



10 WINTHROP SQUARE

*LUXURY OFFICE SPACE FOR LEASE*

*Furnished & Turnkey Options Available*

10 WINTHROP SQUARE, BOSTON, MA 02110

10 WINTHROP SQUARE

RETAIL

NEWMARK

10WINTHROPSQUARE.COM



CHEVRON  
PARTNERS





THE QUINTESSENTIAL JEWEL BOX

## IN THE HEART OF DOWNTOWN BOSTON

10 Winthrop Square has reimaged 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



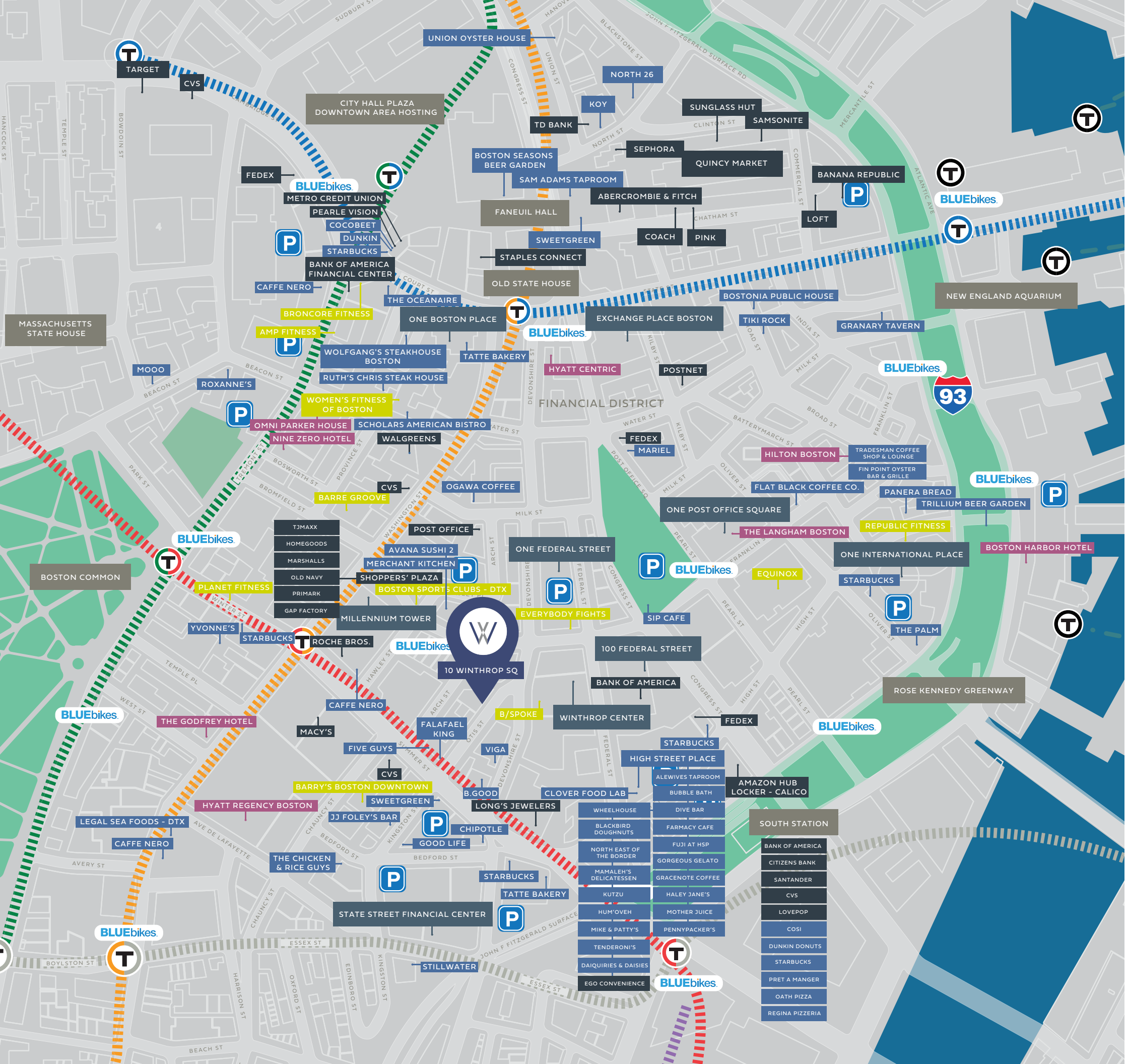


## THE CENTER OF THE MOST *IMPRESSIVE* AREA IN THE HEART OF DOWNTOWN BOSTON

Situated on charming Winthrop Park, 10 Winthrop Square is the exclusive jewel box opportunity directly across from the new Winthrop Center, the latest, most modern and exciting development in Boston. The 1.8 million SQFT development, set for completion in 2023, will feature over 812K SQFT of office space, 321 luxury rental apartments, and a public space called The Connector. A structural glass wall will open up to Winthrop Park, where all entrances face 10 Winthrop Square and are within 200FT, 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 SOUTH STATION**  
Access to Commuter Rail, Red and Silver Lines
- 07 MIN

**WALK TO POST OFFICE SQUARE**
- 07 MIN

**WALK TO PARK STREET**  
Access to Red and Green Lines
- 09 MIN

**WALK TO GOVERNMENT CENTER**  
Access to Green and Blue Lines
- 5-10 MIN

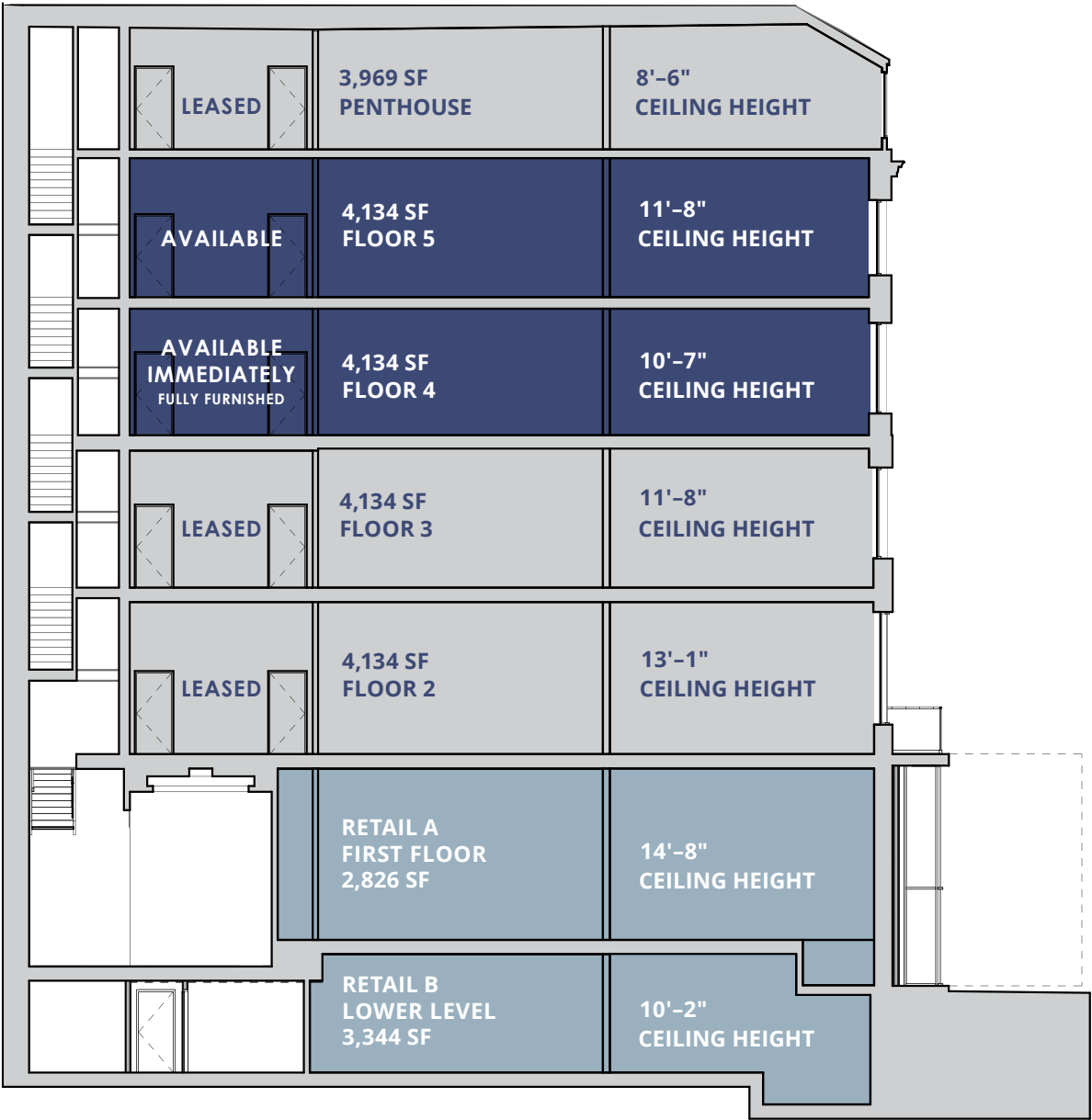
**DRIVE TO I-90 AND I-93**
- 08 MIN

**DRIVE TO LOGAN AIRPORT**



# 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 handing unit
- *New 550 SQFT Roof Deck Addition*  
For common building use overlooking Winthrop Square and Winthrop Center coming 2023
- *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





FULLY FURNISHED

# 4TH FLOOR OFFICE



4TH FLOOR: 4,134 RSF

OCCUPANCY: +/- 20

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

- 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
- GUEST BATHROOM
- COPY/PRINT STATION
- COAT CLOSET
- SHARED BUILDING ELEVATOR
- HALLWAY
- STAIRS











LEASING  
**NEWMARK**

Dave Martel  
Jason R. Cameron  
Ben Sutton

617-863-8525  
617-863-8129  
617-863-8429

david.martel@nmrk.com  
jason.cameron@nmrk.com  
ben.sutton@nmrk.com



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