


# FULL FLOOR OFFICE SUITES

**EFFICIENT – VALUE – CONVENIENT – PROFESSIONAL**

# 41 WINTER

 Boston Realty Advisors



**BOSTON REALTY ADVISORS** is pleased to present **41 WINTER STREET, BOSTON, MA**, for lease. Centrally located in the heart of Boston's amenity rich, Downtown Crossing submarket, 41 Winter Street is ideally positioned for office tenants who demand convenience, value, and flexibility!

**PROFESSIONALLY  
MANAGED AND OWNED**

*EFFICIENT  
FULL FLOOR  
AVAILABILITIES*

*ABUNDANCE OF  
NATURAL LIGHT  
3 SIDES OF LIGHT*

**NEW  
BUILDING  
ENTRY,  
LOBBY AND  
ELEVATORS**

**4,300 PARKING  
SPACES WITHIN  
1/4 MILE WALK**

**STEPS TO  
MBTA'S ORANGE,  
GREEN & RED LINE**



 BUILDING SIZE  
**28,690**

 **8 FLOORS**

 **2 ELEVATORS**

 **HANDICAP  
ACCESSIBLE**

**AVAILABILITY**

6<sup>TH</sup> FLOOR  
4,100 SF

7<sup>TH</sup> FLOOR  
4,100 SF

8<sup>TH</sup> FLOOR  
4,100 SF

8,200 SF

**LEASE TERM** NEGOTIABLE

**LEASE RATE** NEGOTIABLE

**TIMING** IMMEDIATE

**WALKING DISTANCES**

1 min  
PARK STREET

2 min  
DOWNTOWN CROSSING

9 min  
SOUTH STATION

**DRIVING DISTANCES**

10 min  
LOGAN AIRPORT

3 min  
I-90

3 min  
I-93

**SPACE DETAILS/HIGHLIGHTS**

**ABUNDANCE OF NATURAL LIGHT**  
(WINDOW LINE ON 3 SIDES)

**COLLABORATIVE OPEN & EFFICIENT FLOOR PLANS**

**FURNISHED SPACES PLUG & PLAY!**

**HIGH FINISHED CEILINGS**

**DIRECT ELEVATOR IDENTITY**

**24/7/365 CONTROL OF MULTI-ZONED HVAC**



**WALKER'S PARADISE**

99

**VERY BIKEABLE**

73

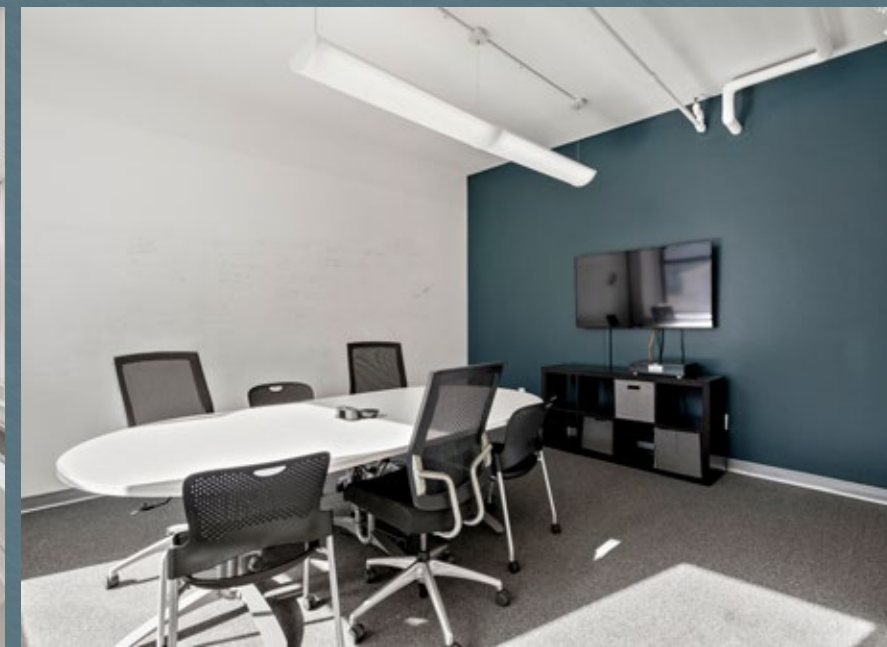
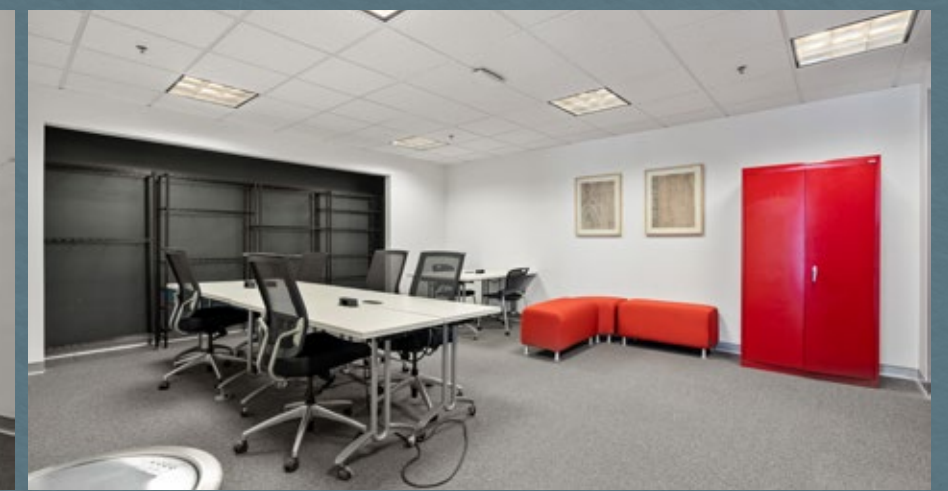
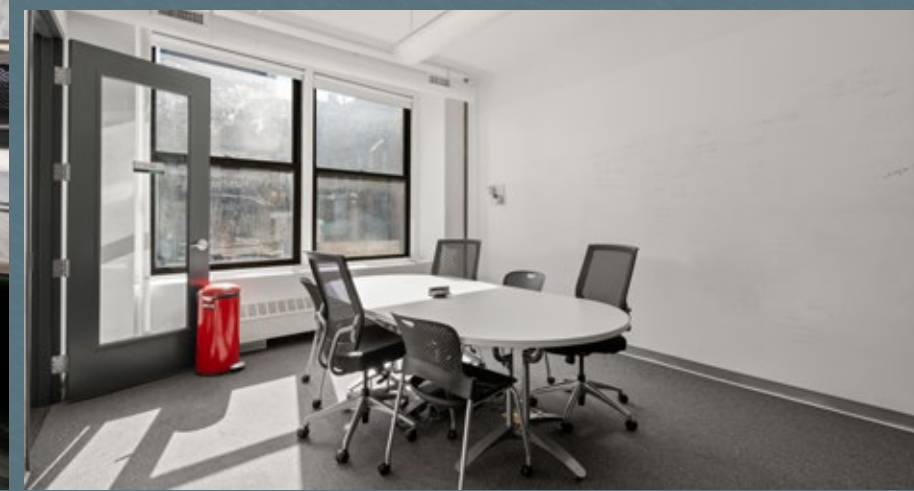
**RIDER'S PARADISE**

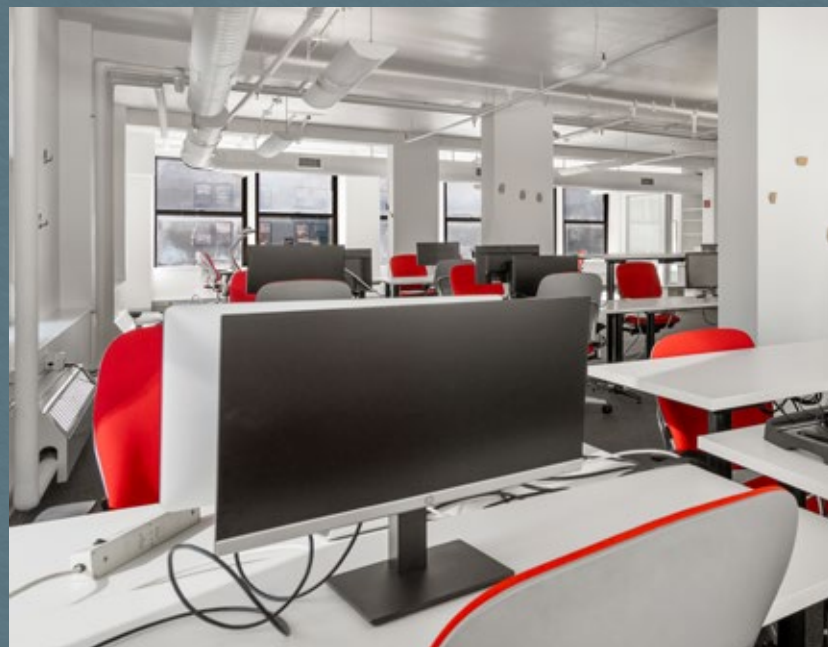
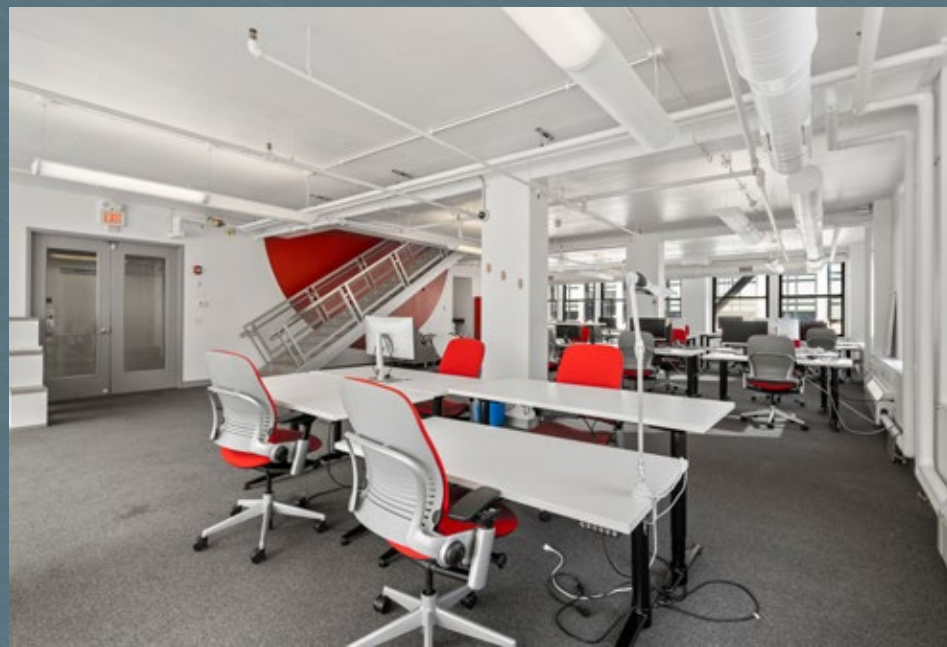
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LOCATION OVERVIEW

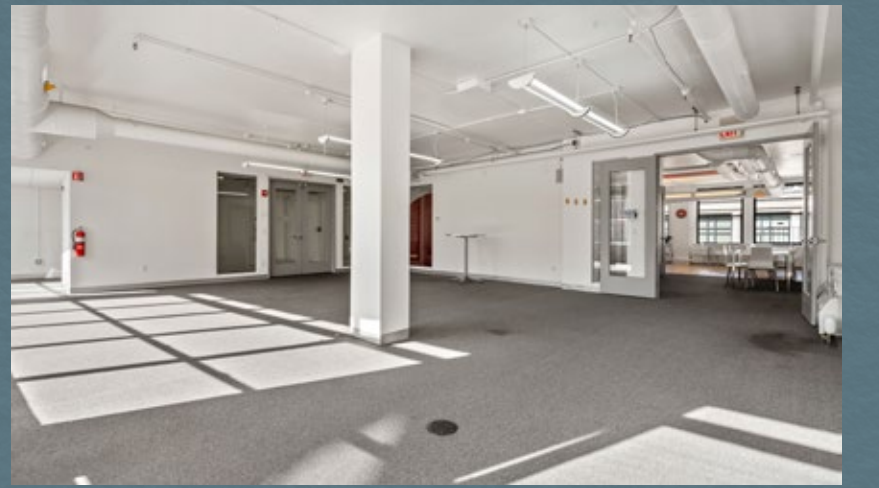
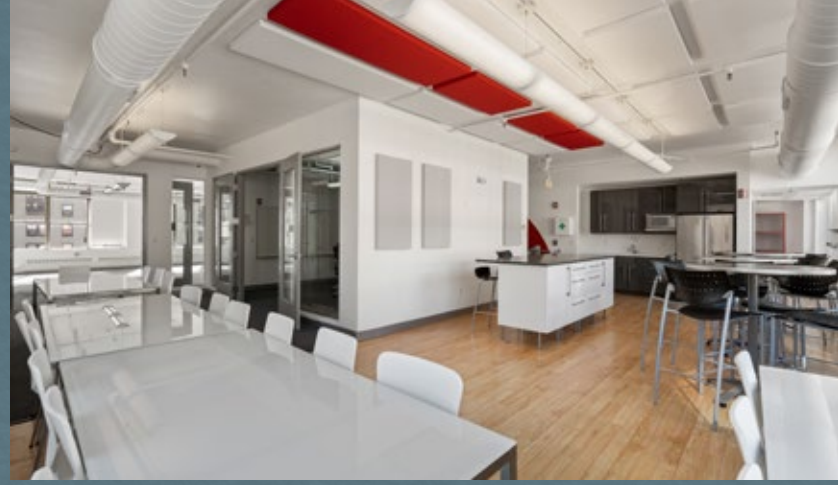
# 6TH FLOOR





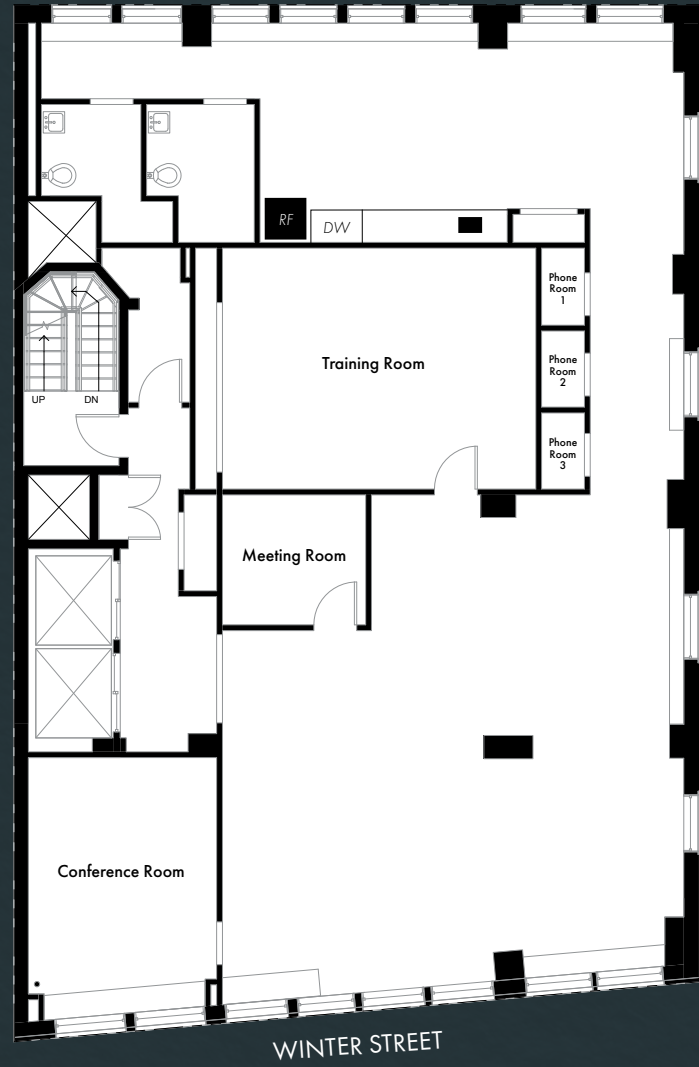
7TH FLOOR

# 8TH FLOOR

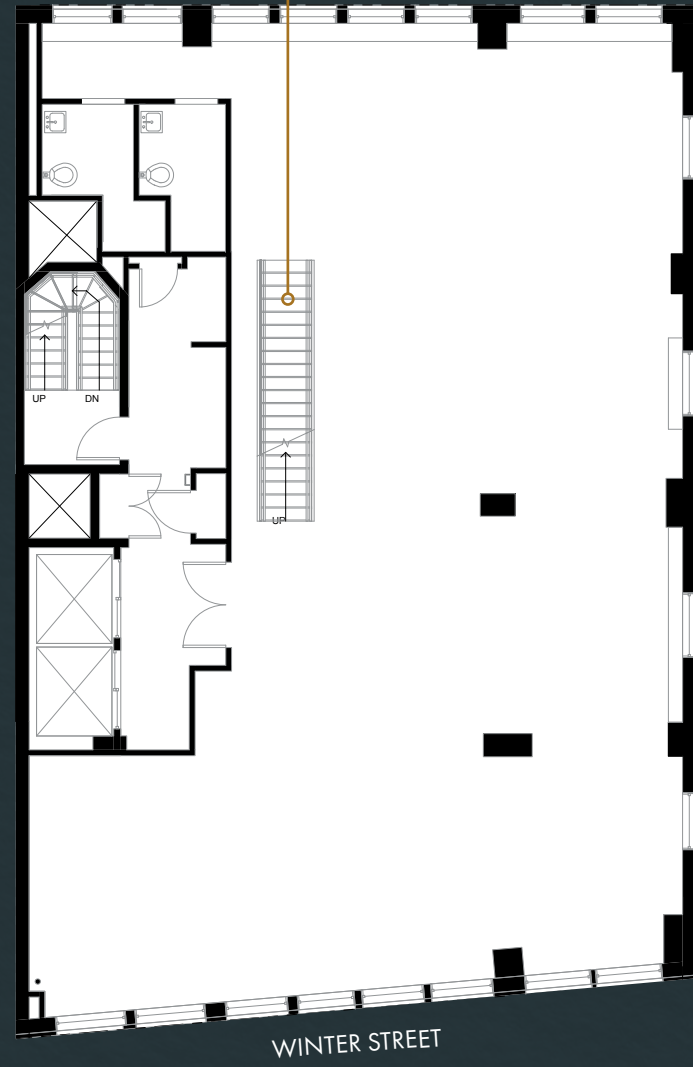


# FLOOR PLANS

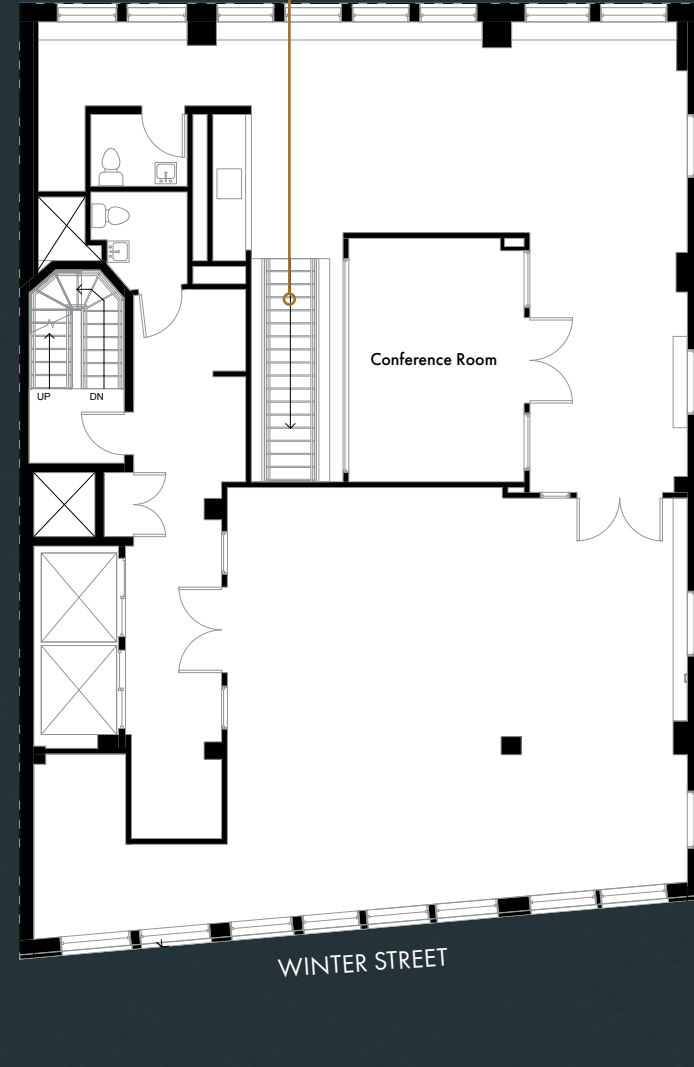
INTERCONNECTING STAIRS BETWEEN FLOORS  
(CAN BE REMOVED FOR A SINGLE FLOOR TENANT)



**6<sup>TH</sup> FLOOR – 4,100 SF**  
FURNITURE AVAILABLE

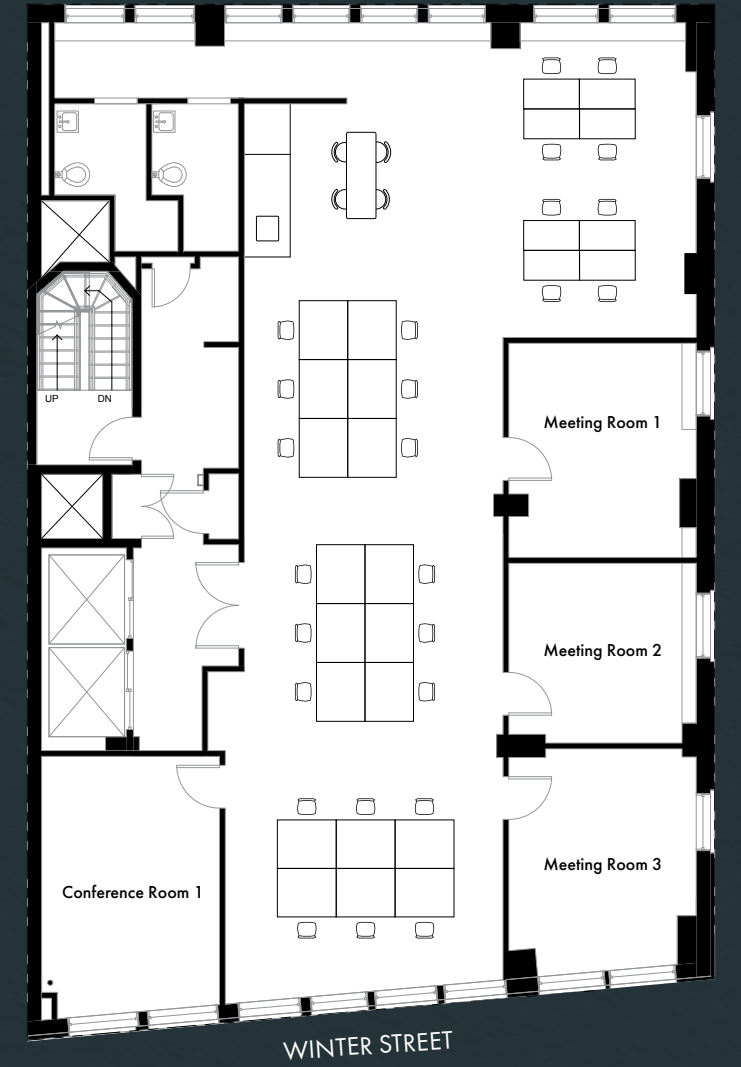


**7<sup>TH</sup> FLOOR – 4,100 SF**



**8<sup>TH</sup> FLOOR – 4,100 SF**

**8,200 SF**  
FURNITURE & EQUIPMENT AVAILABLE



**CONCEPT FURNITURE & SPACE PLAN**  
NOT TO SCALE



# 41 WINTER

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