



WINTER ST

The
burnham
AN ARCHITECTURAL ICON REAWAKENED FOR THE MODERN ERA



[< BACK](#)

[NEXT >](#)

AT A GLANCE

A defining piece of Boston's architectural legacy built in 1912, The Burnham enters its next chapter—fully reimaged for modern office users while preserving the character that made it iconic.

- Daniel Burnham's final major work and his only Boston building
- Former Filene's / Filene's Basement flagship
- National Register of Historic Places
- Fully repositioned: modern systems + historic character
- Freestanding, full-block presence with 4-street frontage
- A model of urban adaptive reuse and sustainability



HISTORIC CHARACTER. MODERN PRESENCE.

The Burnham's exterior is more than historic. It's a rare platform for brand expression at city scale. With commanding presence on all sides, it offers visibility few buildings can match.

- Landmark façade with restored Chicago-style display windows
- Four-street exposure in Downtown Crossing
- High-impact signage and lighting opportunities
- Visibility to tens of millions annually
- Ideal for flagship tenant positioning

[< BACK](#)

[NEXT >](#)

The
burnham
offices



Light, Volume, Character

Expansive windows and soaring ceilings define a workspace that feels open, bright, and unmistakably authentic. Here, historic architecture enhances the modern workday.

- Nearly 14’ ceiling heights
- Oversized windows (10’H x 6’W)
- Abundant natural light across all floors
- Exposed structure and historic detailing

Floorplates

Scale and proportion come together in highly efficient floor plates to deliver the flexibility today’s tenants need in a format rarely found in downtown Boston.

- ~33,125 SF floor plates
- 21’ x 20’ column spacing
- Large column-free skylit zone (top floor)
- Rare: freestanding building of this scale in core Boston

Flexibility / Buildout

Designed to evolve with its tenants, The Burnham supports a range of workplace strategies from single-floor users to fully integrated multi-level environments.

- Pre-existing modern layouts
- Interconnecting stairs
- Designed for single or multi-floor users
- Landlord team supports full customization



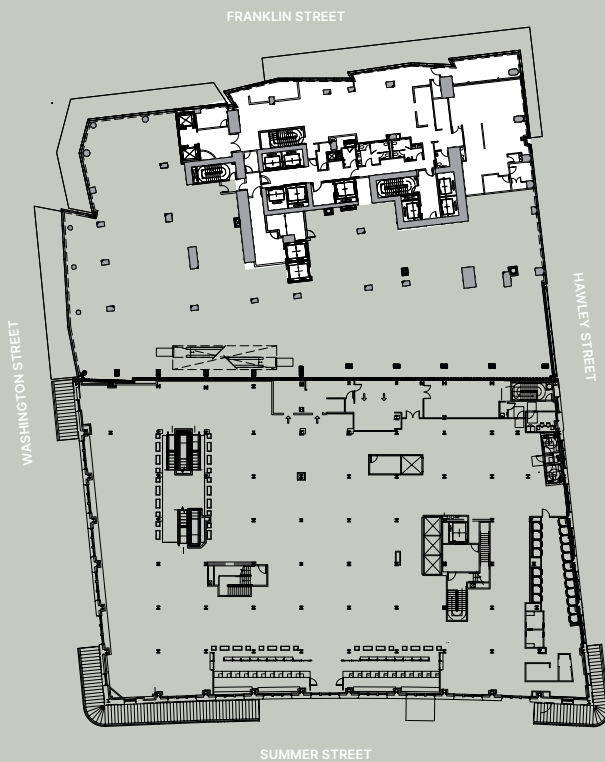
FLOOR 2

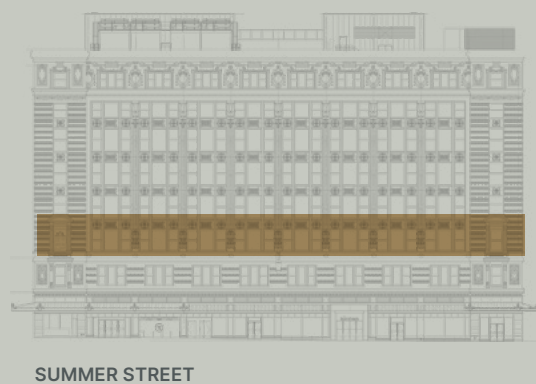
7,710 RSF available

EXPANSIVE Single-Floor Plates

The Burnham is the only centrally located, freestanding property in Boston to provide floor plates of this size. Thoughtfully designed to deliver both scale and flexibility, the building features an almost perfectly sized 33,125-square-foot floor plate, generous 21' x 20' column spacing, and a large, column-free 15-foot skylit area on the top floor.

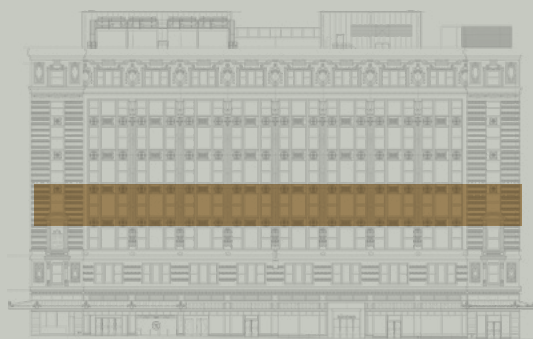
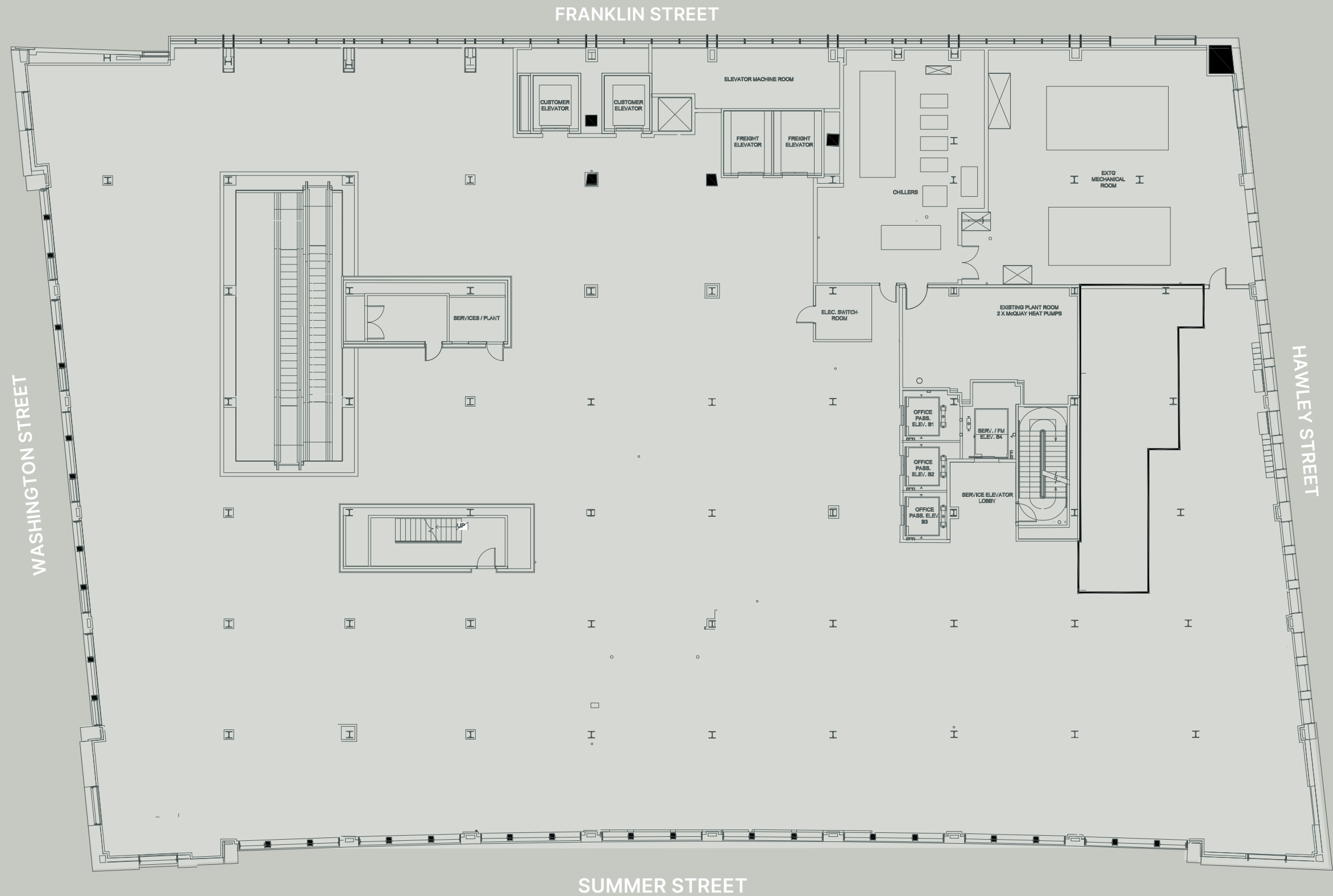
This layout allows for seamless, efficient planning and abundant natural light, so tenants can grow both vertically and horizontally—a rarity in this market.





FLOOR 3
55,295 RSF
Ceiling Height: 13'-10.5"





SUMMER STREET

FLOOR 4
32,250 RSF
Ceiling Height: 13'-11"

OUTDOOR
TERRACE

WASHINGTON STREET

HAWLEY STREET

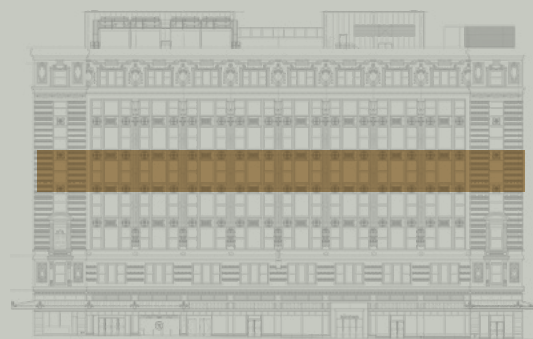
SUMMER STREET

FLOOR 5

36,680 RSF

Ceiling Height: 13'-11"

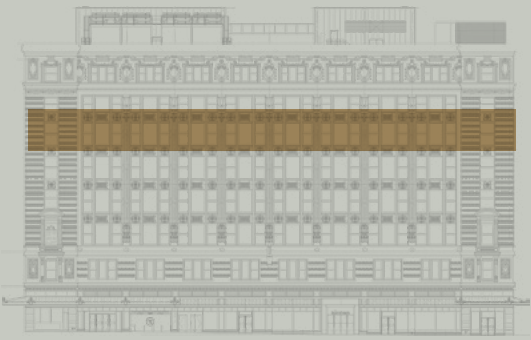
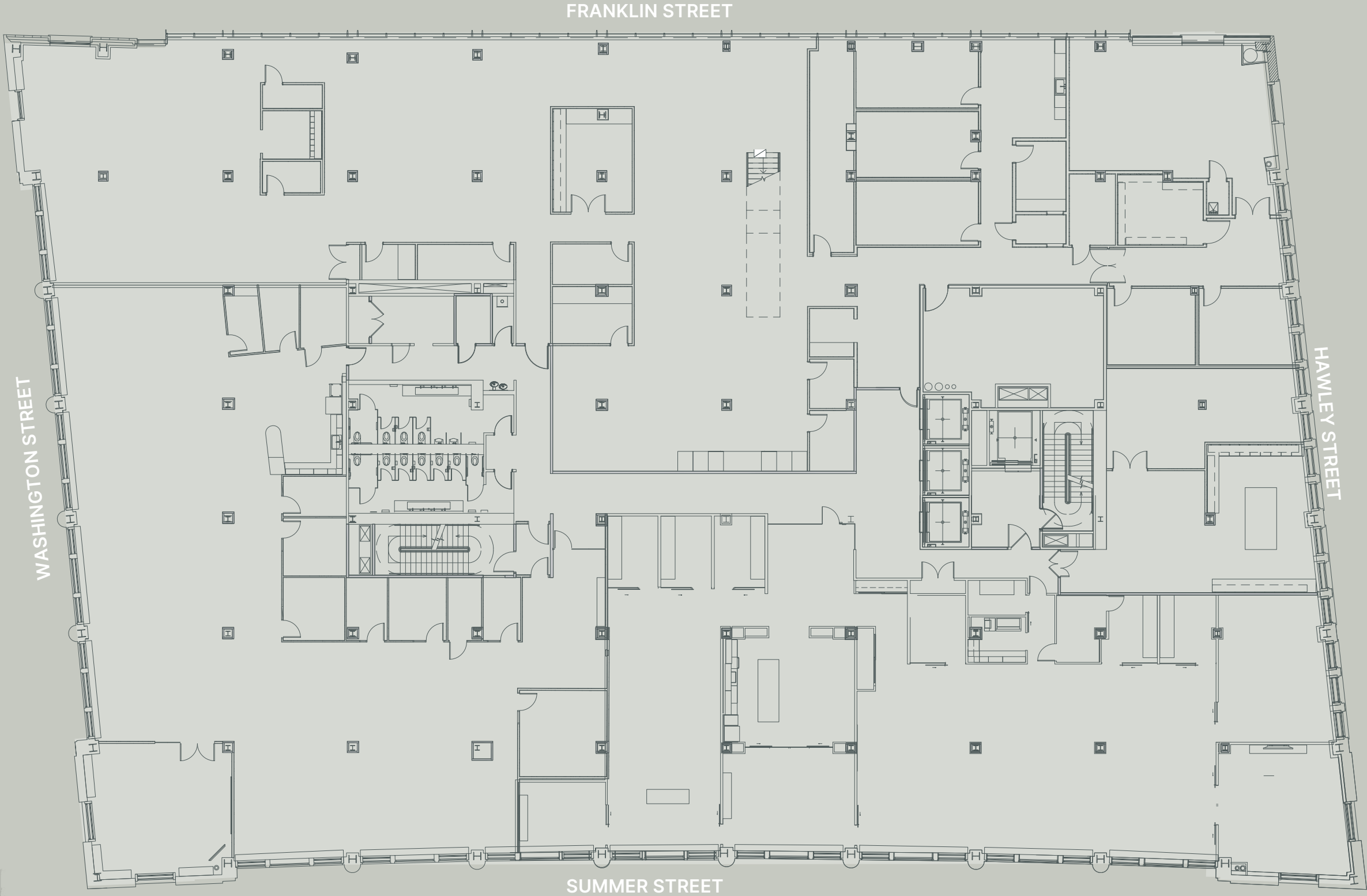
Terrace: 2,400 RSF



SUMMER STREET

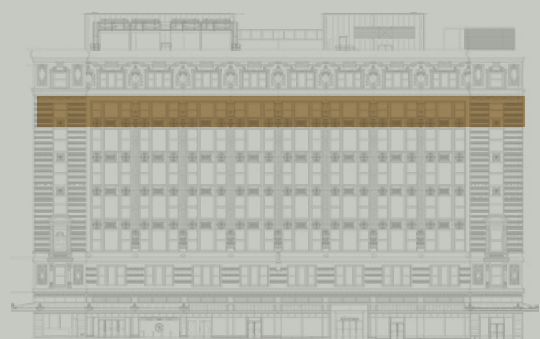
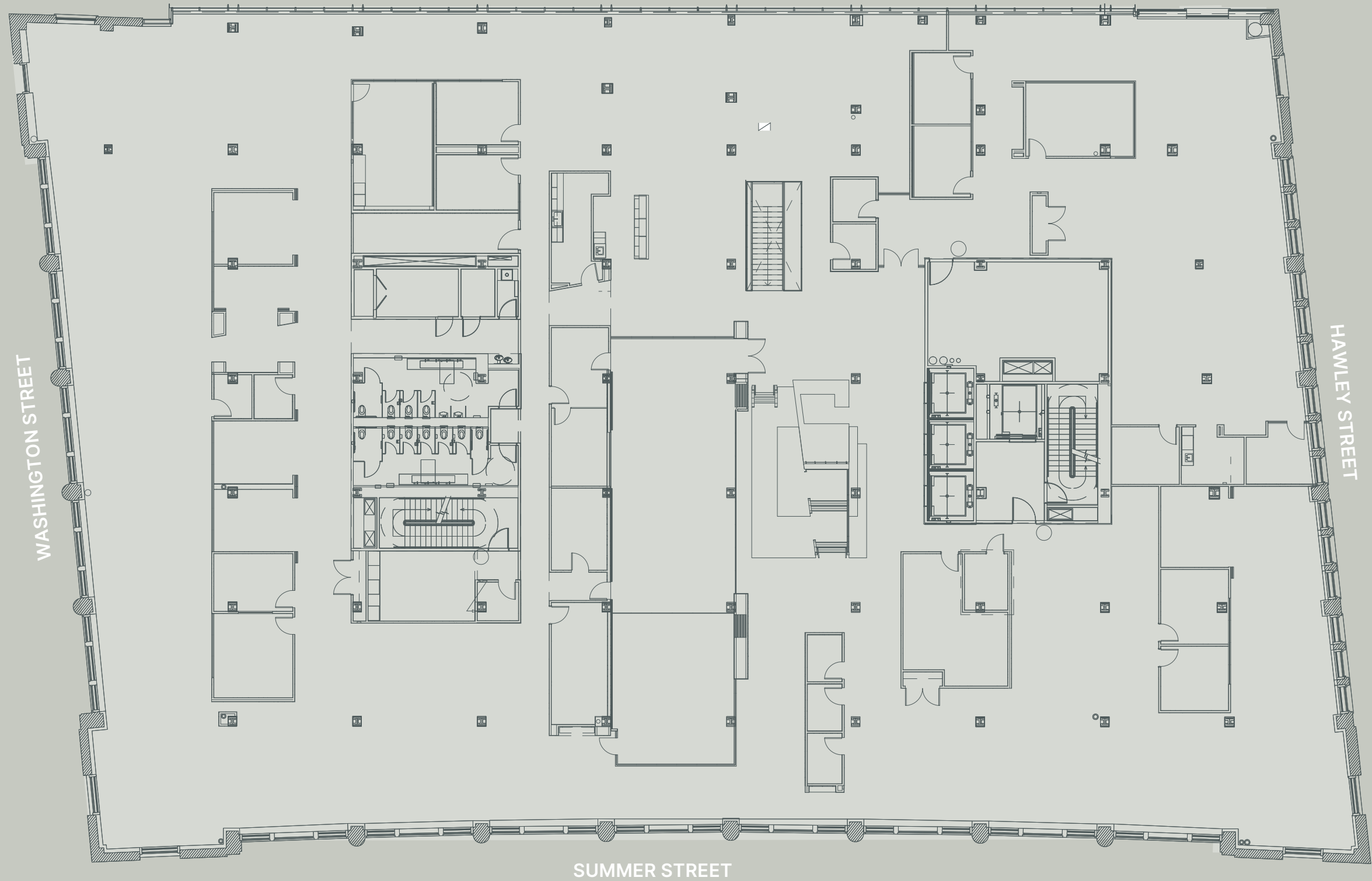
< BACK

NEXT >



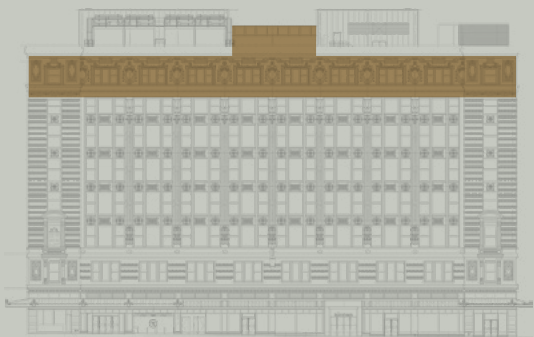
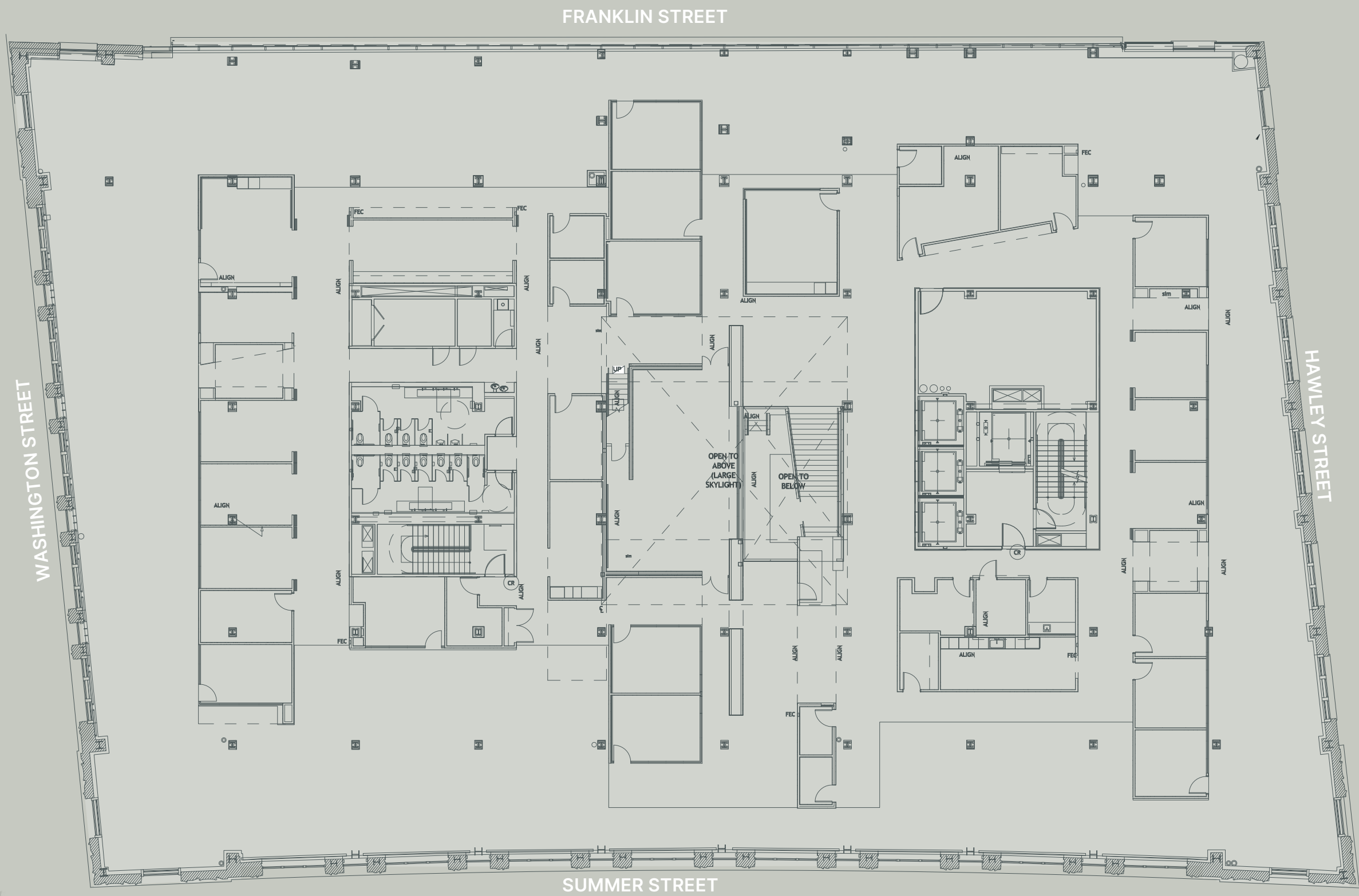
FLOOR 6
36,730 RSF
Ceiling Height: 13'-11"

SUMMER STREET



FLOOR 7
36,730 RSF
Ceiling Height: 11'-1.5"

SUMMER STREET



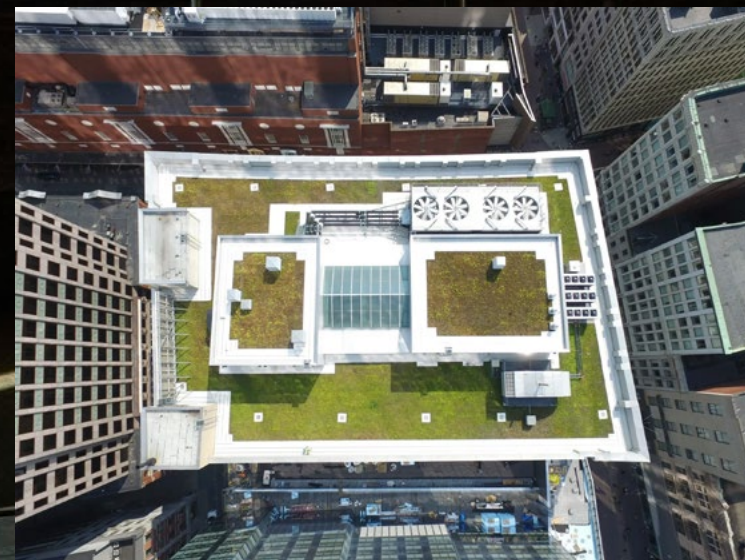
SUMMER STREET

FLOOR 8
36,730 RSF
Ceiling Height: 11'-6"

Building Systems / Sustainability

Behind its historic façade, The Burnham delivers a thoroughly modern infrastructure that perfectly balances preservation with performance to meet today's standards.

- New MEP and life safety systems
- LEED Silver
- Award-winning half-acre green roof
- Preserved historic elements:
 - Terracotta flat-arch ceilings
 - Original Burnham window systems





< BACK

NEXT >

The burnham amenities



Thoughtfully integrated amenities support both productivity and everyday convenience to create a seamless experience from arrival to the end of the workday and beyond.

On-Site Retail

- Roche Bros. grocery + grab-and-go
- Caffè Nero café
- Primark clothing and accessories
- Daily convenience at ground level





< BACK

NEXT >

Workplace Amenities

Upon completion, The Burnham Club will introduce a dedicated space for connection, wellness, and recharge without ever leaving the building.

- Café Bar and Lounge
- Flexible Co-working Space
- FLX Fitness
- Sports Simulator
- Game Room
- Outdoor Terrace



WOMEN'S LOCKER ROOM

FLX FITNESS CENTER





Working out here is almost as amazing as working here.

Today's top talent strives for peak fitness and performance. Masterfully curated by experts, the FLX Fitness Center at The Burnham Club is comprised of equipment and programming integrated for unprecedented personalization and flexibility.

- Next-gen wellness strategies for the whole individual
- Best-in-class cardio and weight training equipment
- Access to expert trainers, nutritionists and instructors
- Curated studio for exercise classes and services
- Luxury men's and women's locker rooms/showers



Social Experiences

Because every employee should have a life.

La Vie, “the life,” is the soul of the building. It’s Millennium Partners’ signature social event program that every Burnham employee can tap into. The ever-changing La Vie weekly calendar is filled with events they won’t even have to lift a finger to enjoy--unless it’s to make a request or reserve a space on their smartphone. Having a life at work was never so easy.

- Afterwork wind-downs
- Boston cultural excursions
- Foodie field trips
- Author appearances
- Business/thought leader forums
- Wine tastings
- Holiday gatherings
- Exclusive film screenings and more

La Vie®

A NEW MONTH, A NEW SEASON

10th

HAPPENINGS HERE:
TRANSPLANTED TRUCK AND LOCAL ARTISAN MARKET

We’re bringing local artisanal goods and the Boston’s TransPLANTED mobile truck back to Downtown Crossing! Bring home new plant babies, find nature-inspired artwork and ceramics, or select handcrafted, bespoke home décor. It’s the perfect opportunity to connect with nature and your community.

12 – 4 PM | SUMMER STREET

11th

HAPPENINGS HERE:
THE BURNHAM CLUB’S 1ST BIRTHDAY

The Burnham Club is turning one! To mark this special occasion, The Burnham Club team is celebrating with a complimentary slice of birthday cake. Cheers to another year of connection and collaboration!

CAFÉ BAR

12th

MUSIC & MOCKTAILS: SUMMER’S HERE

Summer has arrived in Boston, and we’re not missing the chance to celebrate it with refreshing mocktails and live music. Break up the work day and give yourself a moment of sip, sip, ah. Join us while supplies last.

12 - 2 PM | CAFÉ BAR

13th

LUNCH & LEARN: IMPROVING YOUR DOWNTOWN EXPERIENCE

Join us for a Lunch & Learn with Michael Nichols from the DBA to learn about neighborhood improvements aimed at enhancing your commute and enriching your local shopping and dining experiences.

12 – 4 PM | LOUNGE



17th

HAPPENINGS HERE: TRIVIA BREAK WITH CROWDPURR

Put your knowledge to the test! Use your phone to submit your team’s answers—not to cheat! Earn points when your team answers questions correctly in the shortest amount of time. Winner takes home a \$100 gift card to The Lineup.

1 – 1:30 PM | GAME ROOM

23rd - 27th

HAPPENINGS HERE: SUMMER BOOK SWAP

Keep your summer spicy with a new read courtesy of our summer book swap. Donate one of your favorite summer reads and exchange it for another juicy read!

CO-WORKING SPACE

25th

HAPPENINGS HERE: ICE CREAM TRUCK

Popsicles, sprinkles, and cones--oh my! Let’s celebrate the start of summer with everyone’s favorite summer treat: ice cream. Look for the ice cream truck parked in Downtown Crossing. This sweet treat is on us!

12 – 4 PM | SUMMER STREET

FLX CLASS SCHEDULE

All FLX classes are **complimentary**.

MON	YOGA 7:30 AM	TUE	PILATES 7:30 AM REZIST 5:30 PM	WED	YOGA 9:00 AM BARRE FUSION 5:30 PM
THU	SCULPT 7:30 AM	FRI	YOGA 9:00 AM		

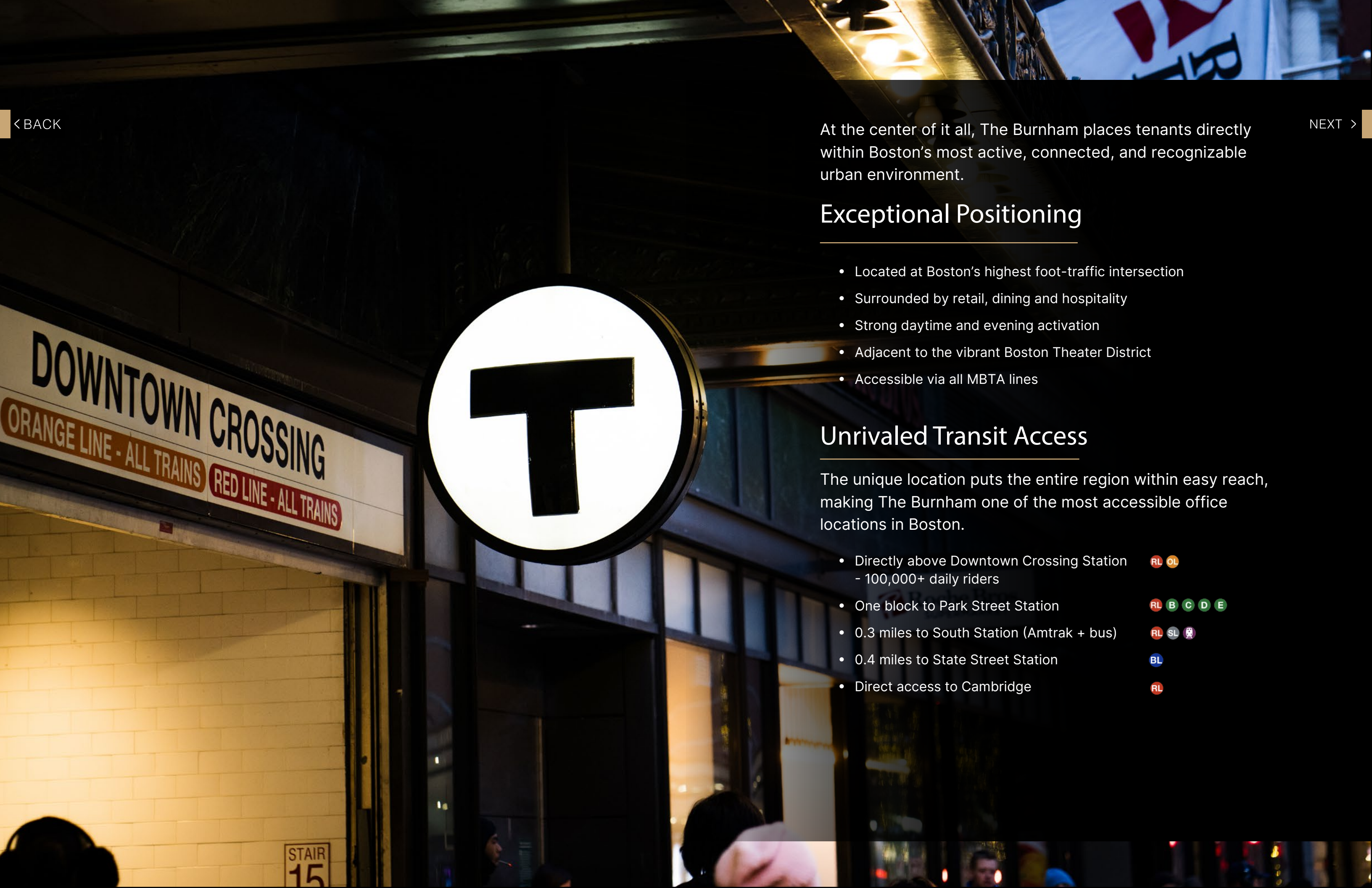
*All classes take place in the Gym Studio on the 5th Floor



[< BACK](#)

[NEXT >](#)

The
burnham
location



At the center of it all, The Burnham places tenants directly within Boston’s most active, connected, and recognizable urban environment.

Exceptional Positioning

- Located at Boston’s highest foot-traffic intersection
- Surrounded by retail, dining and hospitality
- Strong daytime and evening activation
- Adjacent to the vibrant Boston Theater District
- Accessible via all MBTA lines

Unrivaed Transit Access

The unique location puts the entire region within easy reach, making The Burnham one of the most accessible office locations in Boston.

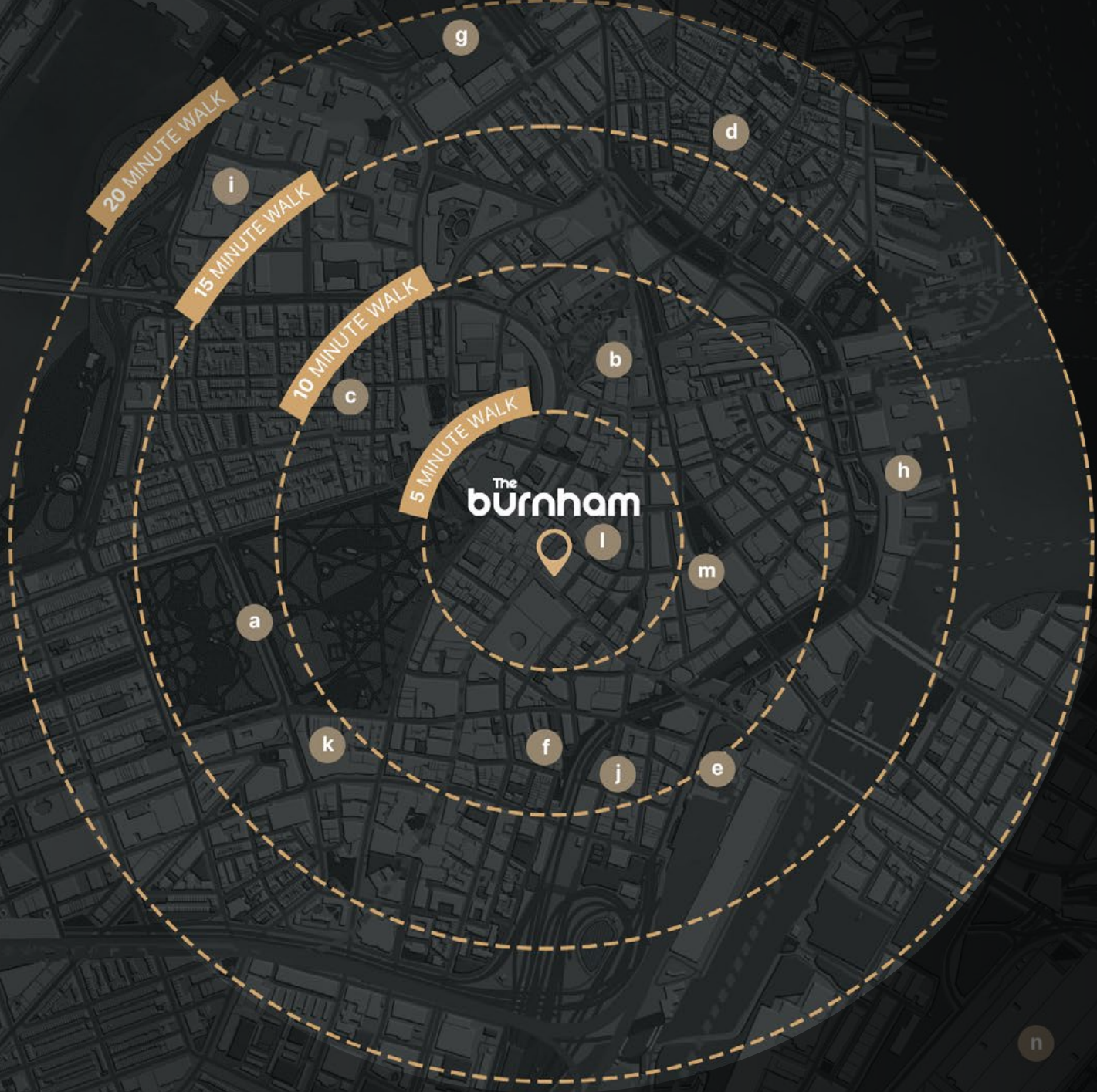
- Directly above Downtown Crossing Station - 100,000+ daily riders 
- One block to Park Street Station 
- 0.3 miles to South Station (Amtrak + bus) 
- 0.4 miles to State Street Station 
- Direct access to Cambridge 

Neighborhood Highlights

From iconic green space to historic landmarks and cultural destinations, the surrounding neighborhood offers a truly authentic Boston experience.

- One block to Boston Common
- Immediate access to Freedom Trail
- Walkable to:
 - Beacon Hill (~10 min)
 - Midtown / Financial District
 - Theatre District





REFERENCE POINTS

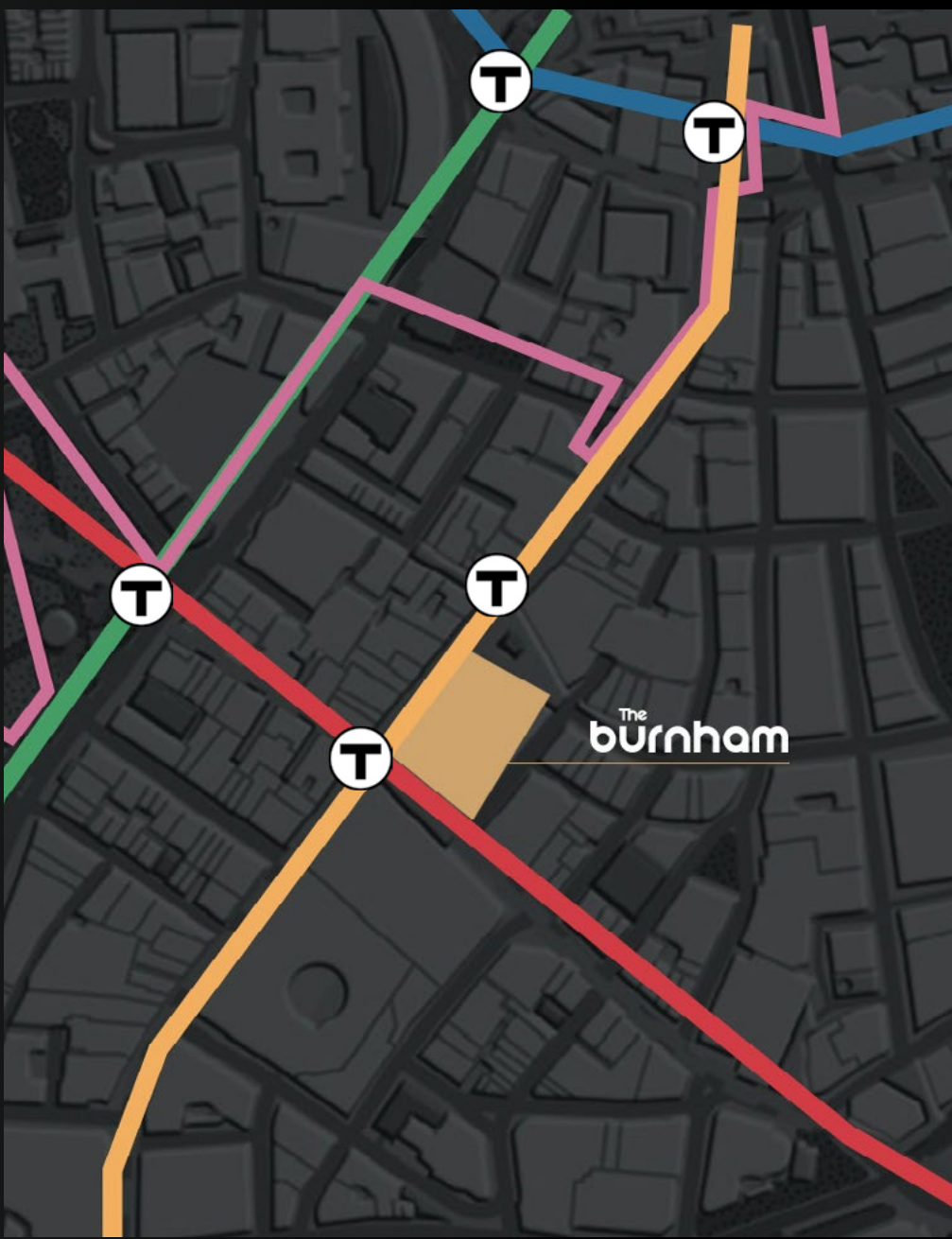
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|--------------------------------|--|
| a. Boston Common/Public Garden | h. Downtown Waterfront |
| b. Government Center | i. West End |
| c. Beacon Hill | j. Leather District |
| d. North End | k. Theater District |
| e. South Station | l. Downtown Crossing |
| f. Chinatown | m. Financial District |
| g. North Station/TD Garden | n. Boston Convention and Exhibition Center |

High-volume
FOOT TRAFIC

SUBWAY
LINES

T

FREEDOM TRAOIL
SUBWAY STATION



[< BACK](#)

[NEXT >](#)

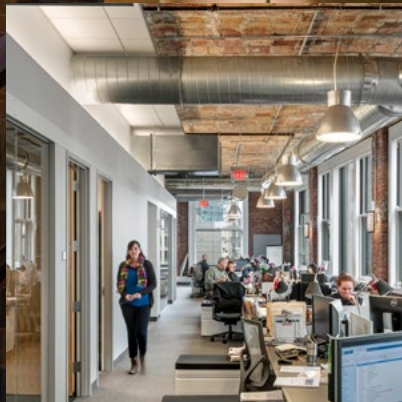


The
burnham
inspiration



[< BACK](#)

[NEXT >](#)



COMPANY

COMPANY

COMPANY

COMPANY

Roche Bros.

CAFFÈ NERO

COMPANY

www.rochebros.com

A photograph of a modern building entrance. The word "COMPANY" is displayed in large, white, sans-serif capital letters above the entrance. Below it, a dark metal canopy with a corrugated metal top covers the entrance. The entrance itself consists of large glass doors and windows. The number "10" is visible on the glass above the doors. Several people are standing inside the building, visible through the glass. The entrance is framed by dark metal and has a corrugated metal canopy above the doors.





OLD NAVY

COMPANY

COMPANY

OLD NAVY

OLD NAVY

OLD NAVY

OLD NAVY

GAP
OLD NAVY

FOOD
AND
RETAIL
SPACE
AVAILABLE
617-357-5111

THE
F.B. HORN
& CO.
JEWELERS
125
YEARS

FOOT P



[< BACK](#)

[NEXT >](#)



The
burnham
ownership



With a proven track record of delivering transformative properties as part of its deep and longstanding commitment to the city of Boston, Millennium Partners brings its signature innovation and performance to **The Burnham**.

Millennium Partners

- Developer of Winthrop Center (5-star office benchmark and the largest Passive House office building in the world)
- Focus on high-performance, design-forward workplaces
- Renowned for creating vibrant neighborhoods in undervalued areas
- Established leader in Boston and gateway cities around the U.S.

◀ BACK

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For Companies That Value Heritage

For leasing information or to schedule a private tour of The Burnham, contact CBRE today.

CBRE

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The
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