



10 WINTHROP SQUARE

*LUXURY OFFICE SPACE FOR LEASE*

10 WINTHROP SQUARE, BOSTON, MA 02110

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RETAIL

**NEWMARK**

[10WINTHROPSQUARE.COM](http://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. Available 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.



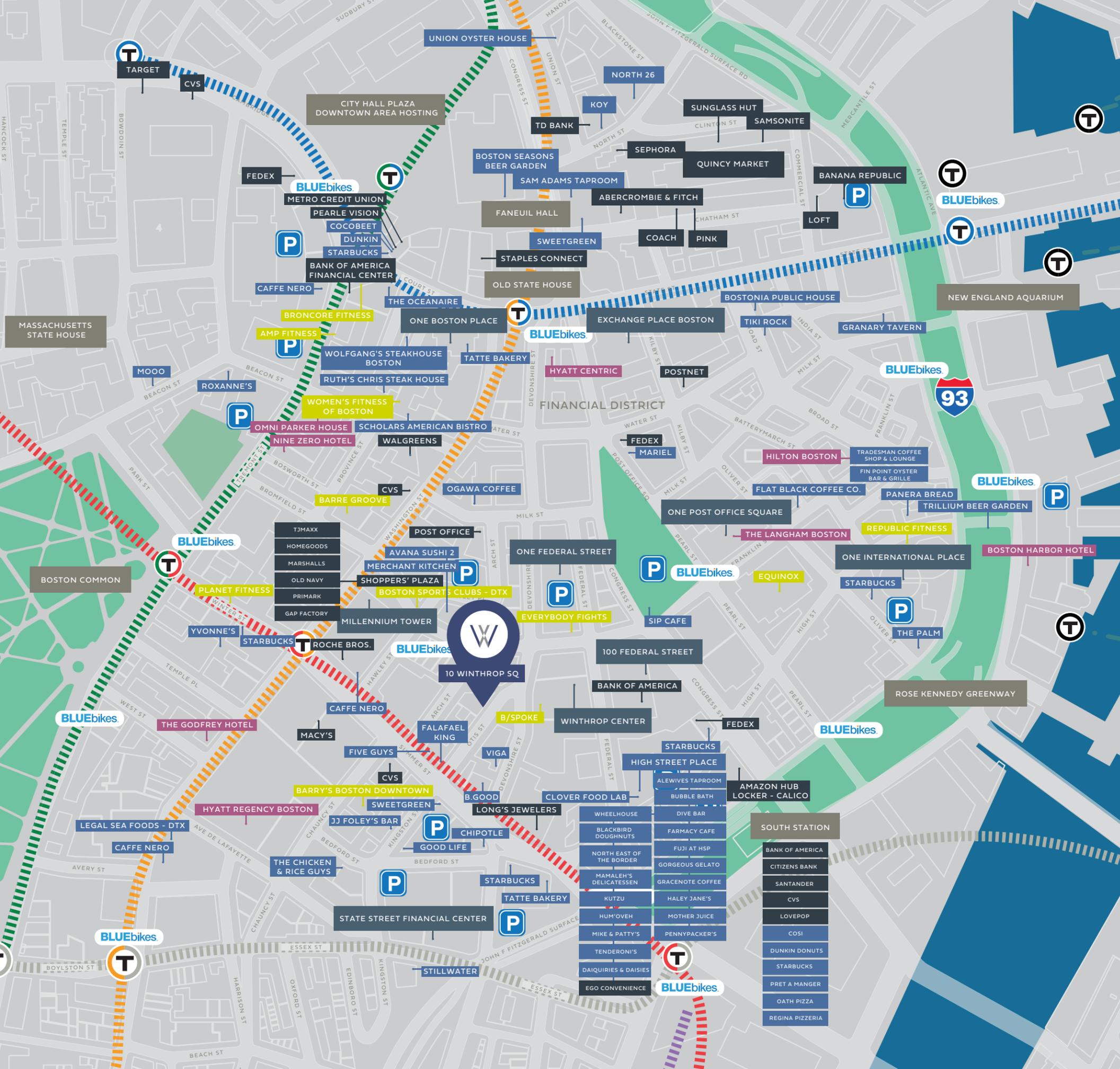
Sample reception area with optional panel molding, vein-matching marble wall, European furniture, designer lighting, and Italian doors & hardware.  
10 Winthrop Square, 4th Floor



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 Conntector with 20,000 SQFT of public space for dining and entertainment. 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.

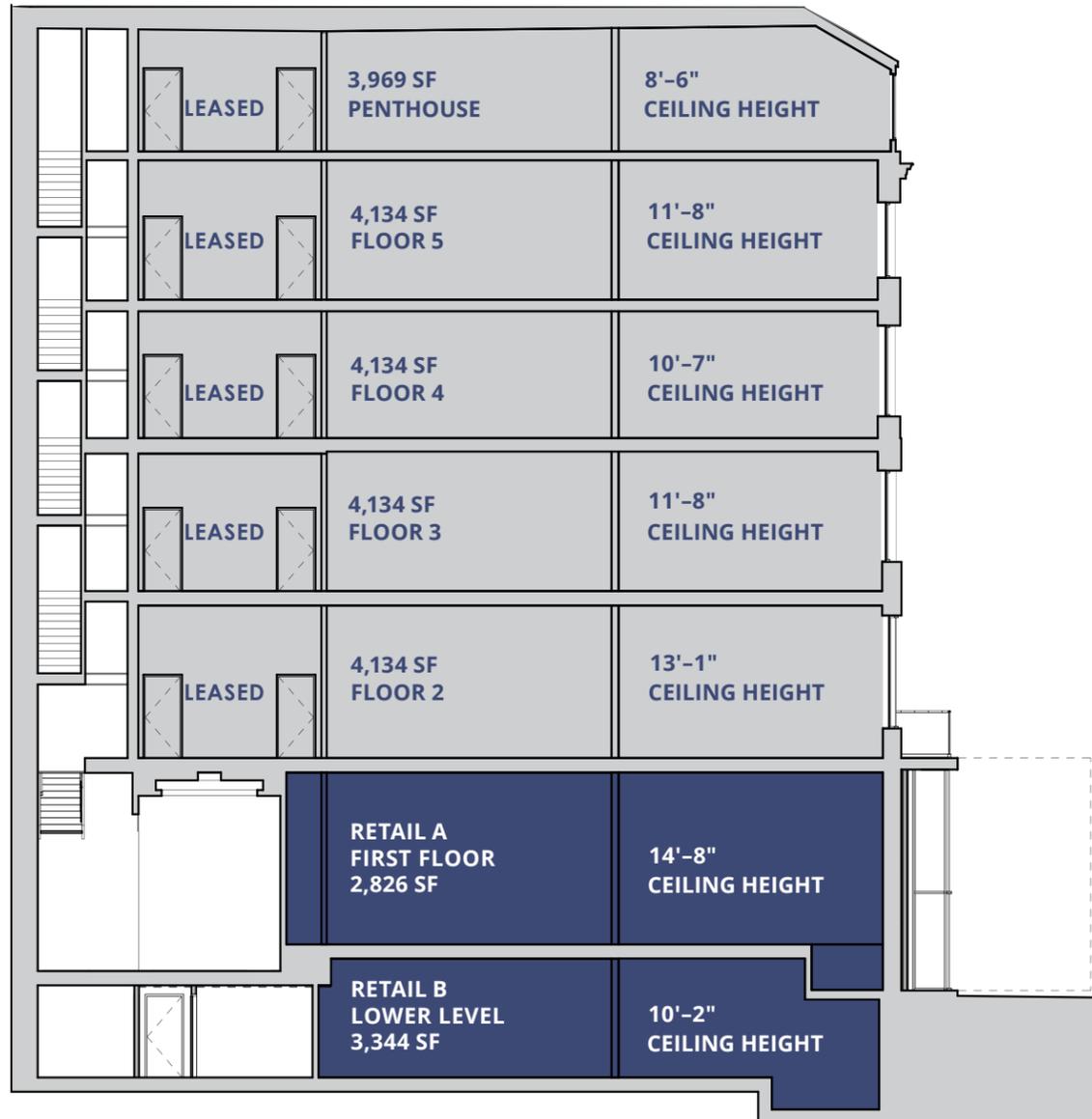
<b>98</b>	<b>100</b>	<b>84</b>
<b>WALK SCORE</b>	<b>TRANSIT SCORE</b>	<b>BIKE SCORE</b>

- 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

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.

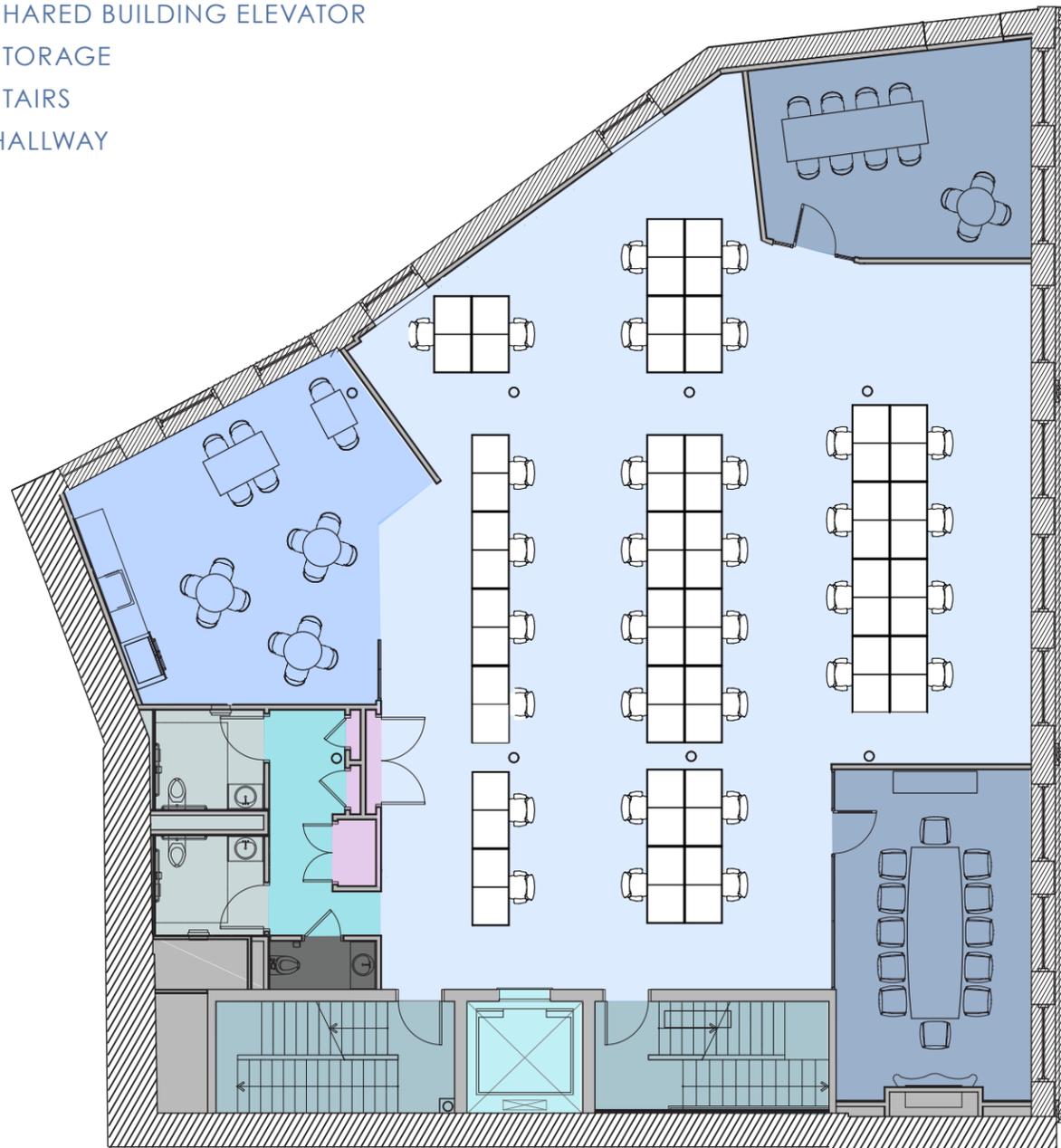


### FIT PLAN I: 4,134 RSF

OCCUPANCY: +/- 32

Sample Open Space with Conference & Lounge

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



### FIT PLAN II: 4,134 RSF

OCCUPANCY: +/- 25

Sample Full Custom Layout & Design

- 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





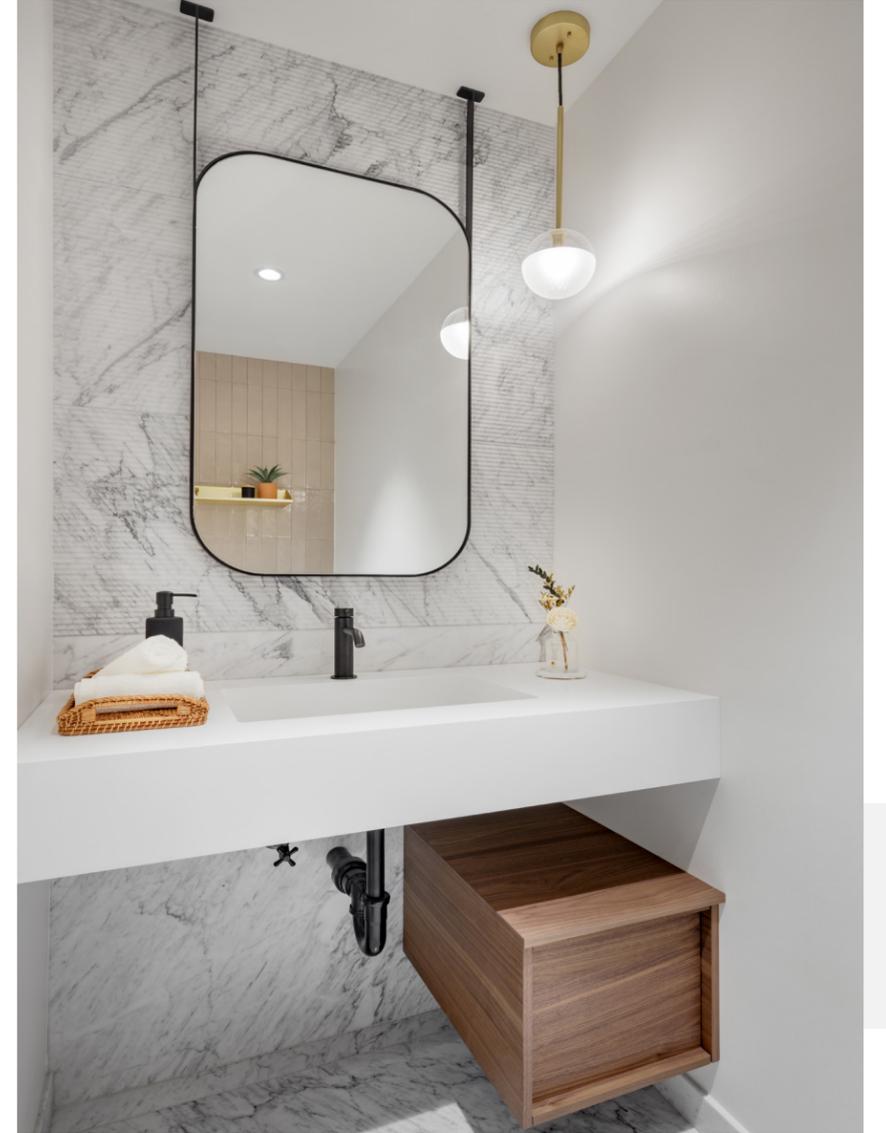
### FIT PLAN III: 4,134 RSF

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  
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