



10 WINTHROP SQUARE

UP TO +/- 6,170 SQFT OF HIGHLY VISIBLE  
**RETAIL/CAFÉ SPACE FOR LEASE**

Across From Winthrop Center & Steps From Downtown Crossing



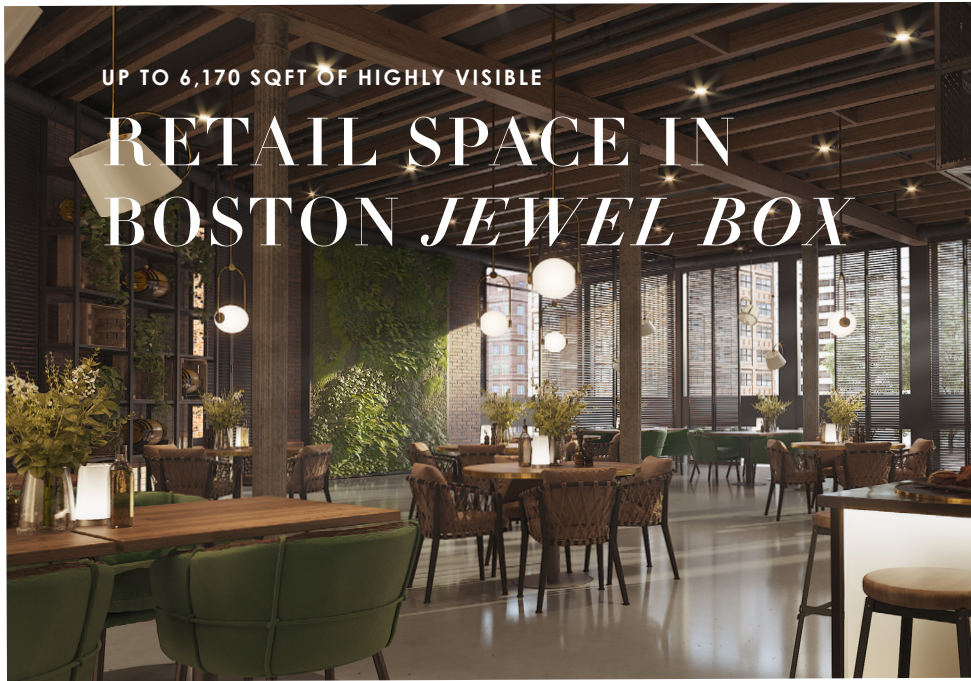
Boston Realty Advisors



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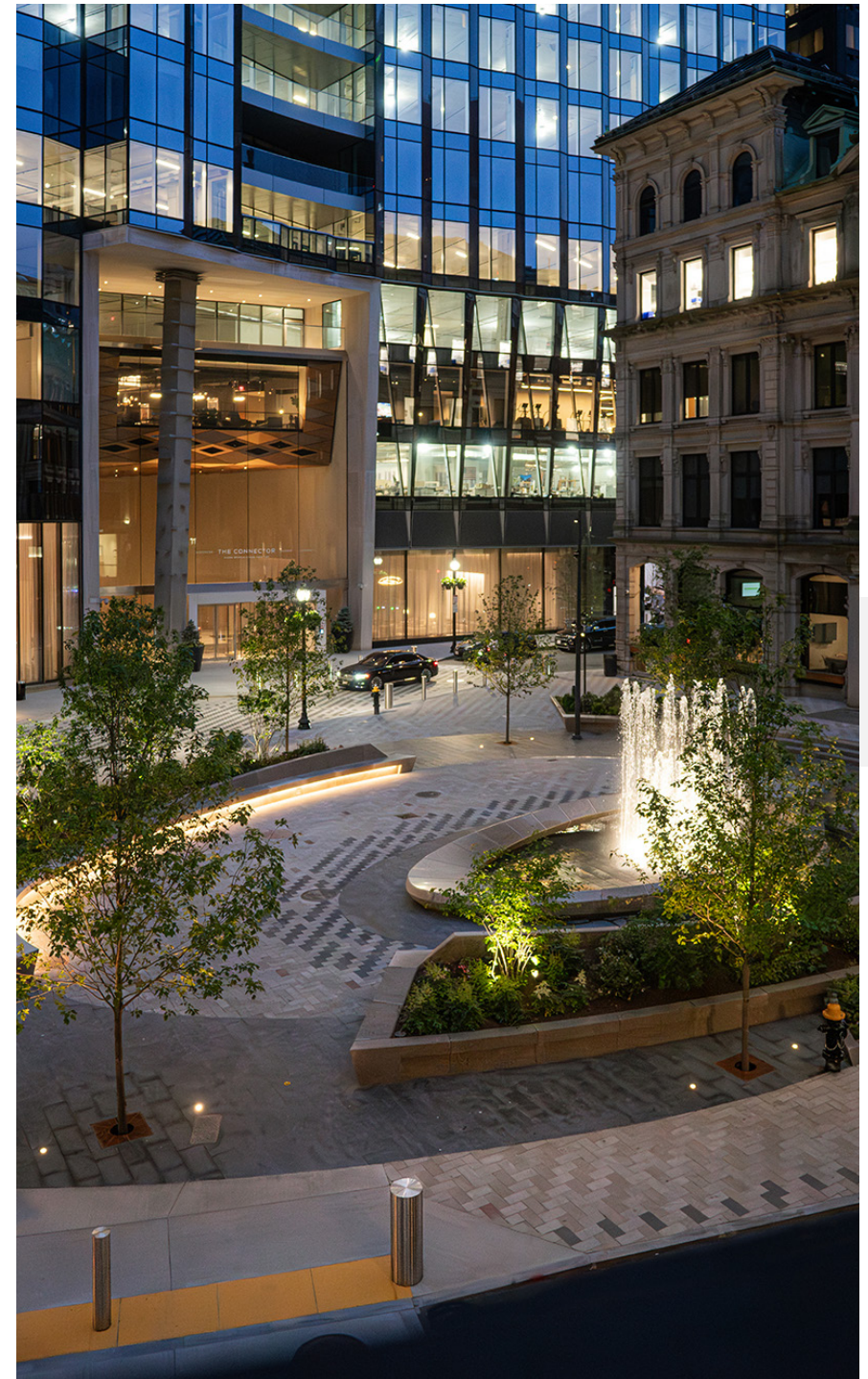
## *THE BUILDING*

10 Winthrop Square, a quintessential Boston office building, is offering two retail/café opportunities, located on the first floor and lower level.

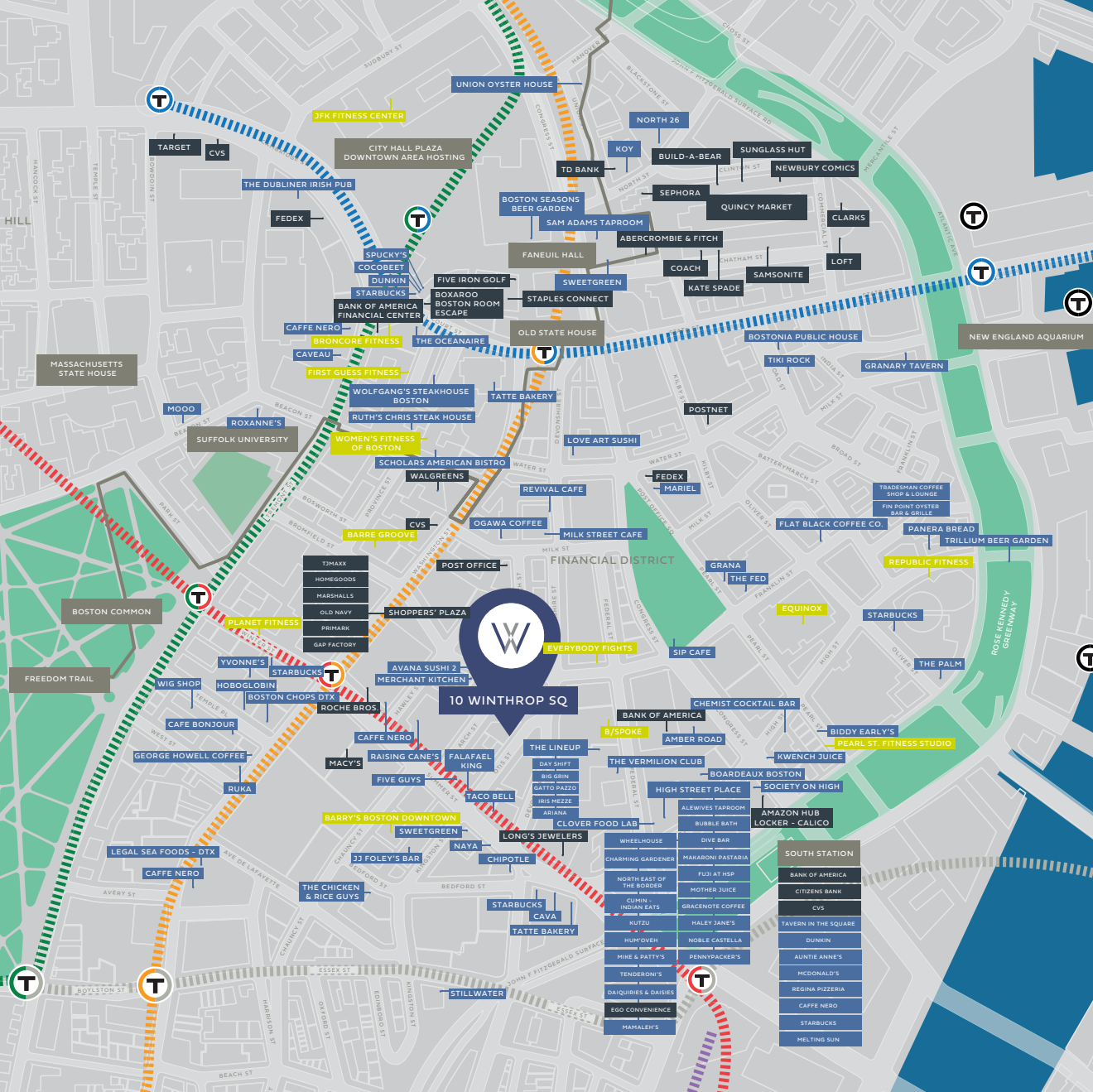
The building features a highly visible storefront facing Winthrop Park, with 10ft windows, ceiling heights of up to 15ft, and an exclusive retail entrance through a new glass addition.

## *LOCATION*

Located between Downtown Crossing & Post Office Square, this retail opportunity is directly across from the 1.8 million SQFT Winthrop Center. The development features over 812K SQFT of office space, 315+ luxury residences, and a grand hall called The Conntector, featuring 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.



Winthrop Center's Connector, adjacent to 10 Winthrop Square.



# AREA ATTRACTIONS

Over 160,000 employees, 8,000 residents, and 13,000 students are located in Downtown Boston.

- 200 ft Winthrop Center
- 450 ft Downtown Crossing  
Estimated 20,000 – 30,000 daily visitors
- 0.1 mi Post Office Square
- 0.2 mi Freedom Trail  
Estimated 4 million annual visitors
- 0.3 mi Boston Common  
Estimated 20,000 – 30,000 daily visitors
- 0.4 mi Faneuil Hall  
Estimated 15 million annual visitors
- 0.6 mi New England Aquarium  
Estimated 1.3 million annual visitors

# COLOR KEY

- Retail
- Restaurant
- Fitness
- Historic

## NEIGHBORING TENANTS

mariel

WINTHROP CENTER

B/SPOKE

Tatte



CAFFÈ NERO



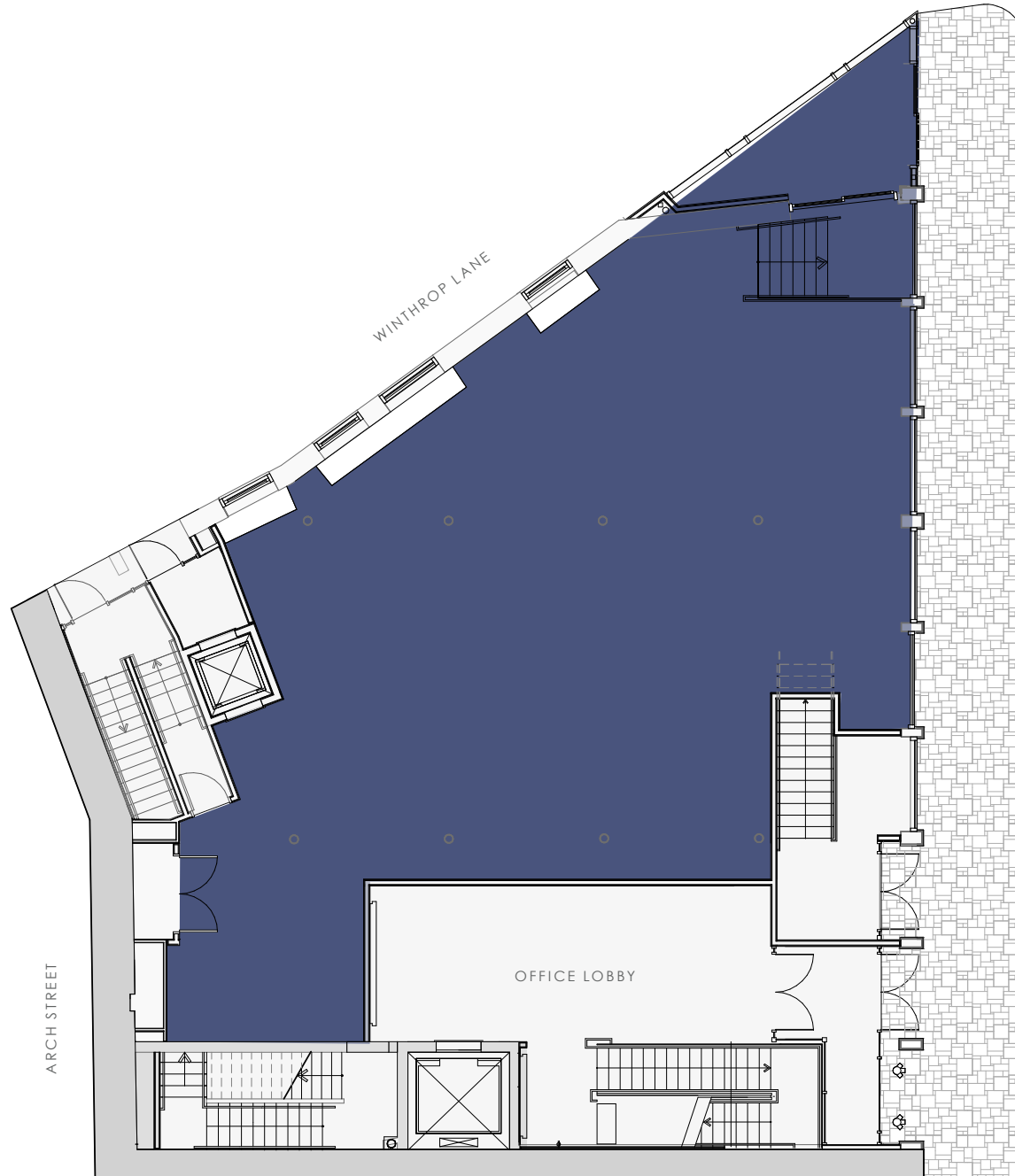
THE LINEUP



sweetgreen

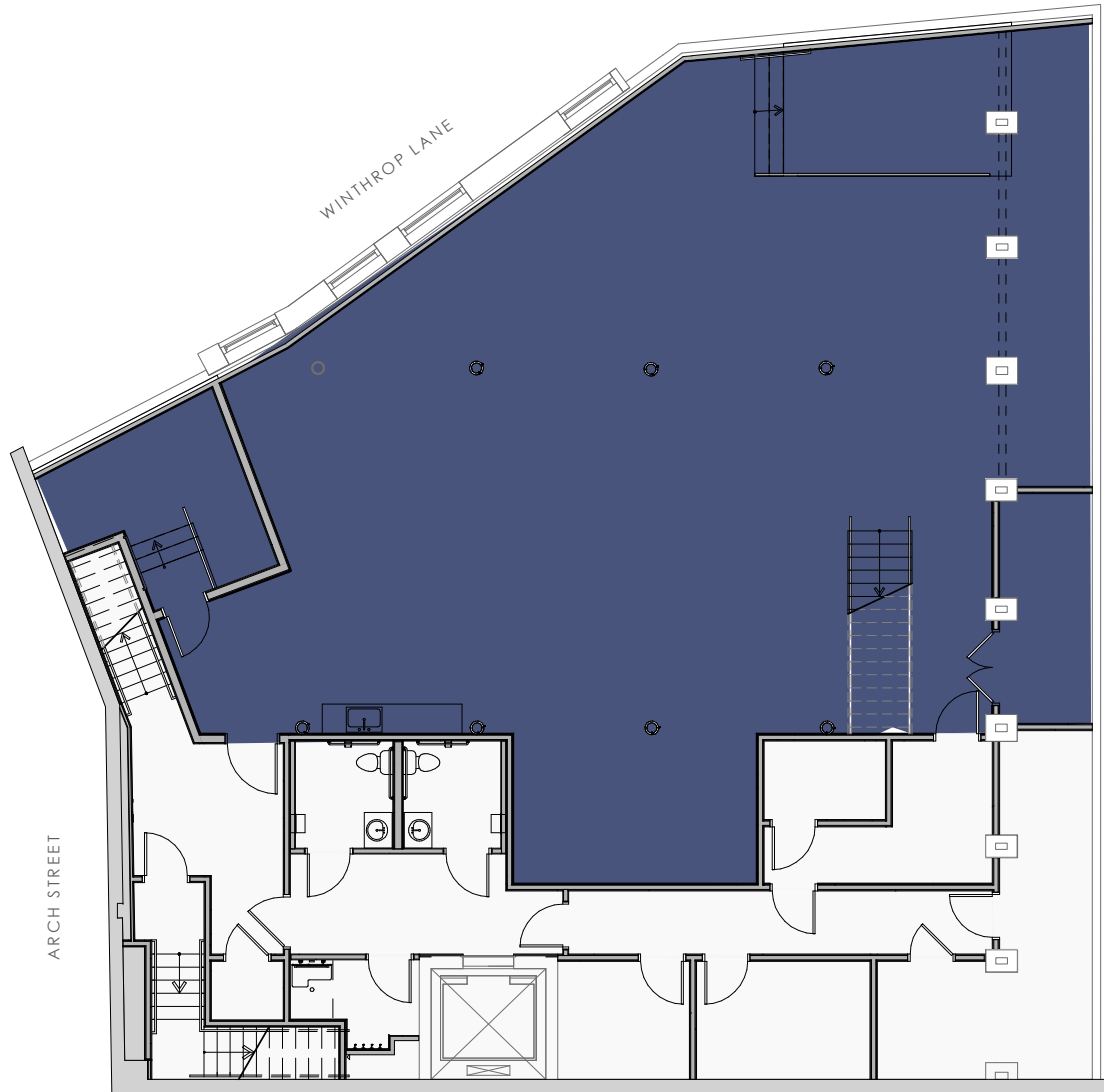


RETAIL A  
**2,826 SF**  
*First Floor*

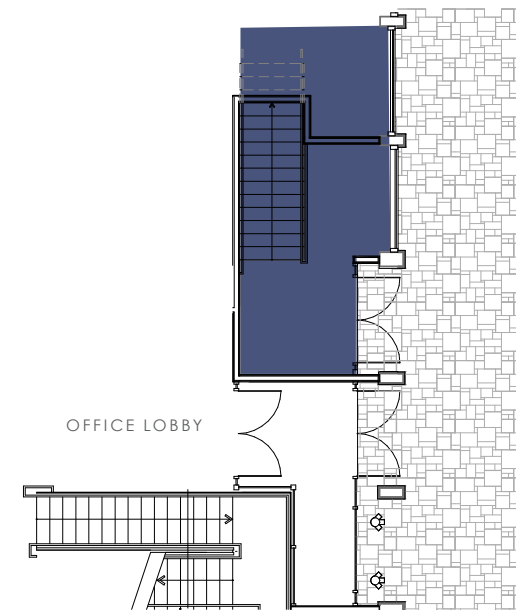




RETAIL B  
**3,344 SF**  
*Lower Level*



LOWER LEVEL

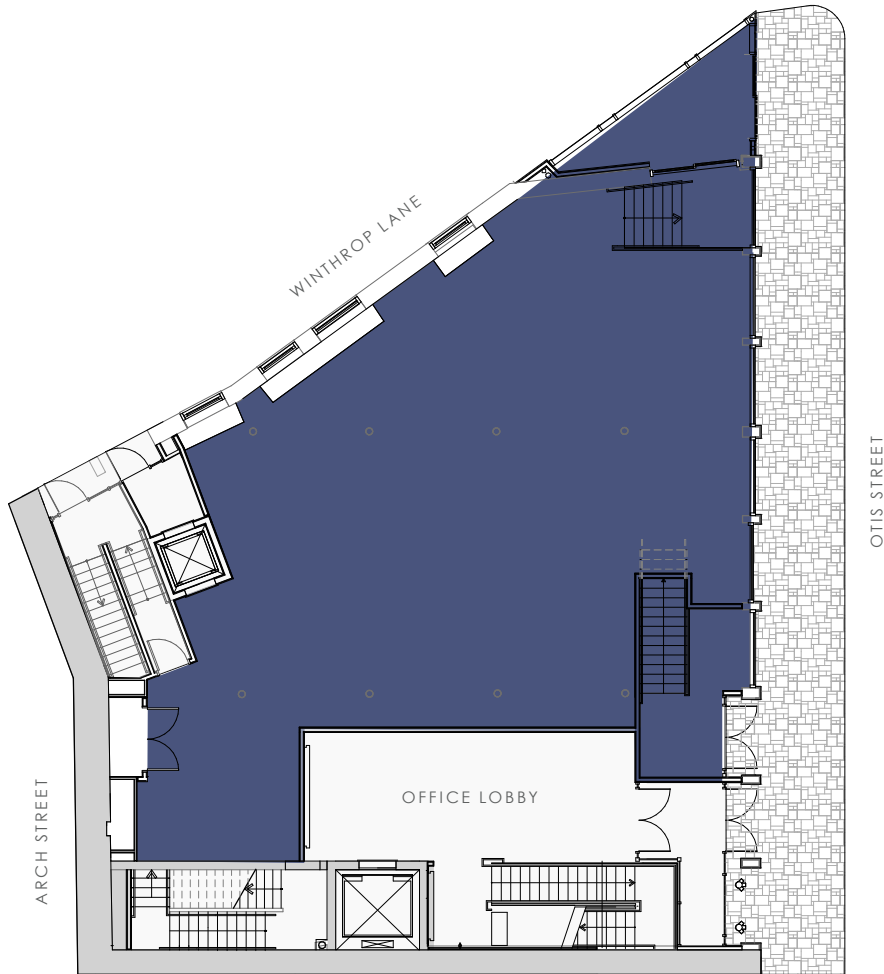


STREET LEVEL ENTRANCE

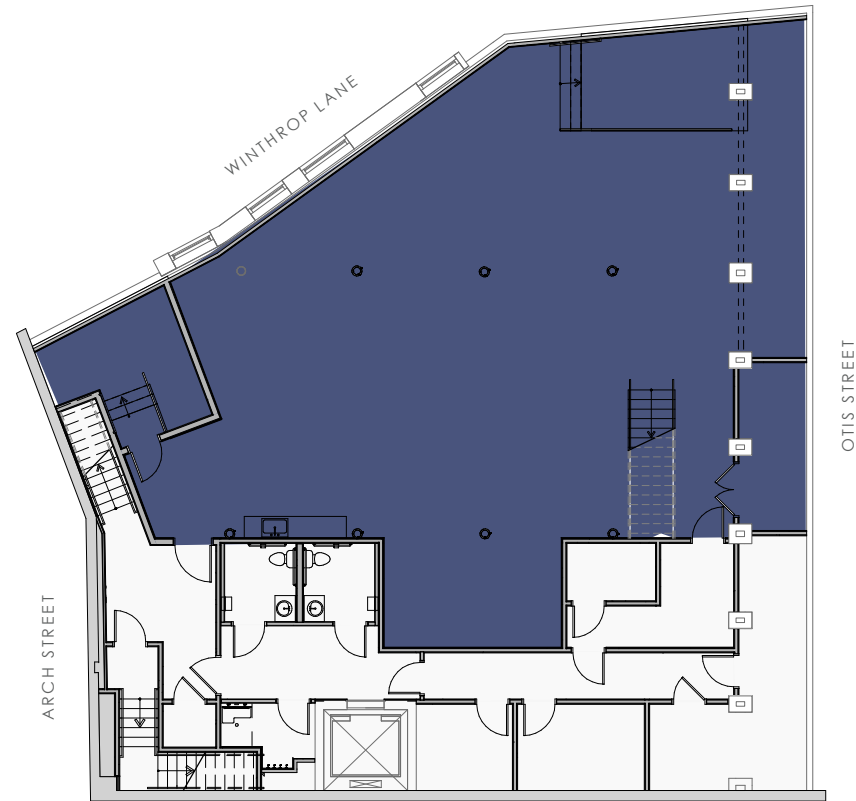


RETAIL C  
**6,170 SF**

*First Floor & Lower Level*



FIRST FLOOR



LOWER LEVEL



Artistic renderings depict potential design.



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PARTNERS

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## FOR LEASING INFORMATION

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