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10 WINTHROP SQUARE
*LUXURY OFFICE SPACE
FOR LEASE*

10 WINTHROP SQUARE, BOSTON, MA 02110

NEWMARK

10WINTHROPSQUARE.COM



CHEVRON
PARTNERS

4,134 RSF

4TH FLOOR OFFICE

Occupancy: ± 20

Available now fully furnished with imported Italian furniture, lighting, private offices, open work stations, a lounge kitchen, and conference room.



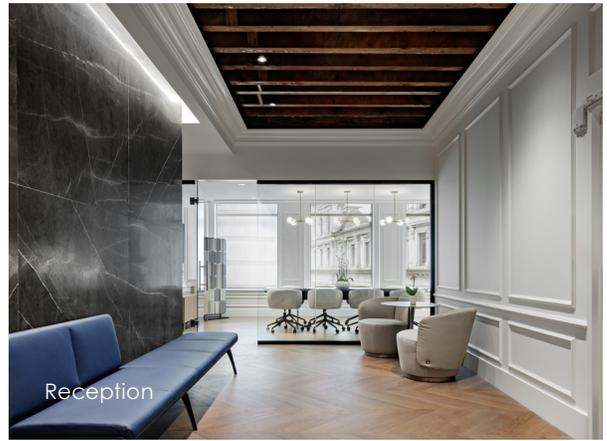
Scan for virtual walkthrough

- 10 OPEN SPACE WORKSTATIONS
- 8-9 PRIVATE OFFICES OR ADDITIONAL MEETING AREAS
- PRIVATE RECEPTION AREA
- LOUNGE KITCHEN
- KITCHEN PANTRY & STORAGE
- MEETING & CONFERENCE
- PHONE ROOM
- EXCLUSIVE TENANT PRIVATE BATHROOMS
- POWDER ROOM
- COPY/PRINT STATION
- COAT CLOSET





Conference Room



Reception



Executive Office



Powder Room



Lounge Kitchen



Open Office

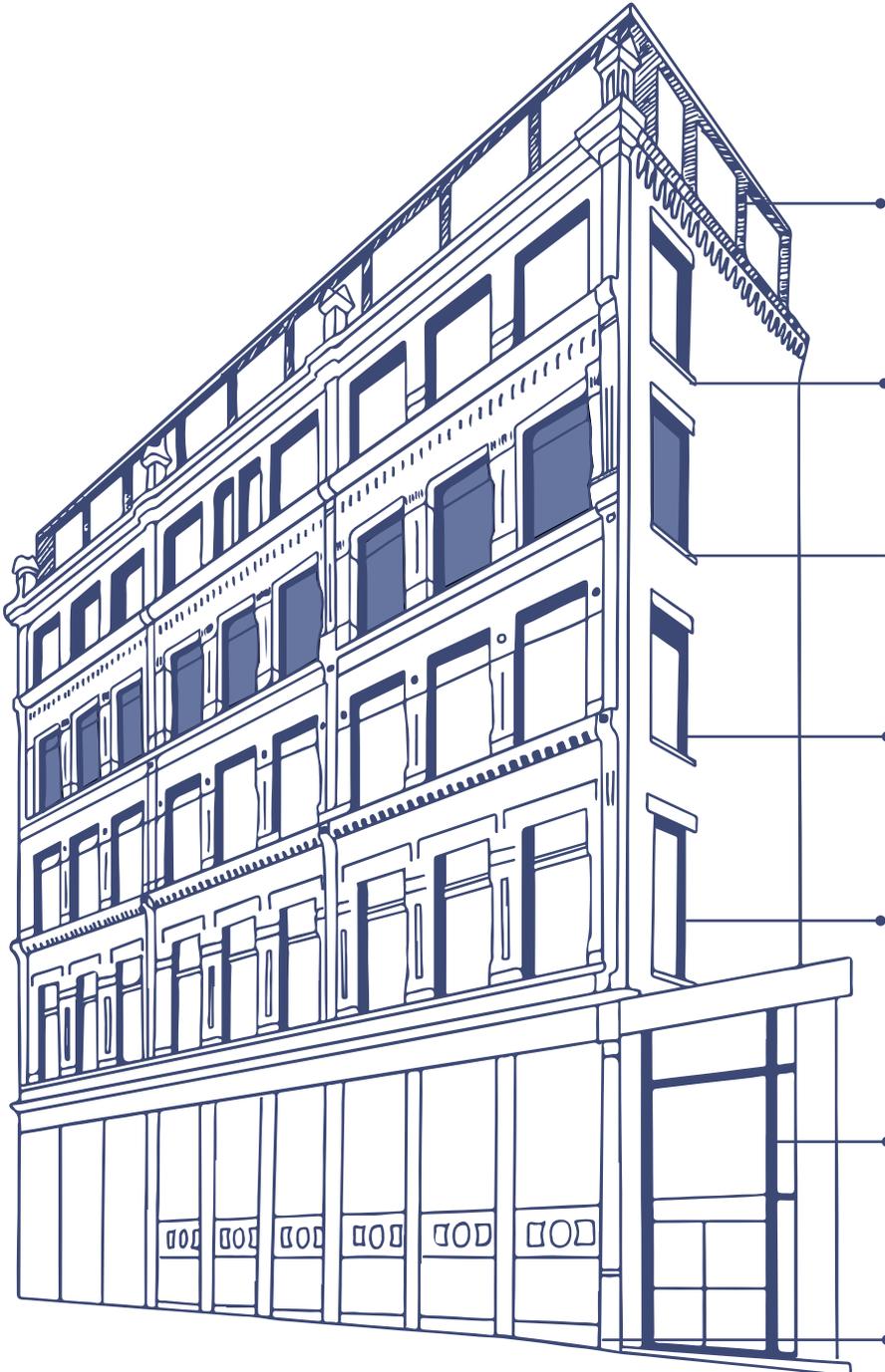


Huddle Room

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.



Leased

PENTHOUSE

3,969 RSF

Ceiling Height = 8'-6"

Leased

FIFTH FLOOR

4,134 RSF

Ceiling Height = 11'-8"

Available Fully Furnished

FOURTH FLOOR

4,134 RSF

Ceiling Height = 10'-7"

Leased

THIRD FLOOR

4,134 RSF

Ceiling Height = 11'-8"

Leased

SECOND FLOOR

4,134 RSF

Ceiling Height = 13'-1"

First Floor

RETAIL A

2,826 SF

Ceiling Height = 14'-8"

Lower Level

RETAIL B

3,344 SF

Ceiling Height = 10'-2"



THE QUINTESSENTIAL JEWEL BOX IN THE *HEART OF DOWNTOWN BOSTON*

10 Winthrop Square has redefined the modern 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. The building sits directly on Winthrop Center Park, across from Millennium Partners' Winthrop Center, conveniently positioned between Post Office Square and Downtown Crossing. New building features include:

- *Entirely New HVAC System*
With individualized controls and upgraded MERV filtration system.
- *New 550 SF Roof Deck Addition*
For common building use overlooking Winthrop Center Park.
- *Elegantly Reconstructed Lobby*
With Statuario marble, a grand stair case with hand-crafted iron railings, plaster crown molding, and designer lighting & furniture by Adige Design.
- *Fully Restored Building Facade*
With exterior lighting and all new energy efficient windows.



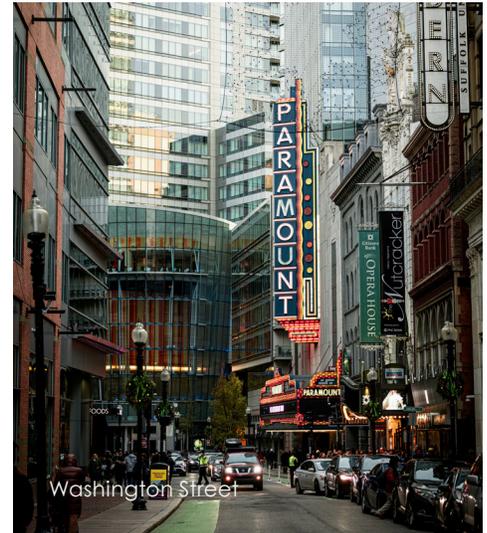
Winthrop Center Park



South Station



Post Office Square



Washington Street



Downtown Crossing

THE CENTER OF THE MOST IMPRESSIVE AREA IN DOWNTOWN BOSTON



IN THE HEART OF BOSTON'S *BUSINESS* DISTRICT

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

COLOR KEY

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

- 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**



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

