



10 WINTHROP SQUARE

*LUXURY OFFICE SPACE  
FOR LEASE*

10 WINTHROP SQUARE, BOSTON, MA 02110

**NEWMARK**

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



**CHEVRON**  
PARTNERS

NEW STANDARD OF

*MODERNITY & 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.



*Available Q2 2027*  
**PENTHOUSE**  
3,969 RSF  
Ceiling Height = 8'-6"

*Leased*  
**FIFTH FLOOR**  
4,134 RSF  
Ceiling Height = 11'-8"

*Leased*  
**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"

*Available Now*  
*Shell Condition*  
**FIRST FLOOR**  
3,640 RSF  
Ceiling Height = 14'-8"

*Retail*  
**LOWER LEVEL**  
3,344 RSF  
Ceiling Height = 10'-2"

3,969 RSF

Available Q2 2027

Unfurnished

# THE PENTHOUSE

The 6th floor Penthouse features two perimeter walls of expansive windows that fill the space with natural light, along with a thoughtfully designed layout including private offices, open workstations, a lounge kitchen, and conference room with a gas fireplace. A shared building roof deck is accessible via the rear staircase.

- UP TO 22 OPEN SPACE WORKSTATIONS
- 7 PRIVATE OFFICES OR ADDITIONAL MEETING AREAS
- PRIVATE RECEPTION AREA
- LOUNGE KITCHEN
- KITCHEN PANTRY & STORAGE
- 2 MEETING & CONFERENCE ROOMS
- TENANT-EXCLUSIVE PRIVATE BATHROOMS
- POWDER ROOM
- COPY/PRINT STATION
- COAT CLOSET



PENTHOUSE



Reception



Conference Room



Lounge Kitchen



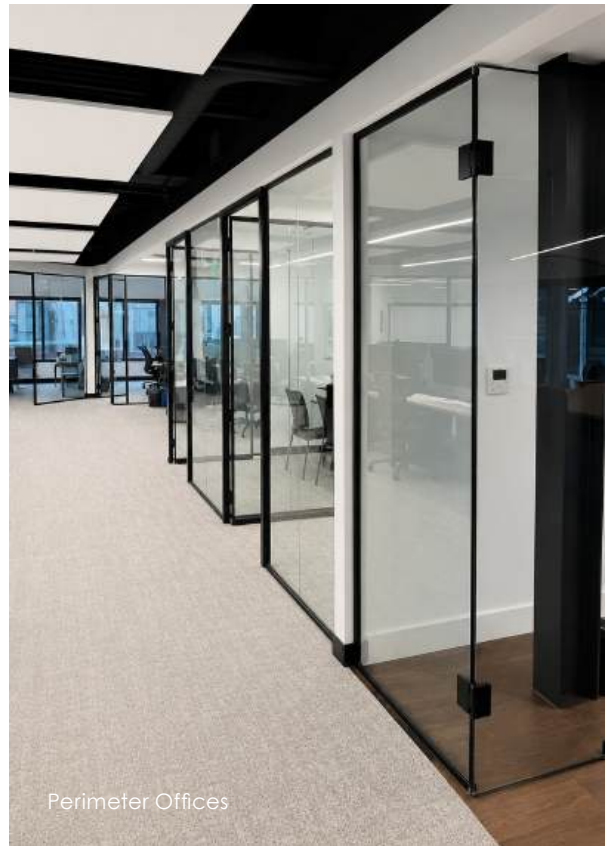
Meeting Room



Open Office



Open Office



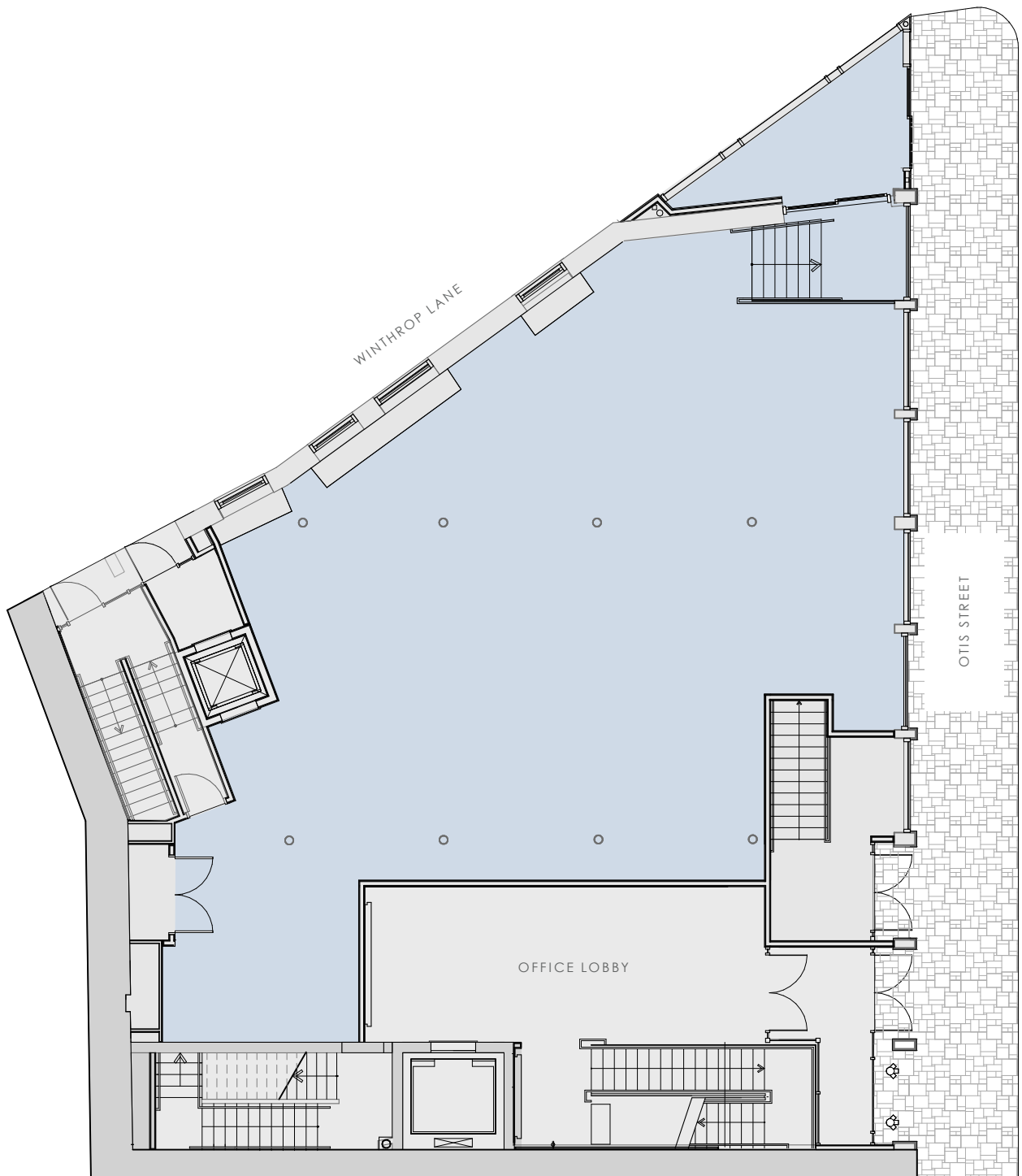
Perimeter Offices

3,640 RSF

Available Now  
Shell Condition

# FIRST FLOOR

The first floor offers a rare opportunity for a highly visible office presence, featuring expansive 10-foot windows overlooking Winthrop Center Park, ceiling heights up to 14'-8", and a dedicated entrance through a new glass addition. Delivered in shell condition, the space provides exceptional flexibility for a custom workplace experience with abundant natural light and strong street presence.



FIRST FLOOR



First floor overlooking Winthrop Center Park and new glass entrance.



## 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, lower level retail, 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**

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