



W

10 WINTHROP SQUARE  
*LUXURY OFFICE SPACE  
FOR LEASE*

10 WINTHROP SQUARE, BOSTON, MA 02110

NEWMARK

10WINTHROPSQUARE.COM



CHEVRON  
PARTNERS



AVAILABLE NOW

## 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
- POWDER ROOM
- COPY/PRINT STATION
- COAT CLOSET





Conference Room



Reception



Executive Office



Powder Room



Lounge Kitchen



Huddle Room

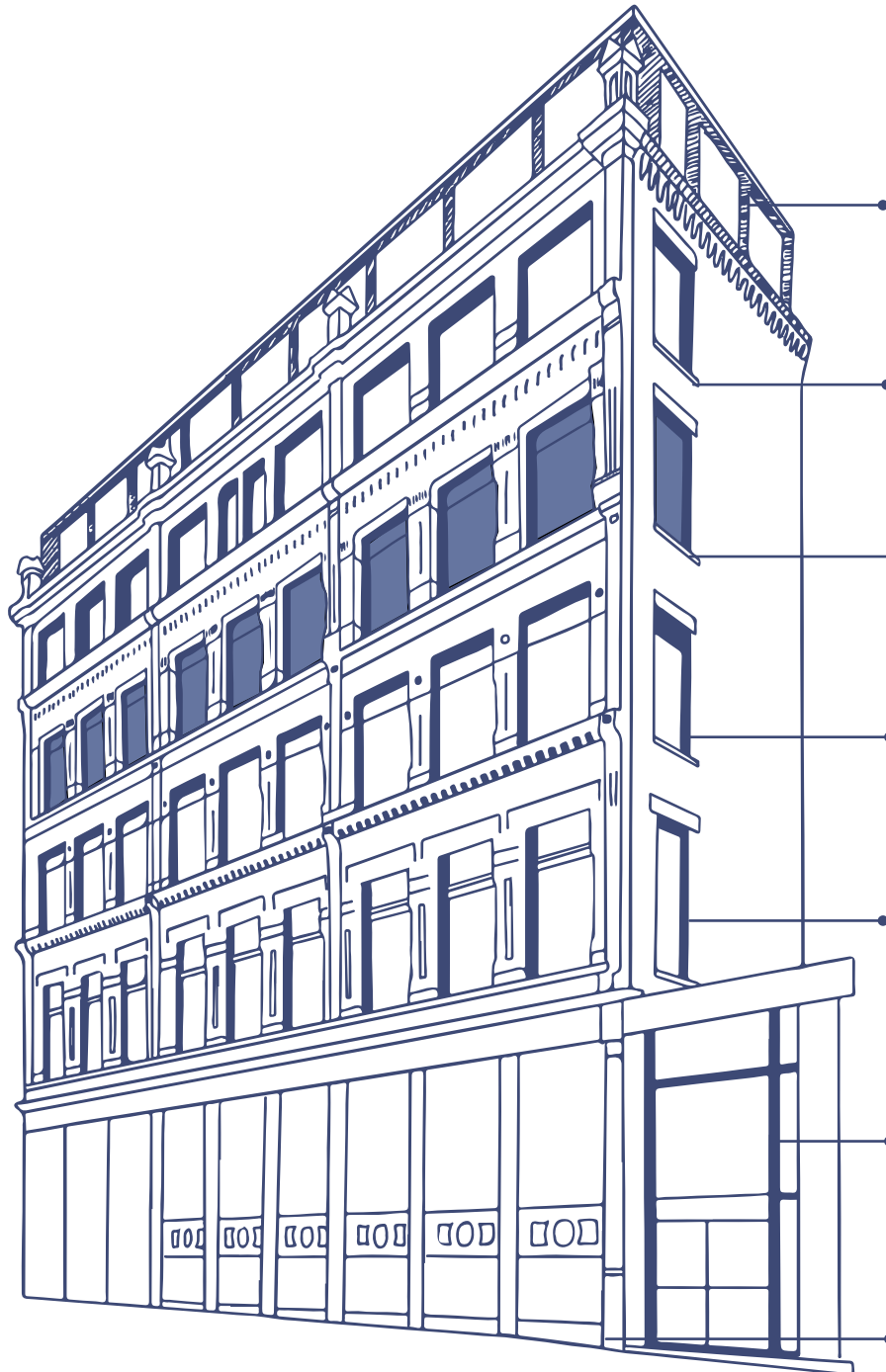


Open Office

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:

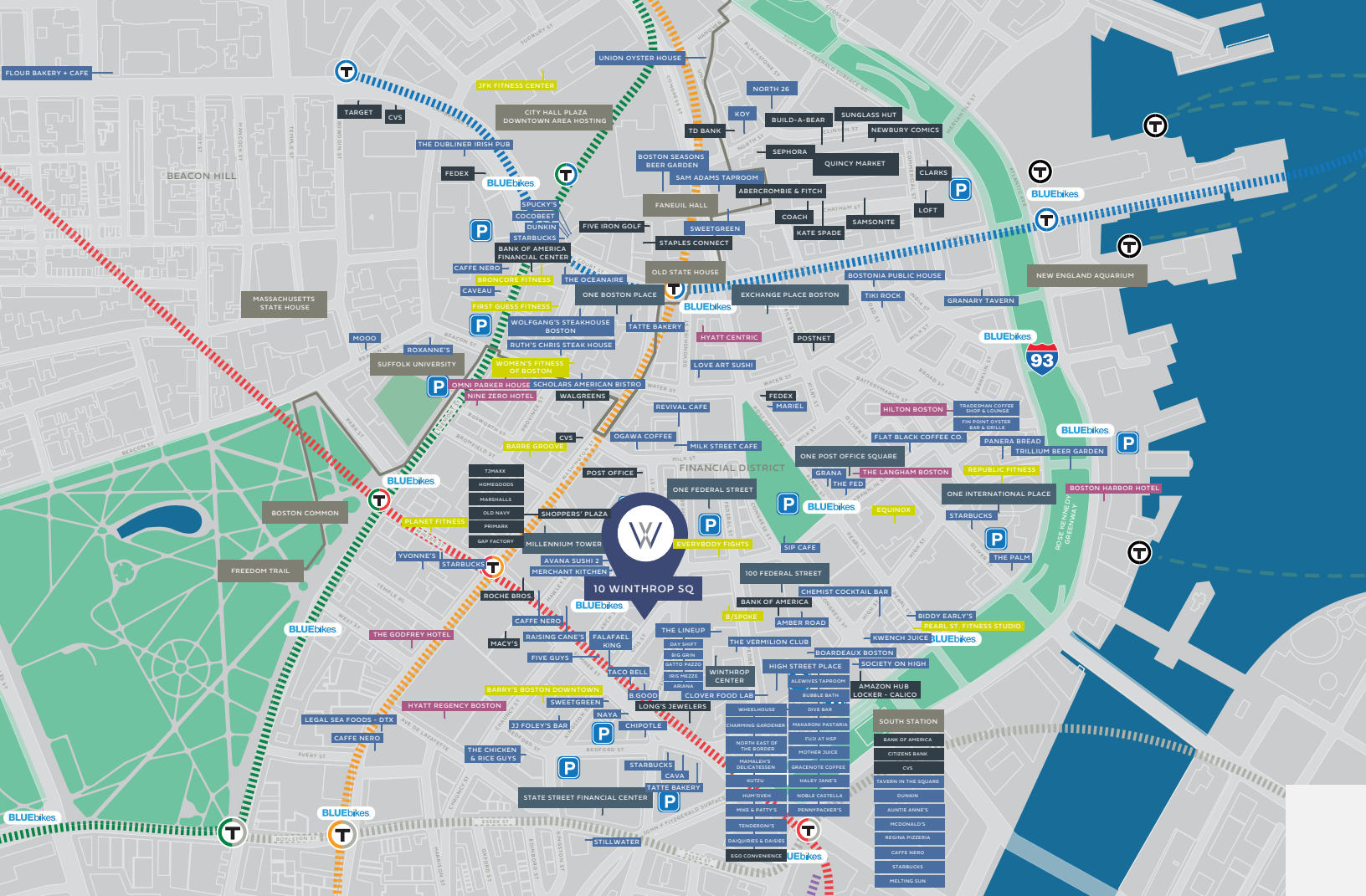
- *Entirely New HVAC System*  
With individualized controls and upgraded MERV filtration system.
- *New 550 SF Roof Deck Addition*  
For common building use overlooking Winthrop Center Park.
- *Elegantly Reconstructed Lobby*  
With Statuario marble, a grand stair case with hand-crafted iron railings,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





# 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 Square; shopping, dining, hotels and entertainment.

### COLOR KEY

<span style="display:inline-block; width:15px; height:10px; background-color:black; border:1px solid black;"></span> Retail	<span style="display:inline-block; width:15px; height:10px; background-color:gray; border:1px solid black;"></span> Historic
<span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span> Restaurant	<span style="display:inline-block; width:15px; height:10px; background-color:purple; border:1px solid black;"></span> Hotels
<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span> Fitness	<span style="display:inline-block; width:15px; height:10px; background-color:darkgray; border:1px solid black;"></span> 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**

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**ADIGE**  
MODERN ARTISANS

**D J S A**  
ARCHITECTURE PC