



10 WINTHROP SQUARE

# UP TO 6,984 SF OF HIGHLY VISIBLE RETAIL/CAFÉ SPACE FOR LEASE

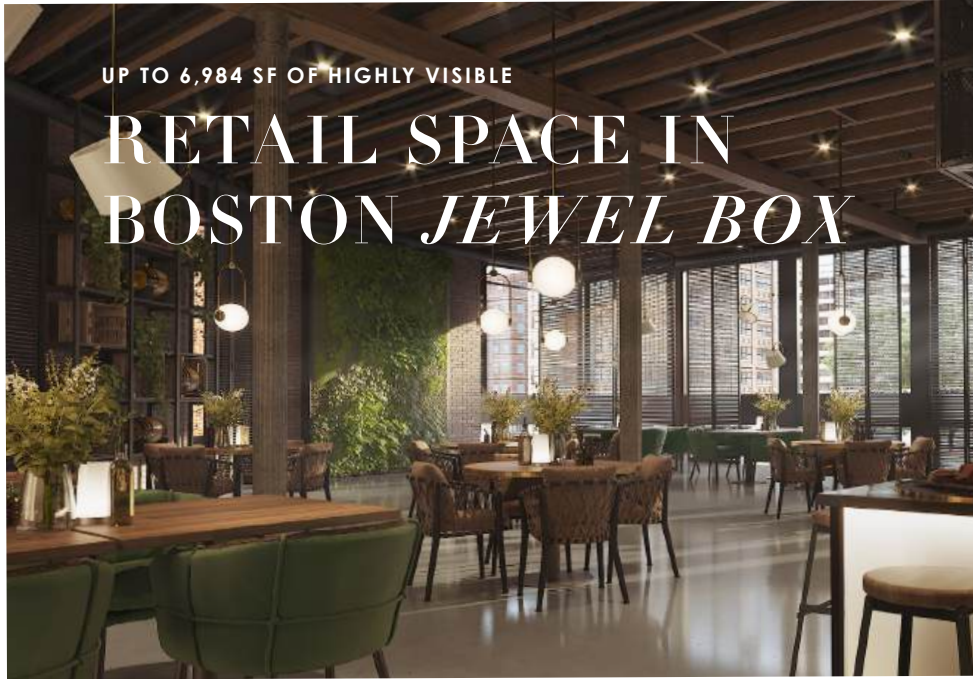
Across From Winthrop Center & Steps From Downtown Crossing

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UP TO 6,984 SF OF HIGHLY VISIBLE

# RETAIL SPACE IN BOSTON *JEWEL BOX*

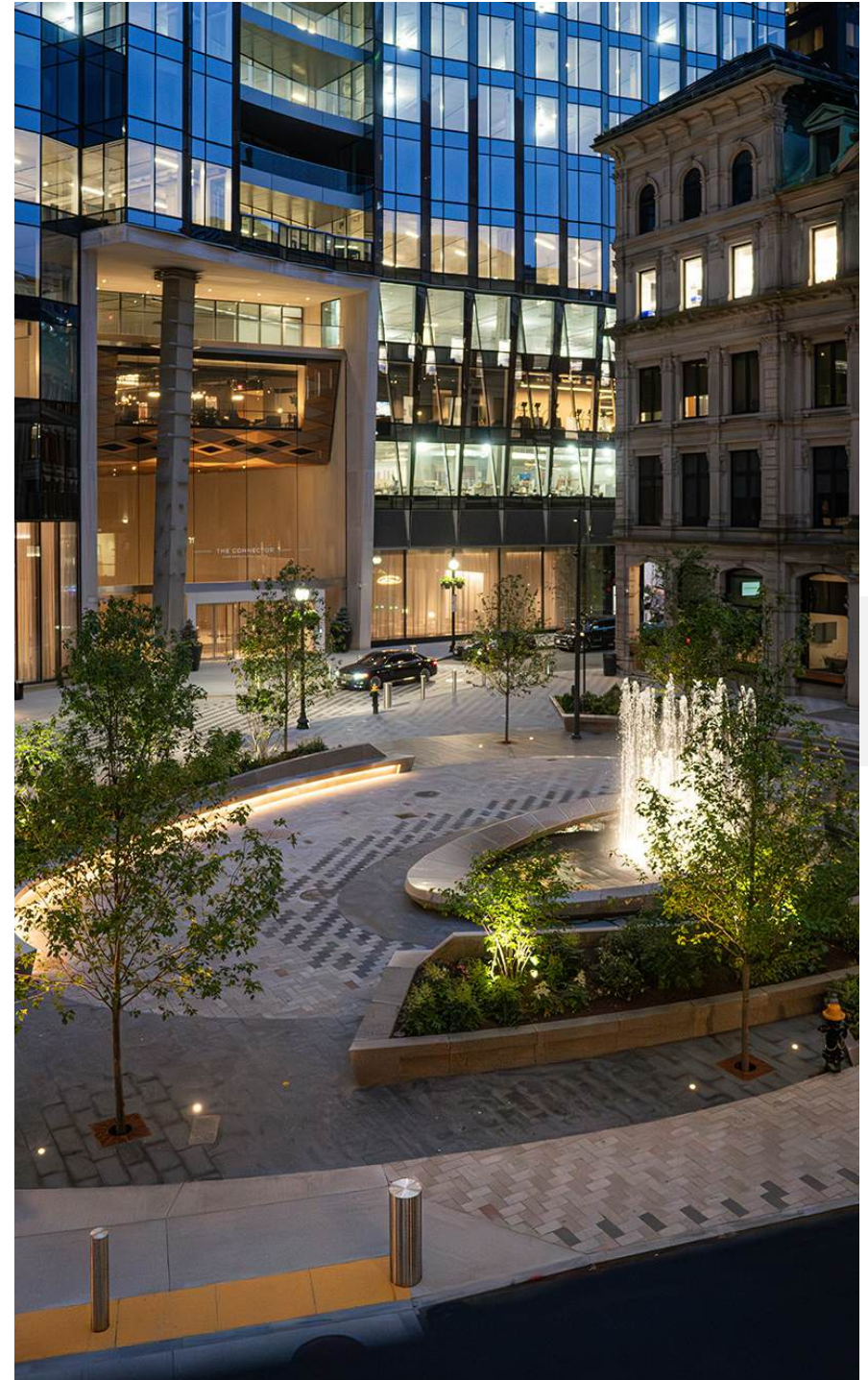
## *THE BUILDING*

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

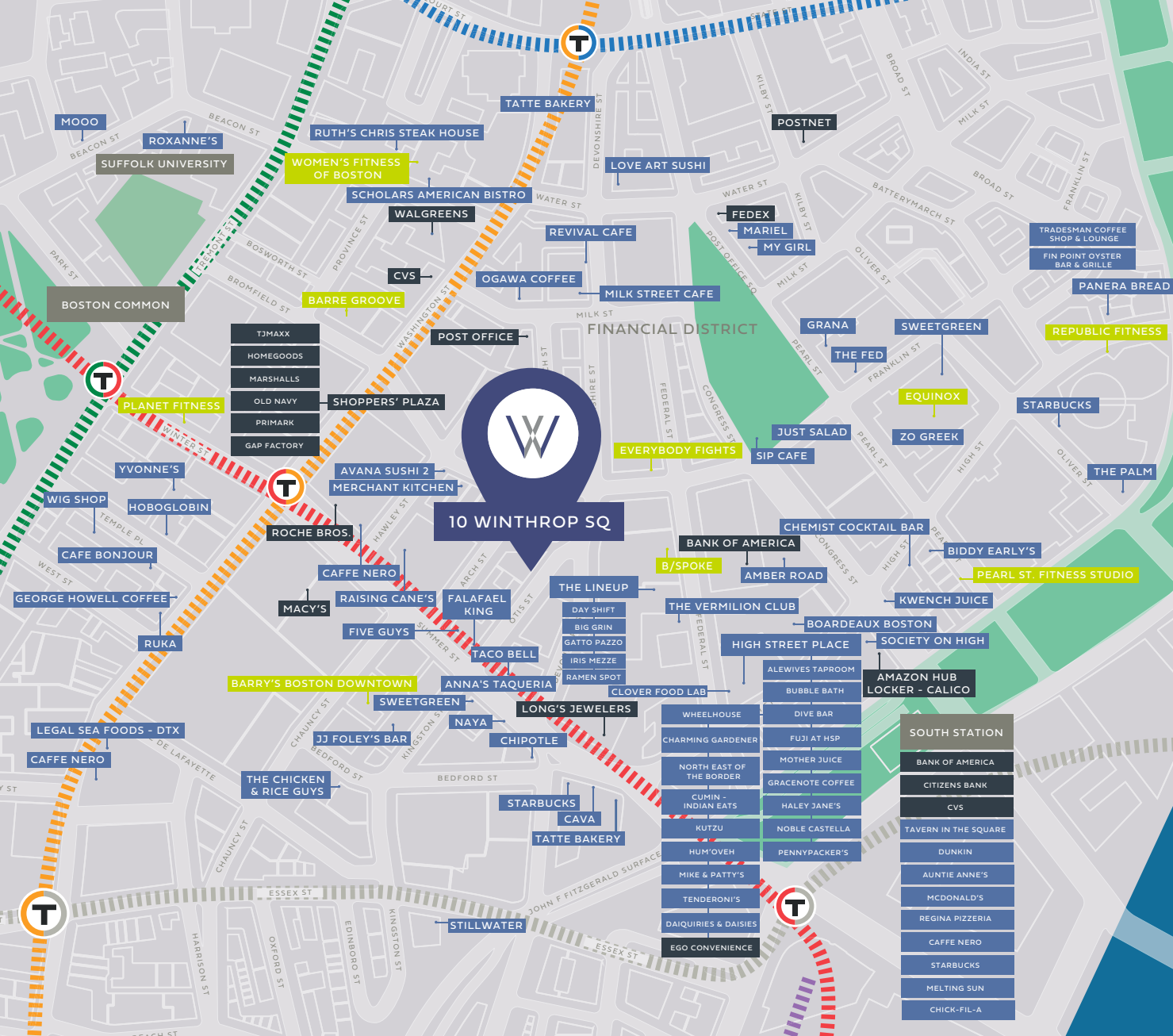
The building features a highly visible storefront featuring expansive 10-foot windows overlooking Winthrop Center Park, ceiling heights reaching 14'-8" feet, and an exclusive retail entrance through a new glass addition.

## *LOCATION*

Located between Downtown Crossing and Post Office Square, this retail opportunity sits directly across from Winthrop Center, Boston's premier mixed-use destination spanning 1.8M SF. The development features over 812K SF of office space, 315+ luxury residences, and The Connector, a 20K SF public space for dining, entertainment, and community events. Its glass entry opens directly to the park facing 10 Winthrop Square, contributing to the area's exceptional visibility and daily foot traffic of more than 250K pedestrians throughout 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 20k – 30k daily visitors
- 0.1 mi Post Office Square
- 0.2 mi Freedom Trail  
Estimated 4 million annual visitors
- 0.3 mi Boston Common  
Estimated 20k – 30k 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



WINTHROP CENTER

B/SPOKE

Tatte



CAFFÈ  
NERO



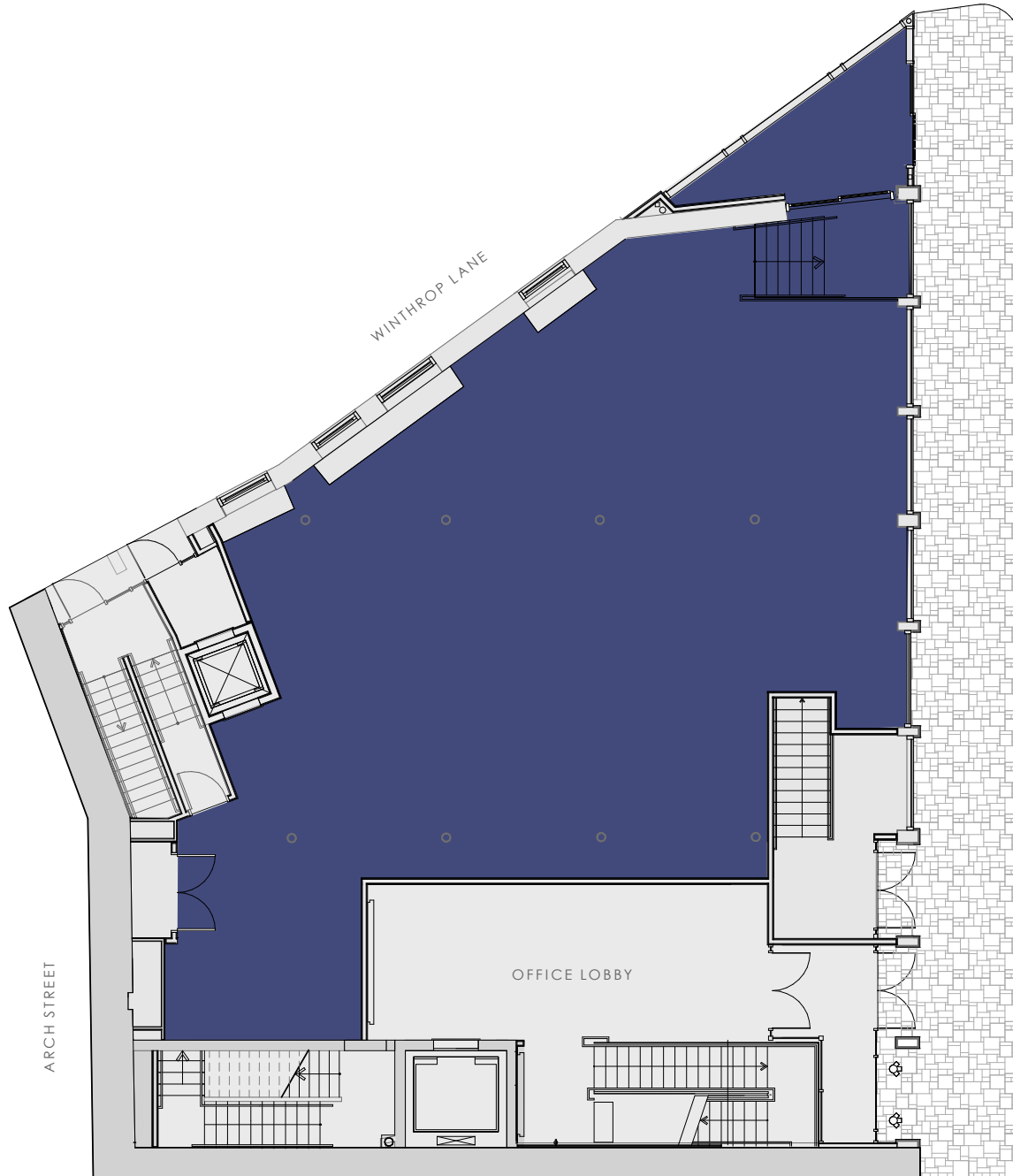
THE LINEUP



sweetgreen

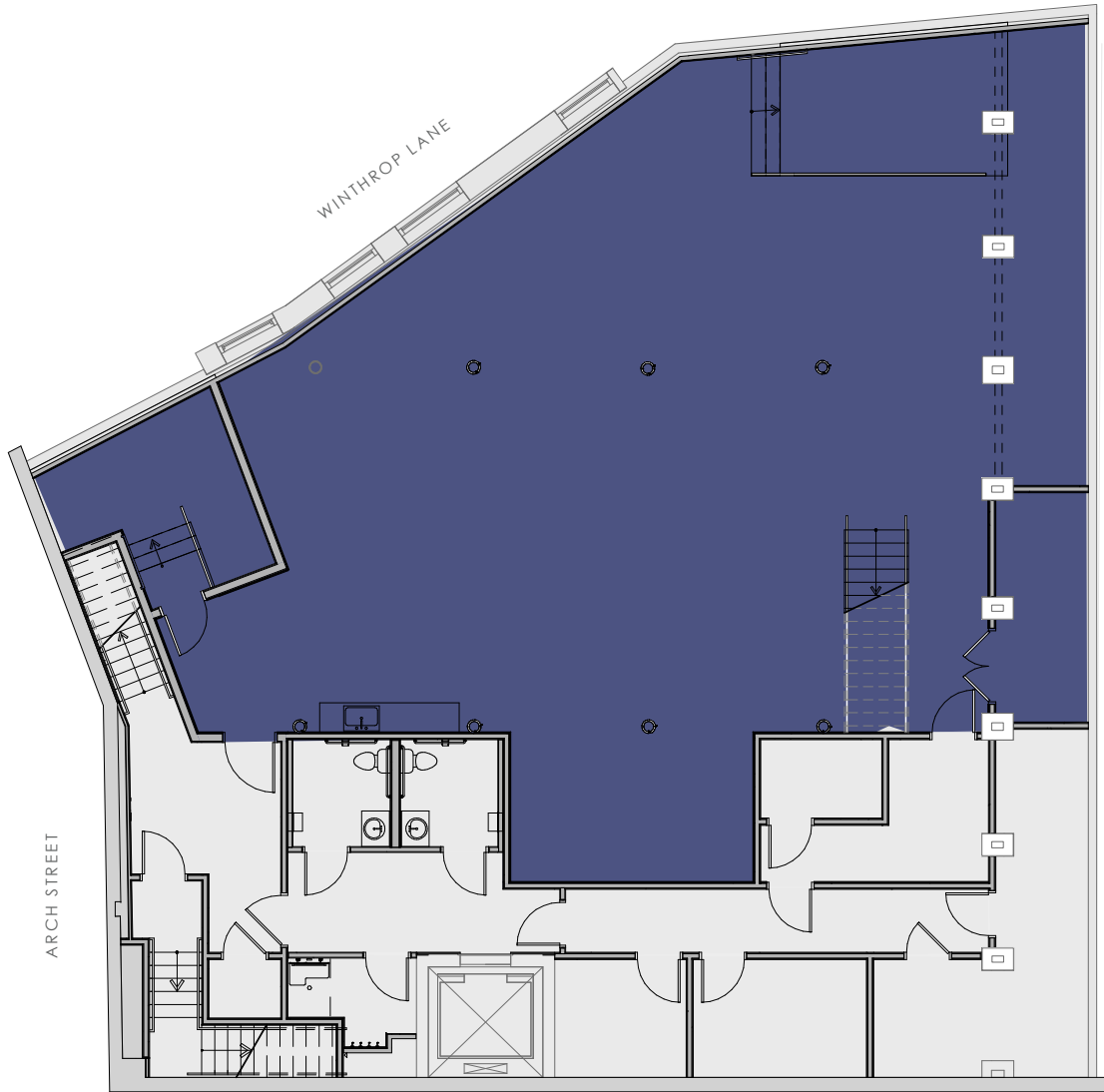


RETAIL A  
**3,640 SF**  
*First Floor*

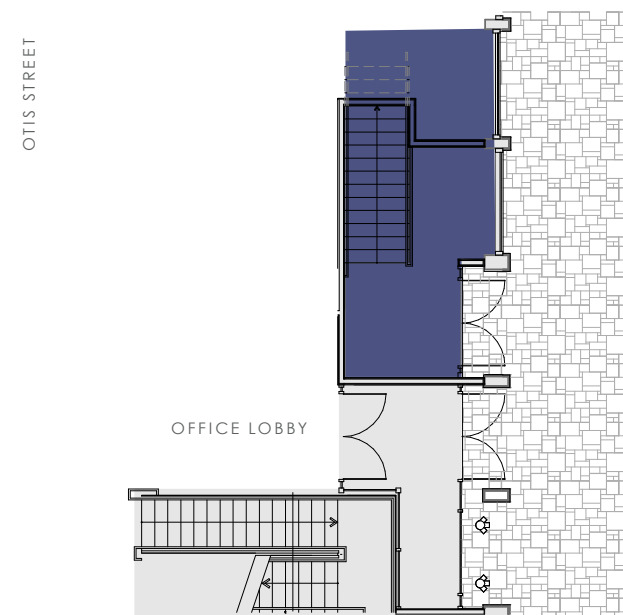




RETAIL B  
**3,344 SF**  
*Lower Level*



LOWER LEVEL

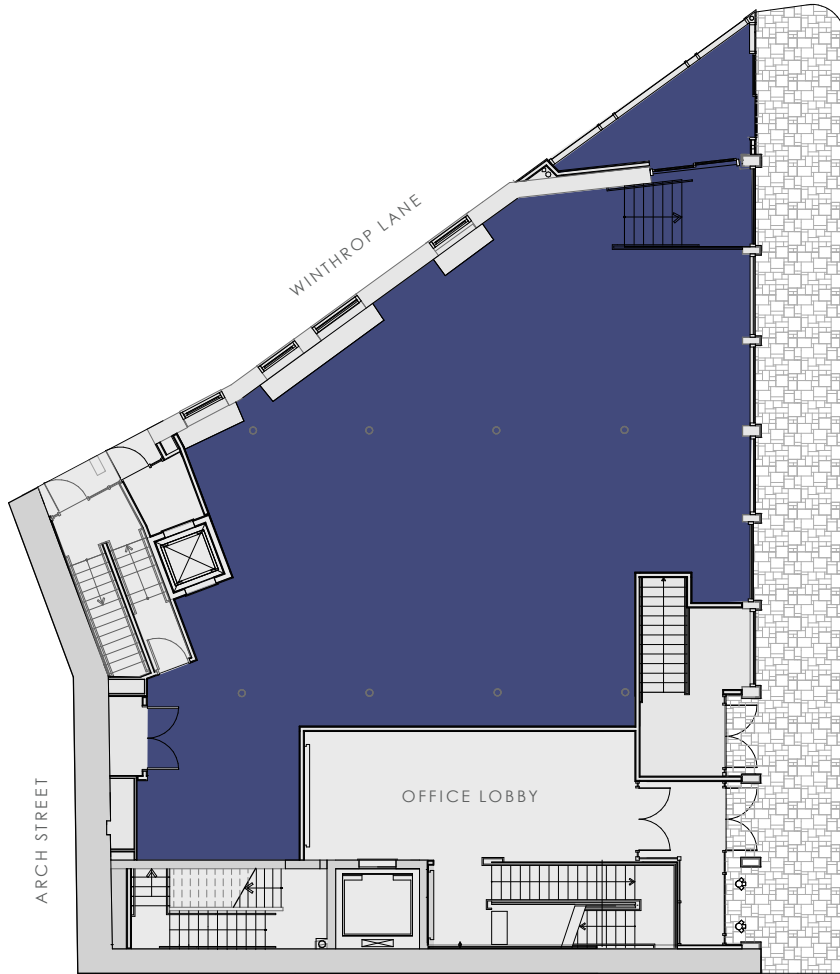


STREET LEVEL ENTRANCE

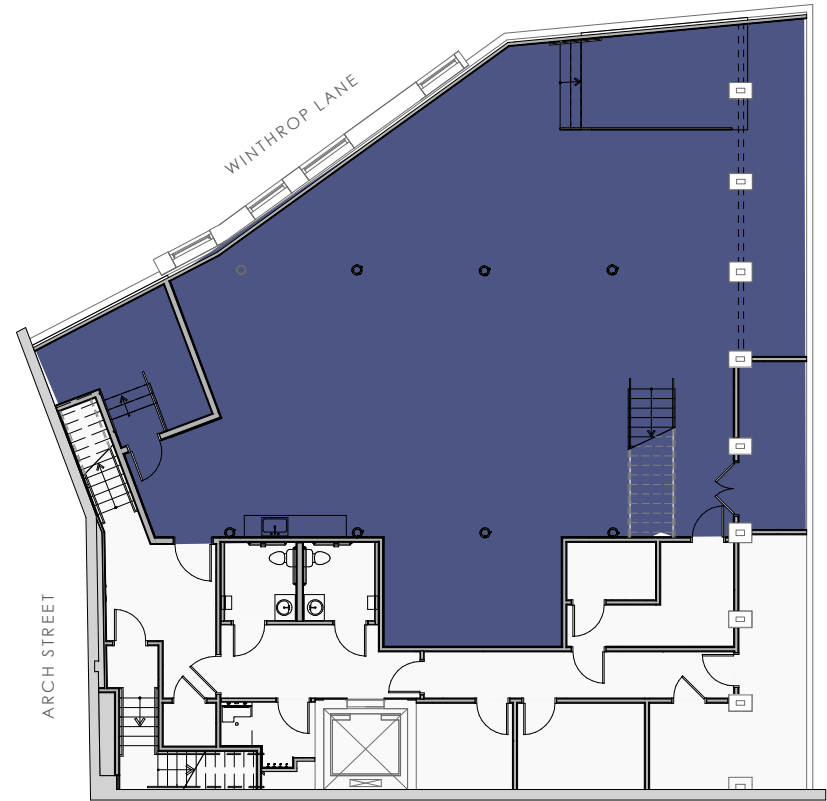


RETAIL C  
**6,984 SF**

*First Floor & Lower Level*



FIRST FLOOR



LOWER LEVEL



07



Artistic renderings depict potential design.

Shell Condition



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