

# THE OFFICES

— AT WINTHROP CENTER —







# HERE

IS THE WORLD'S ONLY  
FIVE-STAR OFFICE BUILDING.

Imagine a workspace that entices and energizes employees to come to work every day. Services and amenities they won't find anywhere else. A dedicated team trained to anticipate and exceed expectations.

The Offices at Winthrop Center is the first five-star office building in existence, designed for firms that demand a strategic advantage, a global presence, and an unparalleled workplace experience to attract top talent. Created and operated by the people behind the world's top hospitality brands, Winthrop Center delivers unmatched health and wellness, curated culinary experiences, a first-of-its-kind pet daycare and more. All part of an unprecedented collection of amenities within one of the most sustainable office buildings on Earth.





# BEYOND ALL LIMITATIONS



Winthrop Center is the **largest Passive House office building in the world**, a bold new achievement in sustainable urban design that surpasses LEED Platinum and sets the most rigorous standard in the world for energy conservation and efficiency.



Winthrop's **WELL Gold certification ensures rigorous air and water monitoring** in a workplace designed to infuse optimal health, wellness, fitness and nutrition benefits holistically into employees' daily lives.



**Wired Platinum certification** means Winthrop Center meets the highest standards for digital infrastructure connectivity, redundancy and resiliency.



**Smart System technology** and **Winthrop's proprietary connexiQ** employee ecosystem ensures that every aspect of the built



## WINTHROP CENTER:



REDUCES ENERGY CONSUMPTION BY 65% BASED ON THE BOSTON AVERAGE



REDUCES WATER USE CONSUMPTION BY 50%, SAVING 2.4 MILLION GALLONS OF WATER PER YEAR



INCREASES FRESH AIR BY NEARLY 50% COMPARED TO TYPICAL OFFICE BUILDINGS



## BEYOND SERVICE



### THE FIVE-STAR OFFICE BUILDING HAS ARRIVED.

Winthrop Center is operated by the people behind the world's top hospitality brands and employs a highly trained service team to ensure every tenant need is anticipated and met at the highest level. Here, we are always creating an effortless experience from the moment you enter the building.

- Eight unique, curated culinary experiences overseen by Michelin-starred Chef John Fraser, including Boston's newest upscale chophouse, The Vermilion Club
- Modern event spaces and on-site catering with a dedicated event planning team
- Our own app, connexiQ, which allows every employee to move seamlessly throughout the building, book conference rooms, call their car, order food and more
- Unrivalled Collective and Connector amenities including:
  - Dedicated Club Concierge to assist employees in booking spaces and activities throughout The Collective including the Discovery Steps with state-of-the-art AV, Game Room with billiards and Ping Pong table and Sports Simulator where employees can play the great golf courses of the world
  - FLX, our proprietary health and wellness program offering expert training, nutrition, massage therapy, physical therapy and group classes
  - The Devonshire and Federal Rooms, our dedicated meeting spaces that include in-house AV and IT support
  - The Collective Bar and Lounge offering grab-and-go breakfast and lunch with full-service barista all day
- Club VIP, our first-of-its-kind pet daycare and spa







WINTHROP  
CENTER



THE OFFICES  
AT WINTHROP CENTER



WINTHROP  
CENTER PARK

RESIDENTIAL PARKING

RESIDENTIAL  
LOBBY

OFFICE PARKING

THE CONNECTOR

THE LINEUP

THE VERMILION  
CLUB

FEDERAL STREET

DEVONSHIRE STREET

OFFICE  
LOBBY

LOADING  
DOCK

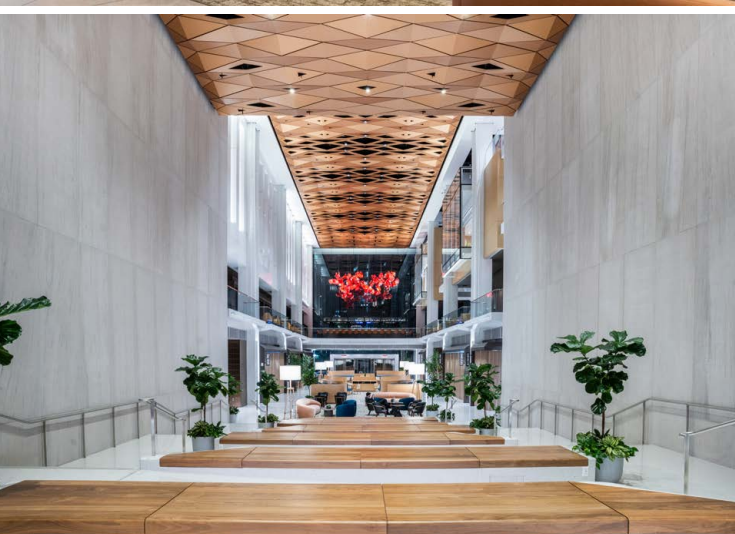
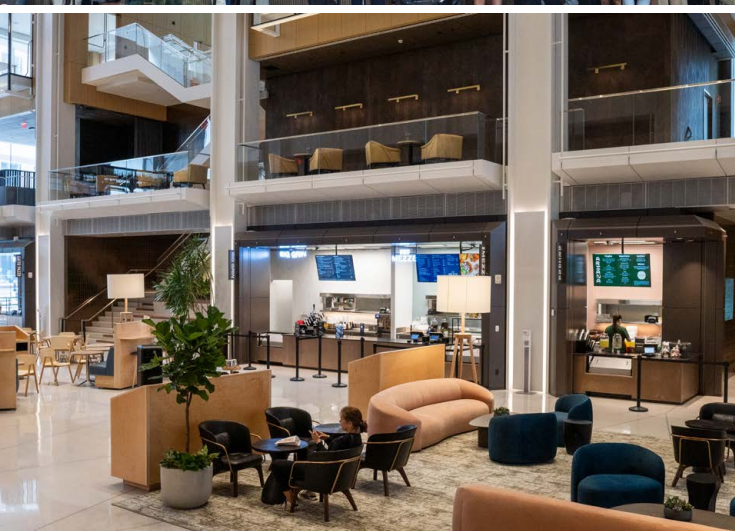
GROUND FLOOR PLAN

THE COLLECTIVE

THE CONNECTOR

THE VERMILION  
CLUB THE LINEUP



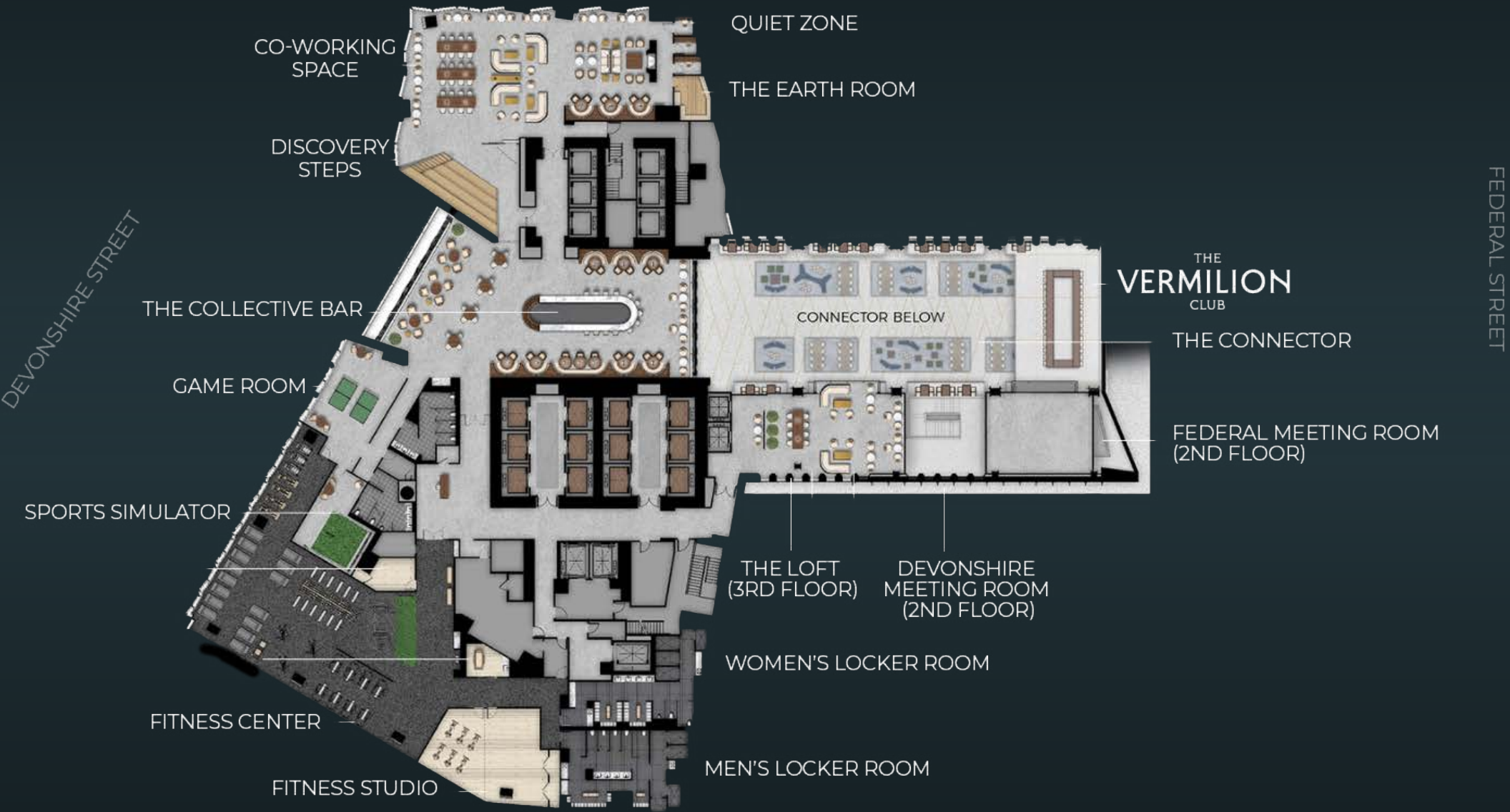


## THE CONNECTOR

A multi-floor gathering space and thruway, The Connector educates, entertains and engages, seven days a week, by connecting people to the best minds, music, culture and digital trailblazing Boston has to offer. Michelin-starred Chef John Fraser operates The Vermilion Club, which sits above The Connector on the Mezzanine level as well as The Lineup, a food-hall style collection of five best-in-class restaurants on the ground floor, each unique and unlike anything else in Boston. Nestled at the entrance of The Connector is Winthrop Center Park, Boston's newest public park inviting Bostonians and visitors to stop and enjoy nature during their busy days in the city.



THE COLLECTIVE  
BEYOND WORK / PLAY



In the heart of the building, Winthrop Center's 24,000 sq. ft. Collective office club includes a first-class FLX Fitness Center to keep employees connected, fit and well. Ongoing social events bring curated local food, arts and cultural experiences to office tenants' lives in a vibrant, inspiring setting.





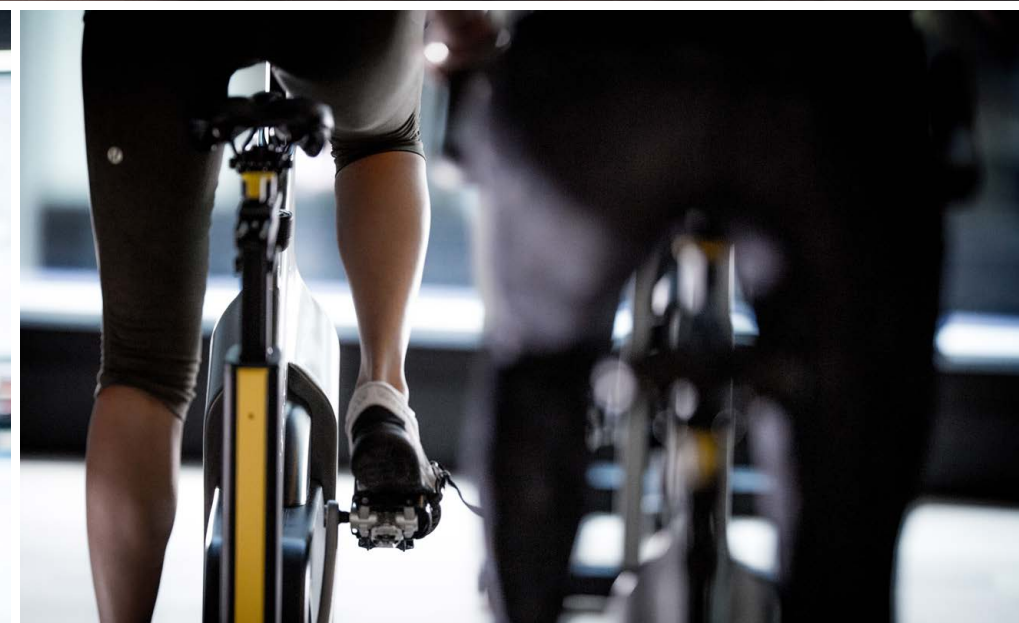
# THE COLLECTIVE

An artful combination of “under one roof” and “in another universe,”  
Winthrop Center’s 24,000 sq. ft. Collective checks every box, for every office tenant.





## BEYOND FITNESS



### 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 Winthrop Center is 7,000 sq. ft. of equipment and programming integrated for unprecedented personalization and flexibility.

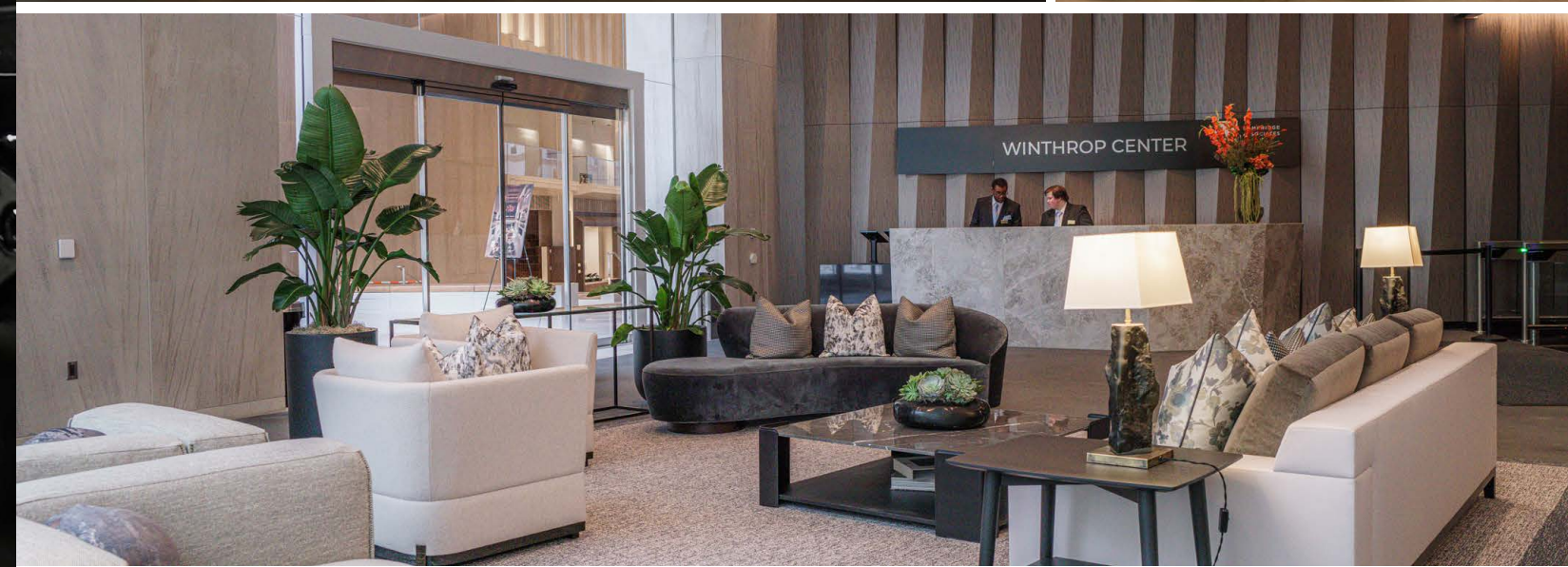
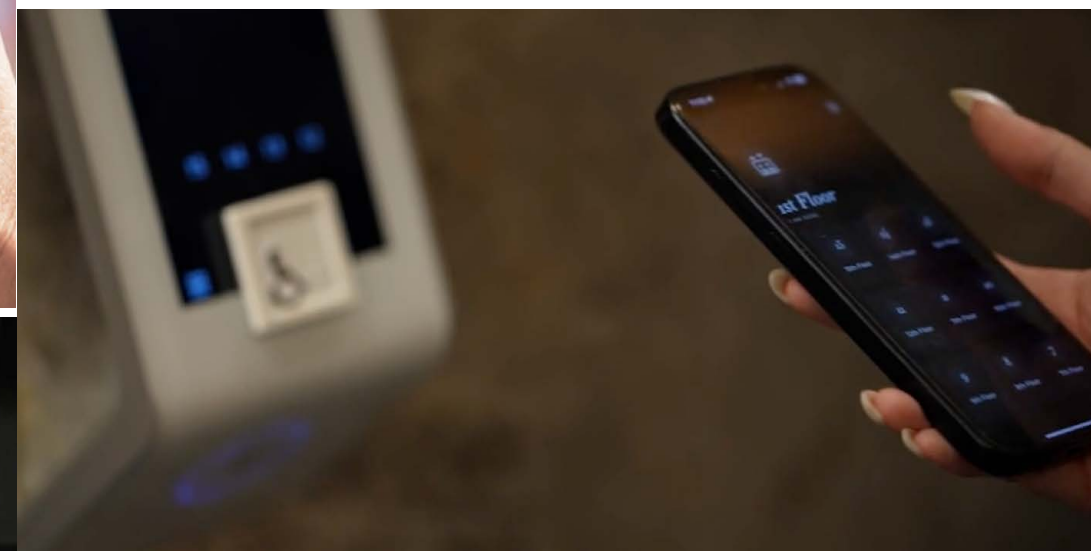
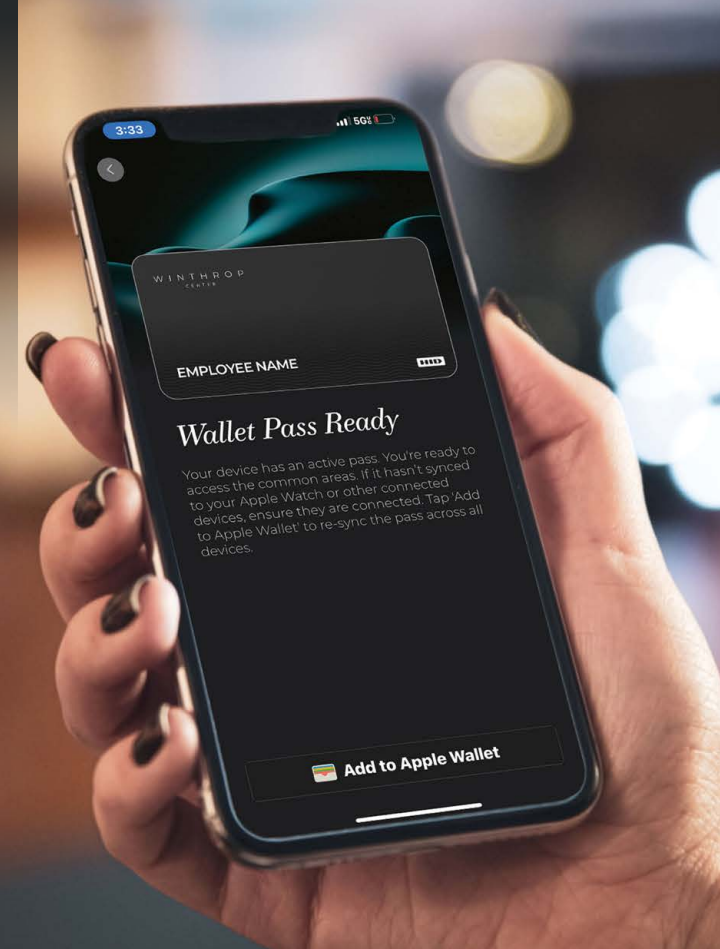
- Next-gen wellness strategies for the whole individual
- Best-in-class cardio and weight training equipment

- Access to expert training, nutrition, massage services, and physical therapy
- Dedicated studio for exercise classes and services

- Luxury men's and women's locker rooms/showers
- Kilter Board



# BEYOND INNOVATION



## This is where present and future converge.

Office employees. Building services. Amenities. Security. At Winthrop Center, they all come together in new and unprecedented ways. Winthrop's proprietary connexiQ app works on any smartphone,

connecting employees with the latest happenings, room reservations, food outlets and more. Everything from turnstiles to elevators can run on one highway for a seamless, plug-and-play smart building, making this Boston's most flexible and future-enabled work environment.





## BEYOND SOCIALIZING

**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 Winthrop Center 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®

## SPRING AT LAST

### MARCH

NOW - SAT 15

DINE OUT BOSTON

Join us at The Vermilion Club for Dine Out Boston! Feast on a prix-fixe lunch for \$32 or dinner for \$55, crafted by the acclaimed Michelin-starred Chef John Fraser. Reserve your table today and treat yourself to culinary excellence at an incredible value.

THE VERMILION CLUB

THU 20

MUSIC & MOCKTAILS

No one appreciates the arrival of spring like a Bostonian. Join us as we celebrate the Spring Equinox with complimentary spring-inspired mocktails and live music. Spring has sprung!

12:00 PM – 2:00 PM | THE CONNECTOR

**SAT 22**  
**LA PETITE VIE:**  
**MINI MARCH MADNESS**

Get your littles in on the March Madness fun! Join us for a Saturday jam-packed with activities, including face painting, crafts, a pint-sized basketball court, and live music. Plus, your kiddos can submit their own March Madness bracket featuring the star of the courts: the team mascots!

10:00 AM - 1:00 PM  
THE CONNECTOR

FEATURED LIBATIONS AT  
**THE VERMILION CLUB**

Toast to the women around the world with a special drink at The Vermilion Club celebrating International Women’s Day. Sip on a ‘Highland-Her’ with Balvenie 12 by Malt Master, Kelsey McKechnie, lemon, vanilla and burlesque bitters.

AVAILABLE IN MARCH | THE VERMILION CLUB

To celebrate National Espresso Martini Day, we’re serving \$15 Espresso Martinis while supplies last. This iconic cocktail deserves nothing less than a week to enjoy its rich, bold flavors of freshly brewed espresso.

MARCH 10 TO MARCH 15 | THE VERMILION CLUB

### APRIL

MON 07 - FRI 11

PET FOOD DRIVE

This National Pet Day, let’s come together and make a pawsitive impact on the furry friends in our community! We’re hosting a pet food donation drive benefitting Keep Pets S.A.F.E., part of the Animal Rescue League of Boston. Help us make a difference by donating unopened, unexpired, shelf-stable pet food. Your contributions will go directly to pets in our community who require nourishment and care. **Donations are accepted in The Connector.**

**We’re requesting:**

- URGENT NEED: Dry cat food (13+ lb bags)
- URGENT NEED: Canned cat food (all varieties)
- URGENT NEED: Small bites or small breed dry dog food
- Dry cat food (all sizes)
- Dry dog food (all sizes) and canned dog food (all varieties)
- Dry and canned kitten food
- Dry and canned puppy food

THU 17

MUSIC & MOCKTAILS

Join us at this month’s lunchtime Happy Hour as we sip on mocktails, enjoy live music, and mingle with friends. While supplies last.

12:00 PM – 2:00 PM | THE CONNECTOR

SAT 19

EASTER EGG HUNT

Hop to it, kiddos! We need your help to find all the hidden eggs that our good friend, Easter Bunny, left behind for you. Join us for an egg-citing Easter Egg Hunt with musical guest, Little Groove. You might even get a glimpse of the Easter Bunny!

10:00 AM | THE CONNECTOR

SUN 20

EASTER BRUNCH AT THE VERMILION CLUB

Enjoy Easter brunch with a specially curated à la carte menu featuring signature dishes like the refreshing mango smoothie bowl, savory avocado toast, elegant smoked salmon platter, and decadent New York cheesecake French toast. Reservations are highly recommended to secure your spot for this special occasion. Don’t miss out on an unforgettable Easter spread!

MON 21

BOSTON MARATHON RUNNER’S CIRCLE

We invite any runners in the Boston Marathon to join us for complimentary bubbles at The Vermilion Club. Cheers to you!

POST RACE | THE VERMILION CLUB



# BEYOND THE BOX

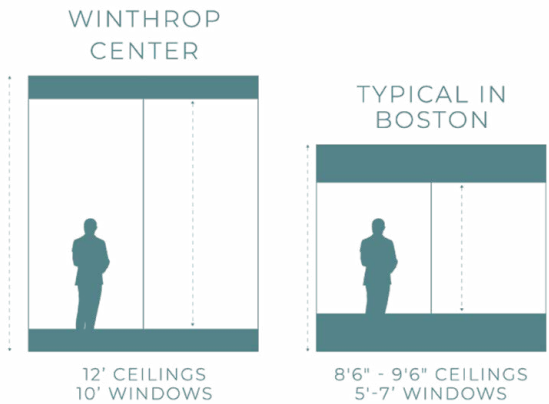


## WINDOWS AND LIGHT

### INTENTIONAL DESIGN FOR CREATIVITY & PRODUCTIVITY

- Voluminous 12' high space, flat continuous ceiling everywhere and 10' high glass throughout
- 37,800 SF floors, versatile for both high and low density uses with 1,000 linear feet of perimeter, allowing 95% of seats to be within 35' of a window
- Exceptional column spacing and offset building core to promote natural planning of "neighborhoods" around a centralized town hall and create a 240' by 50' throughway from Federal to Devonshire Streets

- Private outdoor terrace on every floor overlooking Winthrop Center Park with soaring 25' double height nearby, if tenant so desires





BEYOND FLEXIBILITY

DYNAMIC CONNECTIONS  
FINANCIAL / INSURANCE

ELKUS MANFREDI ARCHITECTS

PLAN METRICS

OFFICES	21
ENHANCED BENCHING STATIONS	132
BIG DESK STATIONS	42
TOTAL SEATS	195
SF/SEAT	197 RSF
CLOSED COLLABORATION SPACES / SEATS	19/60
OPEN COLLABORATION SPACES / SEATS	20/128
TOTAL COLLABORATION SPACES / SEATS	39/188
SEAT: COLLABORATION SEAT RATIO	1:0.96

PLAN ATTRIBUTES

- NO CONSTRUCTION ON WINDOWS
- DAYLIGHT PENETRATION TO THE CORE
- OPEN WORKSPACES IN SMALLER NEIGHBORHOOD GROUPING WITH LIVING ROOMS
- EAST TO WEST VIEW OPPORTUNITIES
- OPEN STAIR IN MULTI-STORY SPACE WITH MULTIPLE ACCESS POINTS
- CLOSED OFFICE RATIO 5%





BEYOND FLEXIBILITY

BIO - AGILITY  
CONSULTING / TECHNOLOGY  
ELKUS MANFREDI ARCHITECTS

PLAN METRICS

HARBORSTONES	104
ALTERNATIVE SEATS	30
CAFE LOUNGE SEATS	180
<b>TOTAL SEATS</b>	<b>314</b>
<b>SF/SEAT</b>	<b>122 RSF</b>
CLOSED COLLABORATION SPACES / SEATS	32/198
OPEN COLLABORATION SPACES / SEATS	7/26
STADIUM SEATING	89
TOTAL COLLABORATION SPACES / SEATS	42/313
SEAT: COLLABORATION SEAT RATIO	1:1

PLAN ATTRIBUTES

- ORGANIC FLOW
- ACTIVITY BASED WORKSPACE
- DAYLIGHT PENETRATION TO ALL SPACES
- GREAT VARIETY IN CHOICE OF WORKSPACE
- EAST TO WEST VIEW OPPORTUNITIES
- INTEGRATED CAFE EXPERIENCE SHOWN WITH CATERING OPTION





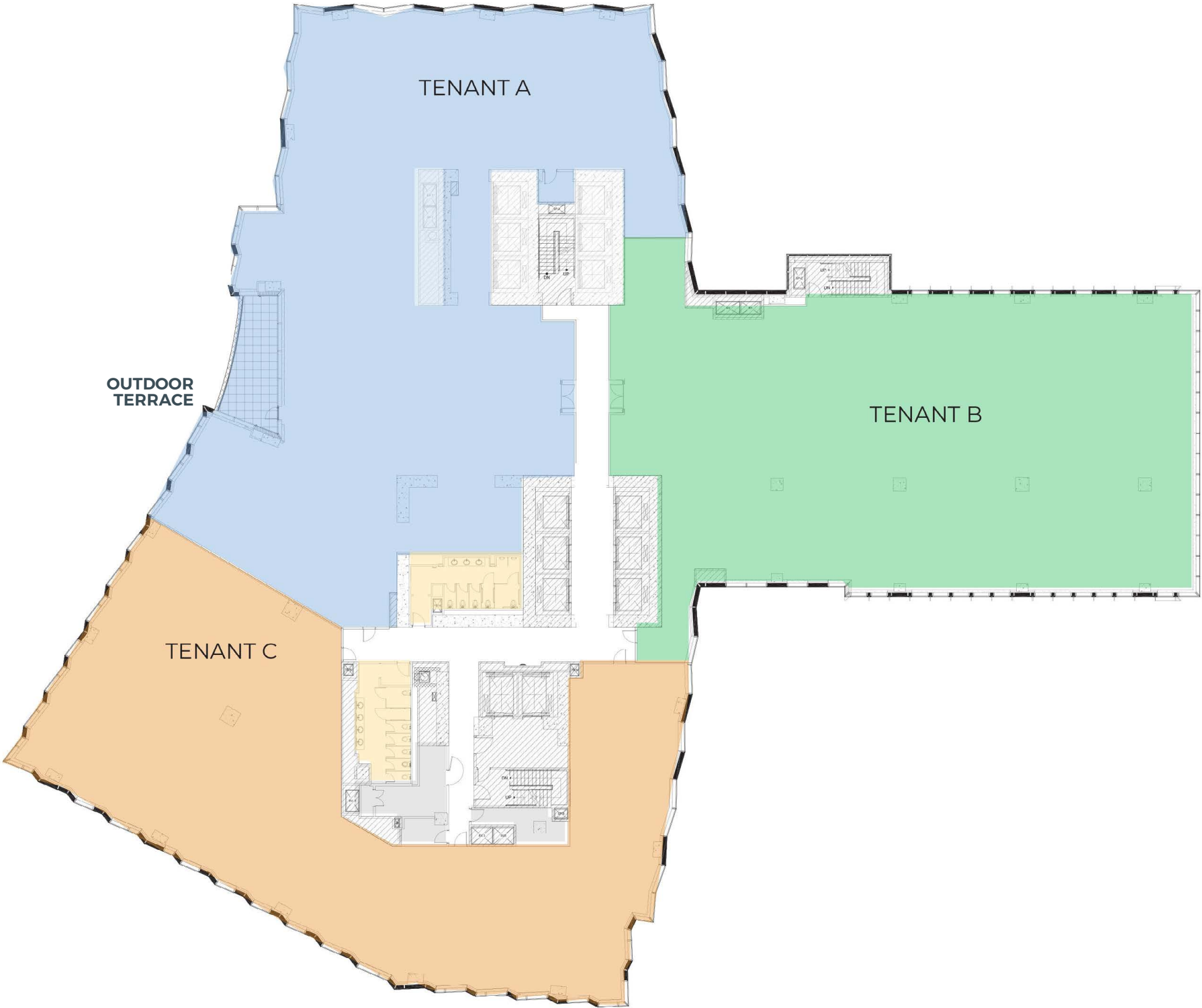
BEYOND FLEXIBILITY

MULTI-TENANT PLAN

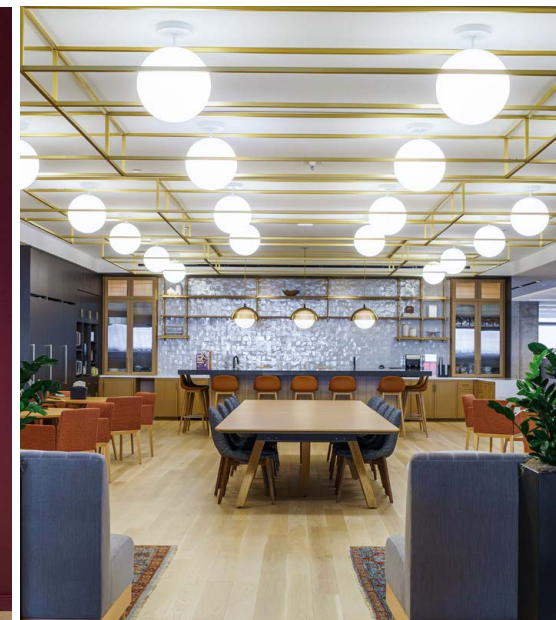
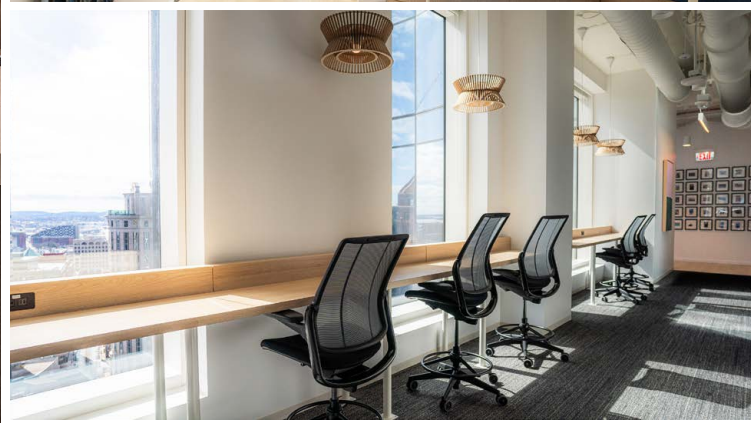
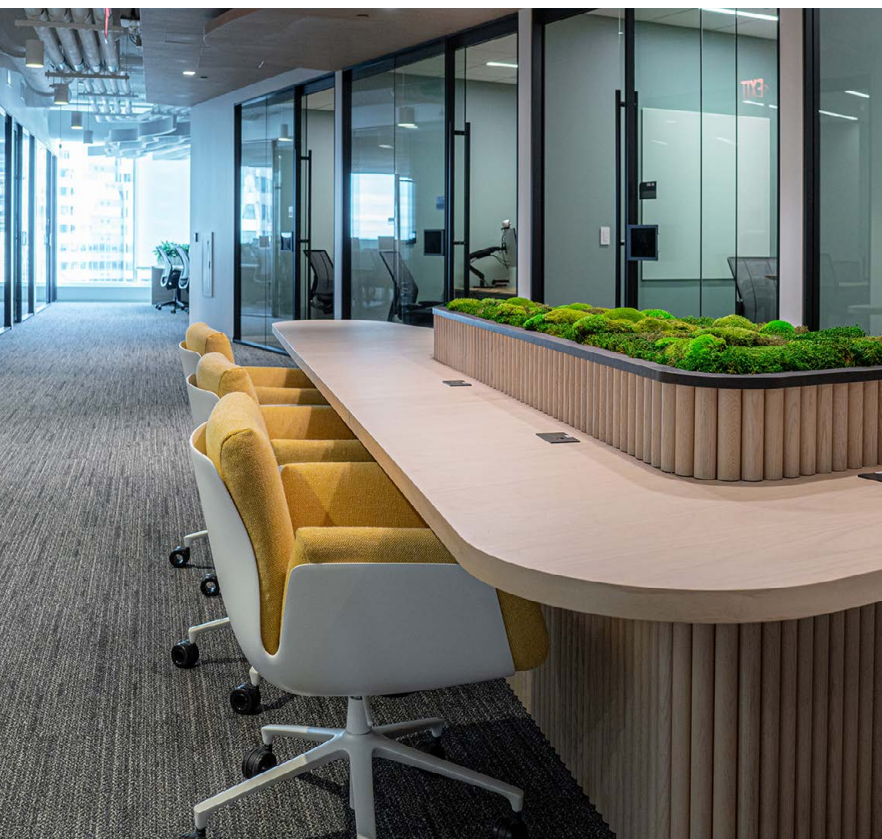
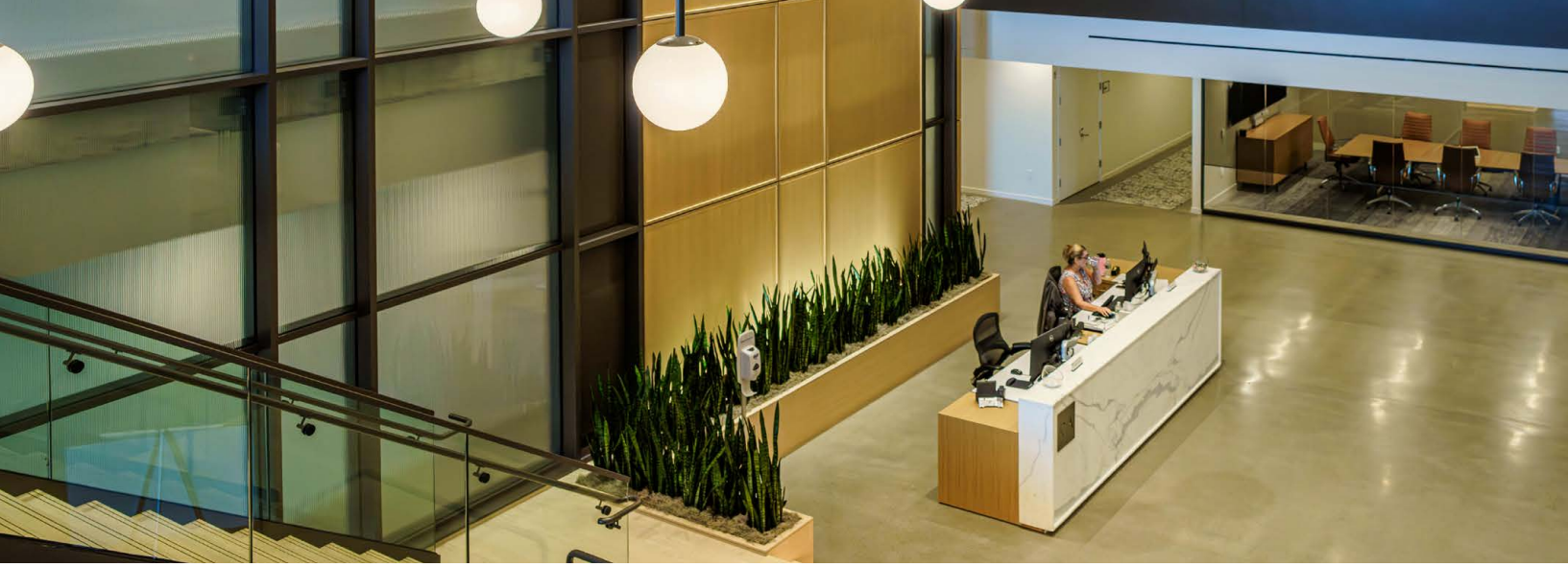
FLOORPLATE SIZE: +/- 40,000 RSF

POTENTIAL SUBDIVISIONS

TENANT A	14,520 RSF
TENANT B	13,346 RSF
TENANT C	11,243 RSF







## CURRENT OFFICE TENANTS AT WINTHROP CENTER







WINTHROP  
CENTER

## BEYOND LOCATION

It doesn't get any more central than the heart of downtown Boston. Here you can feel the new business renaissance that's reshaping the city, fueled by the region's world-class academic powerhouses. Boston Common, the Theatre District and South Station (the MBTA hub) are just steps away.

- Subway
- Silver Line
- Ferry
- Bus Route 7
- Commuter Rail
- Shuttle buses
- Major Stations





## BEYOND LOCATION

Downtown is the heart of Boston's diverse and thriving economy with an energy that reverberates 24/7. Fueled by countless coffee shops, dining options and food trucks, it has become a haven for the next-generation workforce.





MILLENNIUM TOWER BOSTON



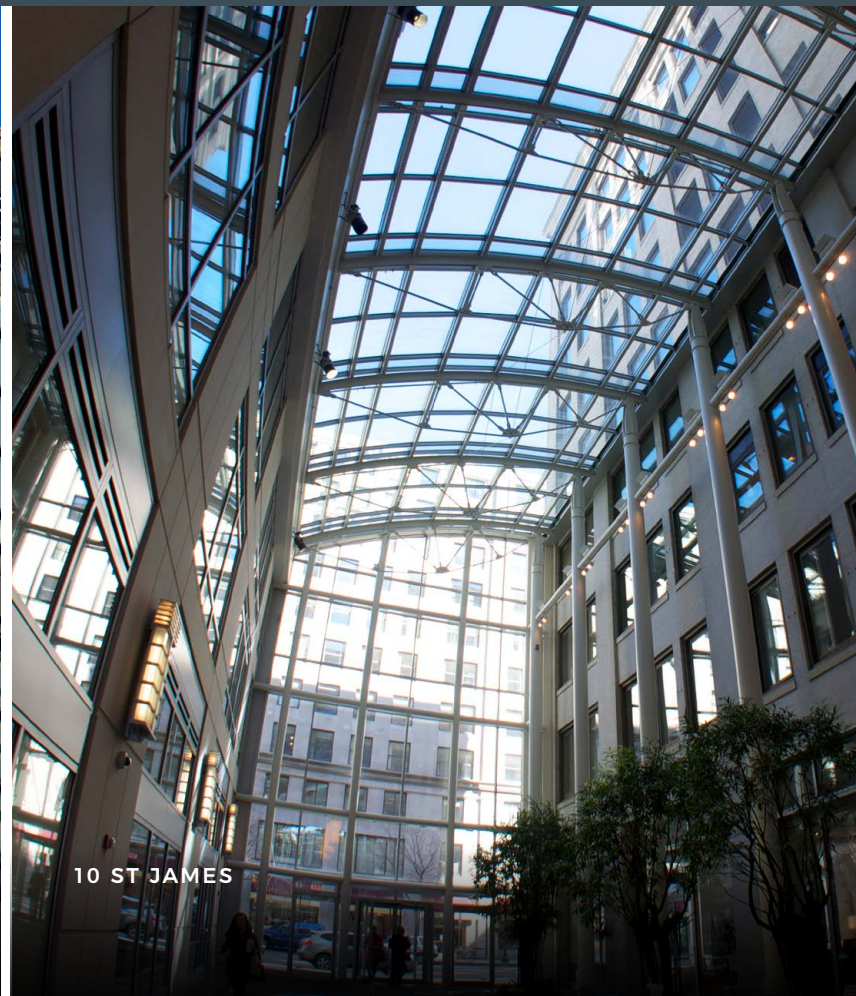
BURNHAM BUILDING

# MP BOSTON PAST DEVELOPMENTS

After nearly three decades of developments and over \$5B invested in Boston, Winthrop Center is a project of global significance, setting Boston on a world stage



MILLENNIUM PLACE BOSTON



10 ST JAMES



RITZ CARLTON RESIDENCES



COMMUNITY IMPACT

\$400  
MILLION

LOCAL LABOR

\$85  
MILLION

AFFORDABLE  
HOUSING

\$110  
MILLION

BENEFITS FOR THE  
CITY OF BOSTON  
(UNASSIGNED)

\$75  
MILLION

PARKS

FROM DESIGN TO CONSTRUCTION TO  
OPERATIONS...MP BOSTON IS COMMITTED  
TO \$135 MILLION IN CONTRACTS FOR WOMEN  
AND MINORITY OWNED ENTERPRISES.





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