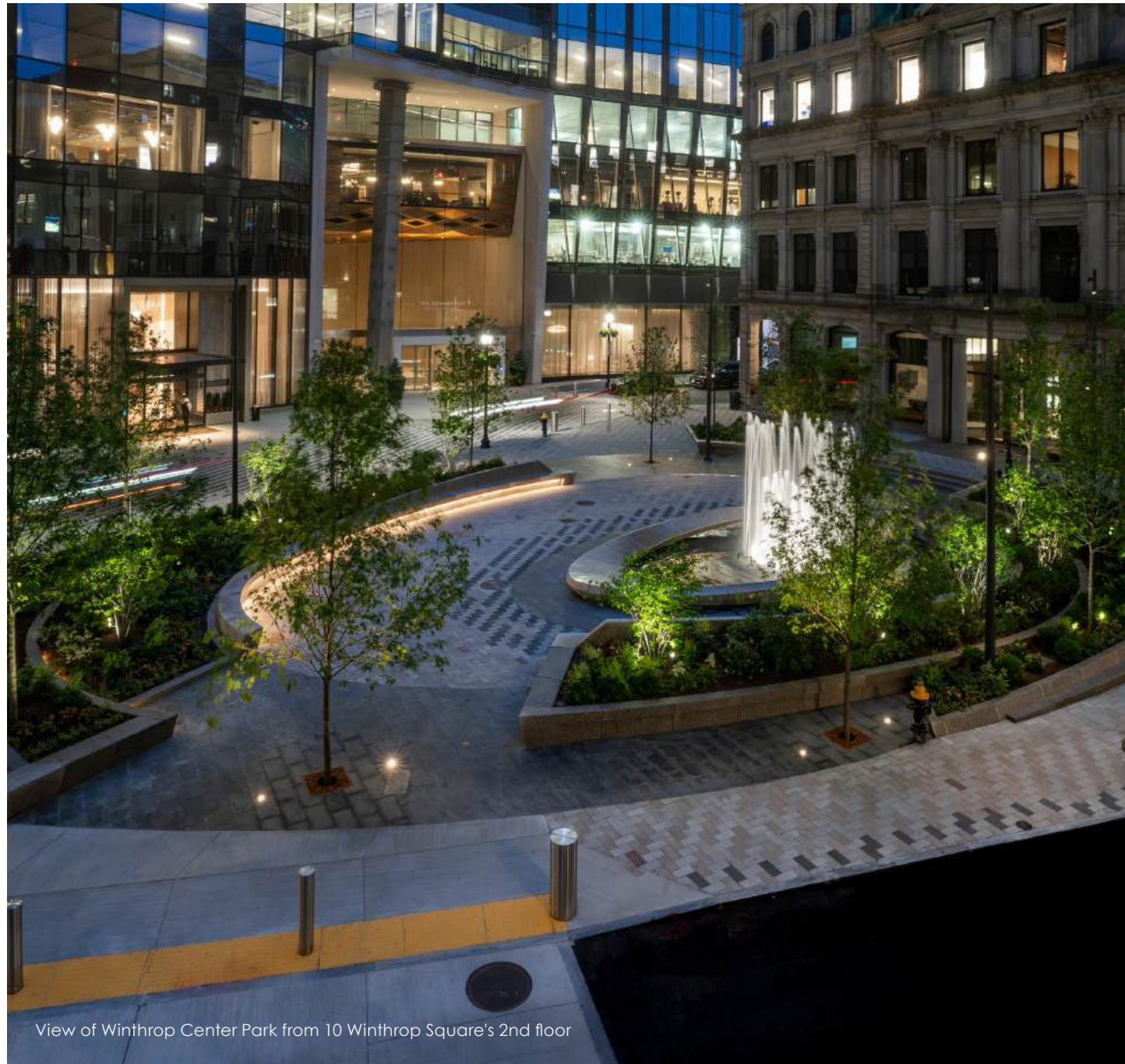
SHOWCASE THE VALUE OF PROFESSIONAL
RELATIONSHIPS AND
WORKPLACE ELEGANCE

In a charming Bostonian office environment

Where one hosts and entertains is where one forms the most important, valuable relationships. Like an investment in a luxury home, 10 Winthrop Square provides a luxe office environment that allows tenants to show the immense value they place on their professional relationships and interactions, while also providing a sought after environment for corporate cohesion, culture and efficiency.



Sample reception area with optional panel molding, vein-matching marble wall, European furniture, designer lighting, and Italian doors & hardware.
10 Winthrop Square, 4th Floor



View of Winthrop Center Park from 10 Winthrop Square's 2nd floor

THE CENTER OF THE MOST
IMPRESSIVE AREA IN
DOWNTOWN BOSTON

Situated on charming Winthrop Park, 10 Winthrop Square is the exclusive jewel box opportunity directly across from Winthrop Center, featuring over 812K SQFT of office space, 315+ luxury residences, and a grand hall called The Connector with 20,000 SQFT of public space for dining and entertainment, featuring a restaurant collection curated by Chef & Restaurateur John Fraser. Its structural glass entry opens up to Winthrop Park, directly facing 10 Winthrop Square, adding to the foot traffic of 250,000 daily pedestrians in Downtown Boston.



IN THE HEART OF BOSTON'S BUSINESS DISTRICT

10 Winthrop Square naturally connects to all of Boston. The five subway lines servicing Boston and Logan Airport, as well as the MBTA commuter rails for the communities north and south of the city, are all within a 10 minute walk. All the best Boston has to offer is right outside your door at 10 Winthrop; shopping, dining, hotels and entertainment.

98

WALK SCORE

100

TRANSIT SCORE

84

BIKE SCORE

02 MIN WALK TO DOWNTOWN CROSSING
Access to Red, Orange and Silver Lines

03 MIN WALK TO POST OFFICE SQUARE

05 MIN WALK TO SOUTH STATION
Access to Commuter Rail, Red and Silver Lines

05 MIN WALK TO PARK STREET
Access to Red and Green Lines

10 MIN WALK TO GOVERNMENT CENTER
Access to Green and Blue Lines

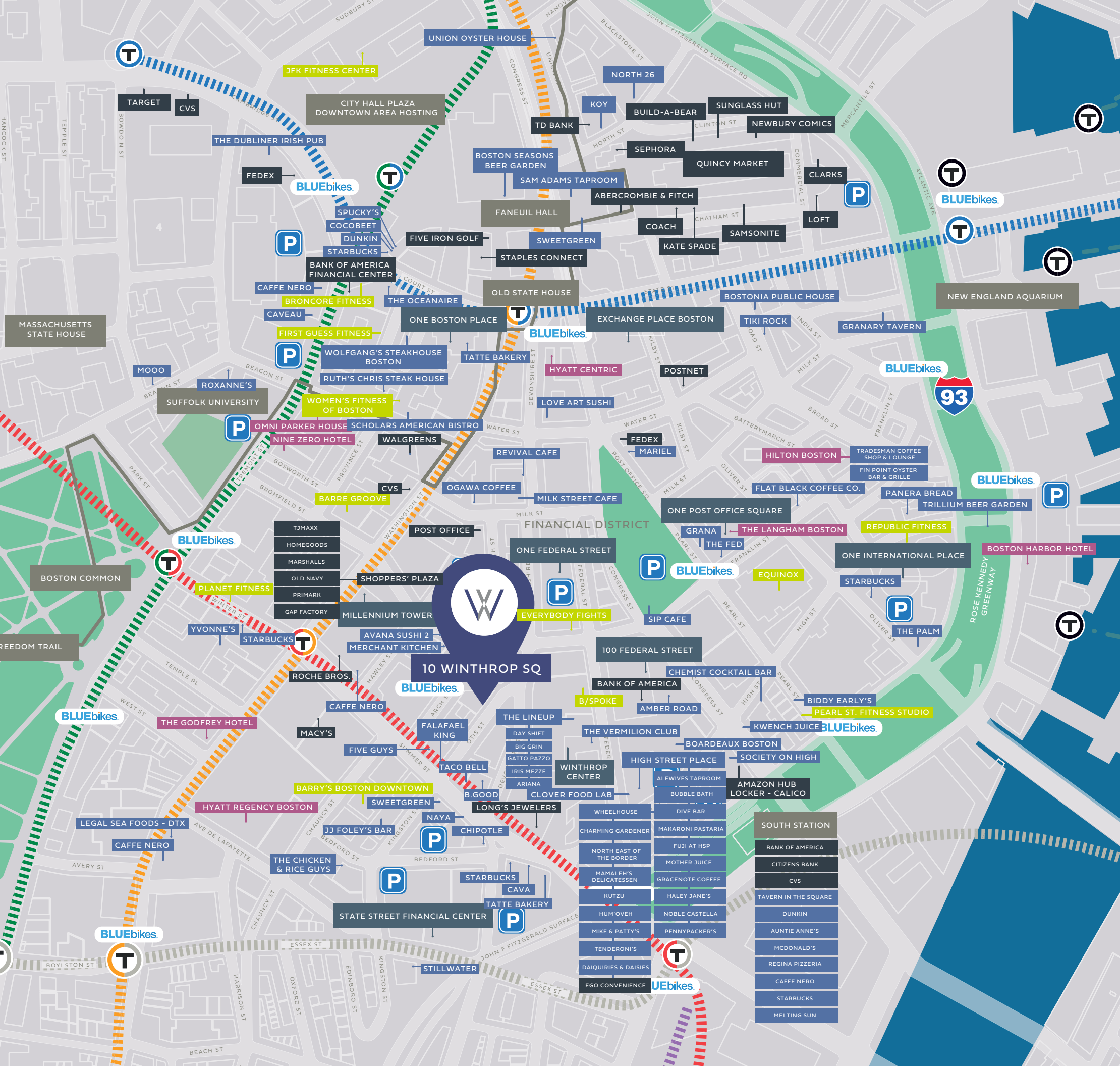
5-10 MIN DRIVE TO I-90 AND I-93

5.7 MI DRIVE TO LOGAN AIRPORT

13 BLUEBIKE STATIONS NEARBY

COLOR KEY

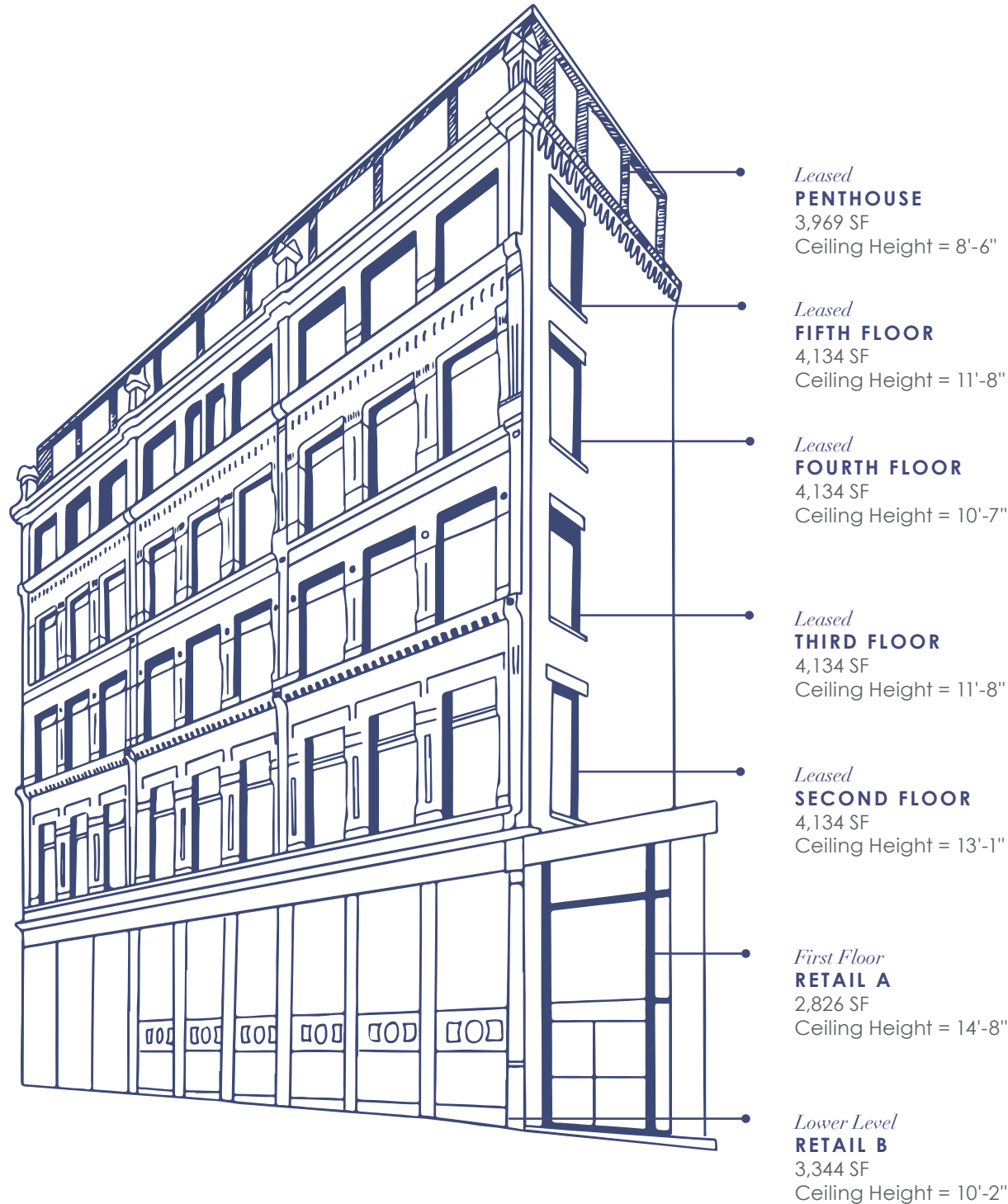
- Retail
- Restaurant
- Fitness
- Historic
- Hotels
- Office Towers



NEW STANDARD

OF MODERNITY AND FUNCTIONALITY

Contrary to generic office towers, 10 Winthrop Square has been fully reconstructed to allow for state-of-the-art conveniences in the most charming, Bostonian envelope.



BUILDING FEATURES

- *Entirely New HVAC System*
With capability for individualized controls and upgraded MERV* filtration and dedicated fresh air handling unit
- *New 550 SQFT Roof Deck Addition*
For common building use overlooking Winthrop Square and Winthrop Center
- *Flexible Layouts*
And optional gas fireplace for executive offices, meeting rooms, and lounge areas
- *Customizable Guest Powder Rooms*
With materials sourced through Adige Design
- *Elegantly Reconstructed Lobby*
With Statuario marble, a grand stair case with hand-crafted iron railings, plaster crown molding, a new custom designed elevator cab, and designer lighting & furniture by Adige Design
- *Fully Restored Building Facade*
With exterior lighting and all new energy efficient windows
- *Interior Design Services*
Available through Adige Design for further customization

*An air filter's minimum efficiency reporting value (MERV) rating measures how effectively the filter stops dust and other contaminants from passing through the filter and into the air stream.



FIT PLAN I: 4,134 RSF

OCCUPANCY: +/- 32

Sample Open Space with Conference & Lounge

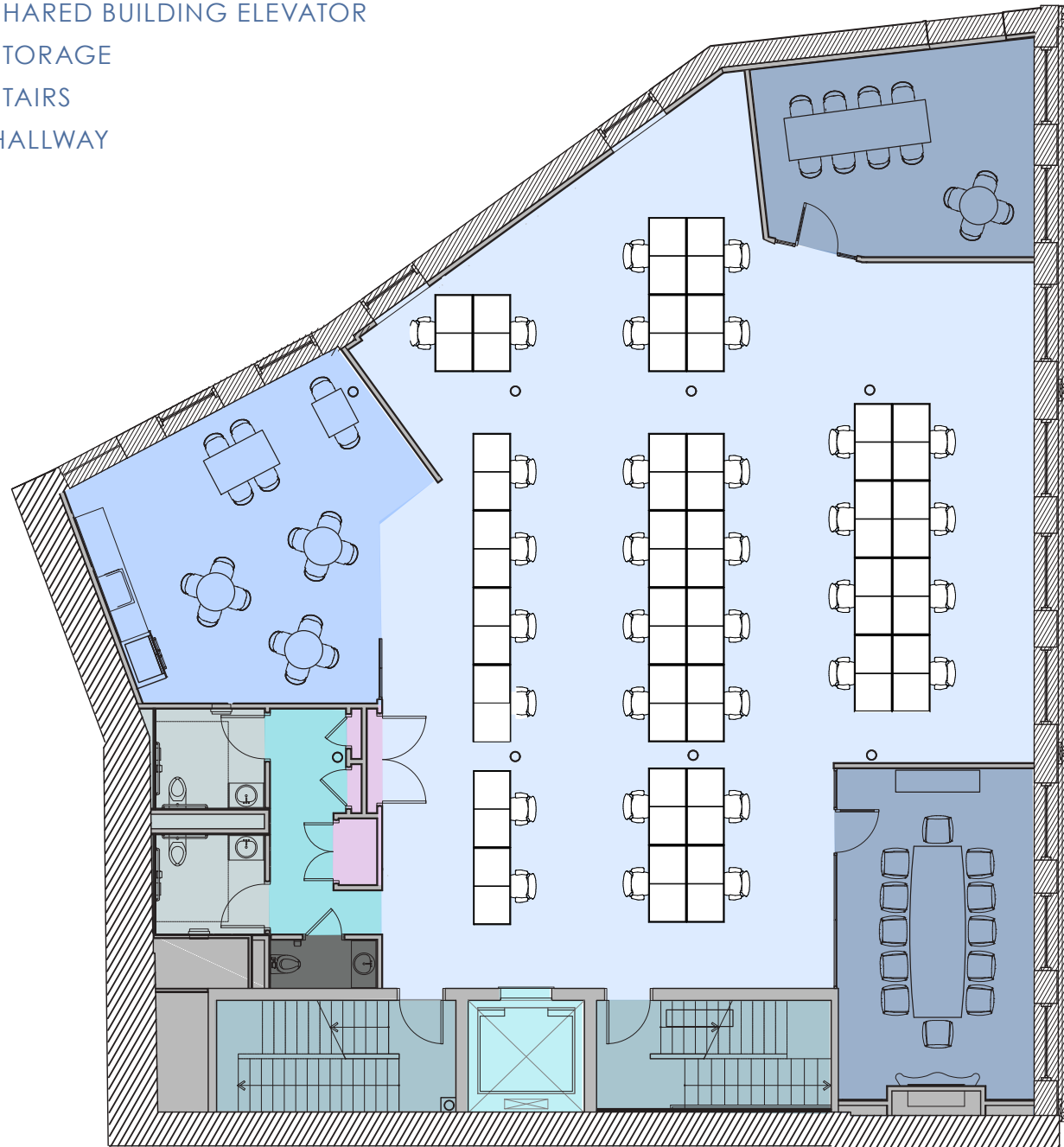


FIT PLAN II: 4,134 RSF

OCCUPANCY: +/- 25

Sample Full Custom Layout & Design

- +/- 32 FLEXIBLE OPEN SPACE WORKSTATIONS
- LOUNGE WITH KITCHEN
- MEETING & CONFERENCE
- EXCLUSIVE TENANT PRIVATE BATHROOMS
- GUEST BATHROOM
- SHARED BUILDING ELEVATOR
- STORAGE
- STAIRS
- HALLWAY



- 16 OPEN SPACE WORKSTATIONS
- 8-9 PRIVATE OFFICES OR ADDITIONAL MEETING AREAS
- PRIVATE RECEPTION AREA
- LOUNGE KITCHEN
- KITCHEN PANTRY & STORAGE
- MEETING & CONFERENCE
- EXCLUSIVE TENANT PRIVATE BATHROOMS
- GUEST BATHROOM
- SHARED BUILDING ELEVATOR
- COPY/PRINT STATION
- COAT CLOSET
- HALLWAY
- STAIRS





FIT PLAN III: 4,134 RSF

OCCUPANCY: +/- 30

Sample Open Space with Perimeter Offices

- +/- 25 OPEN SPACE WORKSTATIONS
- 4-5 PRIVATE OFFICES OR ADDITIONAL MEETING AREAS
- KITCHEN & LOUNGE
- KITCHEN PANTRY & STORAGE
- MEETING & CONFERENCE
- EXCLUSIVE TENANT PRIVATE BATHROOMS
- GUEST BATHROOM
- SHARED BUILDING ELEVATOR
- HALLWAY
- STAIRS







LEASING
NEWMARK

Dave Martel	617-863-8525	david.martel@nmrk.com
Jason R. Cameron	617-863-8129	jason.cameron@nmrk.com
Ben Sutton	617-863-8429	ben.sutton@nmrk.com

