



WINTHROP
CENTER



BEYOND

All eyes are on Boston, where the first Global Class A office building is rising to meet the future. Created in collaboration with MIT professors, this will be the largest Passive House office building in the world and the new global standard for responsible, resourceful and renewable office space and innovation. Winthrop Center is pushing the outer limits of how a commercial building can not only serve its inhabitants, but also a higher purpose and a greater good. The new economy work force demanded it, so we are building it.

**“This project will set the tone for how we want
to continue to move the city of Boston.”**

MAYOR MARTIN J. WALSH
Winthrop Center Groundbreaking
October 24, 2018



BEYOND ALL LIMITATIONS



Winthrop Center will be the **largest Passive House office project in the world**, transcending LEED Platinum by double to meet the most rigorous global standards for energy and efficiency.



Winthrop's **WELL Gold certification** will ensure 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 will meet the highest standards for digital infrastructure connectivity, redundancy and resiliency.



Smart System technology and Winthrop's proprietary connexIQ employee ecosystem will ensure that every aspect of the built environment serves employees at the highest level.



WINTHROP CENTER WILL:



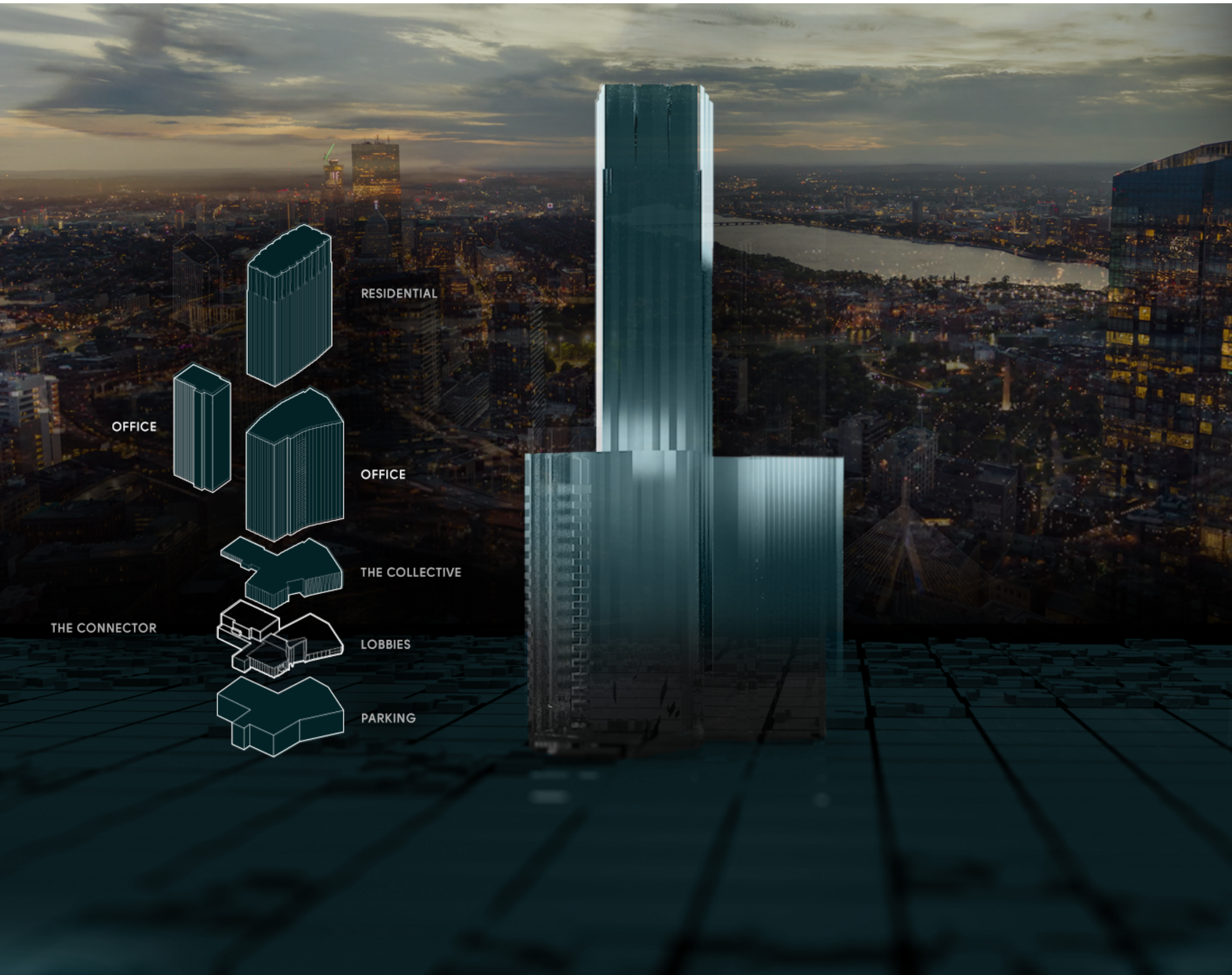
REDUCE ENERGY CONSUMPTION BY 65% BASED ON THE BOSTON AVERAGE



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



INCREASE FRESH AIR BY NEARLY 50% COMPARED TO TYPICAL OFFICE BUILDING



BUILDING OVERVIEW

Building Height:

691'

Building Square Footage:

1.9 million SF

Office / Commercial Square Footage:

812,000 SF

Office/Commercial Floorplate
Square Footage:

Low-Rise 37,960 SF (floors 6-15)

**High-Rise 38,820 SF (floors 15-26)
(85' to 335' above grade)**

Ceiling Heights:

**12' Floor to Ceiling clear without
beam drops**

The Collective:

3rd Floor Office Club - 20,000 SF

Outdoor Terraces:

**Each office floor comes with
an outdoor terrace (350 SF)**

BEYOND HEALTHY

THE 9 FOUNDATIONS OF A HEALTHY BUILDING*

VENTILATION

- 50% more fresh air than comparable buildings, delivered to each office floor
- Ultimate flexibility in zone control through the fan coil system with capability of ducted return air (non-recirculated) to each zone
- High-efficiency Passive House Energy Recovery Units (Direct Outdoor Air Systems) for fresh air in four zones across the floor for flexible planning
- 30% more fresh air in the Office Lobby with capacity to increase to 100% fresh air
- 30% more fresh air in the Conference Pods and Collective with capacity to increase to 50-75% more fresh air
- Potential for coordinated ventilation purge both during normal operations and during an event

AIR QUALITY

- MERV 15 filtration on fresh air delivered to each office floor
- Intake louvers at 25th floor (no contamination from street level pollution)
- Fresh air delivered direct to each fan coil zone to eliminate or reduce recirculated air
- Rigorous air testing and monitoring
- MERV 14 filtration on fresh air delivered to Office Lobby, Conference Pods and Collective
- Custom Tenant fan coil units with robust return filtration options
- Low VOC and healthy material selection
- Enhanced exhaust in all bathrooms
- Provisions for UV-C connections in all restrooms, Office Lobby, Conference Pods and Collective
- Indoor air quality monitoring system tied to building management system (capable of expansion to monitor Tenant's system)
- Continuous feedback and commissioning through connexIQ, Winthrop Center's proprietary app that enables real-time evaluation

THERMAL HEALTH

- Consistent thermal conditions across the whole floor through Passive House design
- Flexibility in zone control (i.e. user control) with fan coil system and through building management system
- Separate systems for outdoor air delivery (Direct Outdoor Air System Energy Recovery Units) and cooling/heating system (fan coil)
- Continuous feedback loop
- Enhanced commissioning

SAFETY AND SECURITY

- Touchless experience from building entry to Tenant's floor through mobile credentialing (coordinated with security, turnstiles, destination dispatch elevators, etc.)
- Touchless restroom experience
- Thermal cameras at entry to detect elevated temperatures
- People-counting in high population areas such as the Office Lobby and Collective
- Premier access control system with secure entries and networked security
- Converged network for seamless functionality across building systems such as security, parking and management
- Space for a Tenant-provided generator complete with all infrastructure
- Temperatures maintained during extreme heat events over longer periods than other buildings due to Passive House design
- Electrical service into the building with multiple feeds from a networked grid
- Technology internet service providers have redundant feeds from opposite ends of the building. Redundant and diverse dual technology closet planning on every office floor
- Redundancy within the chilled and heating hot water plant due to multiple uses of the building and peak loads at different times of the day
- Project is 3' above the 500-year flood plain

LIGHTING AND VIEWS

- 95% of workstations within 35' of perimeter windows
- 10' high windows to bring more natural light into floor plate
- 12' high beam-free structural design for higher ceilings and more natural light
- Direct sight lines to windows, accentuated by 240' column-free zone
- Private outdoor 350-square-foot terrace on every office floor
- Views of Winthrop Square Park

WATER QUALITY

- Water testing of drinking water to ensure highest quality
- Touchless water bottle refill stations on every floor
- Ongoing maintenance of water delivery system

NOISE

- Superior acoustic comfort with Passive House triple-glazed windows to reduce noise by 15-20% compared to double-glazed windows and 60% compared to single-glazed windows
- No on-floor plant HVAC equipment; central plant HVAC equipment is remotely located
- 14" concrete slabs at every office floor to isolate noise from adjacent floors



MOISTURE

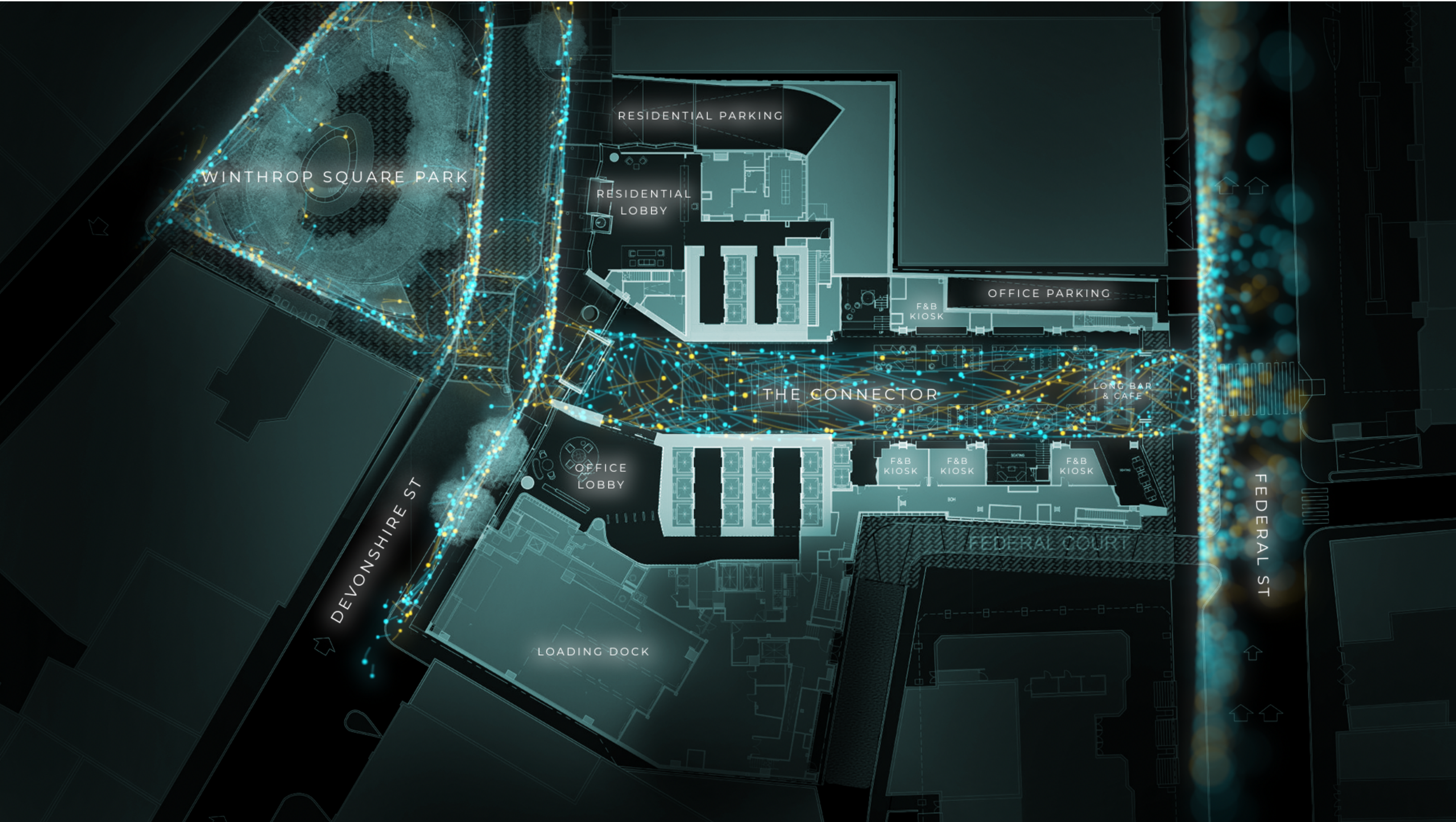
- Superior quality control with all elements of Passive House design
- Premier on-site monitoring of construction activities
- Rigorous facade, roof and water barrier testing
- On-site engineering team trained in healthy and sustainable building design

DUST AND PESTS

- Integrated pest management plan
- Superior air quality management and filtration
- Green cleaning
- No pesticide use

* The 9 Foundations of a Healthy Building was established by Harvard University's T.H. Chan School of Public Health. This leading standardized, holistic approach evaluates how buildings impact people based on Health Performance Indicators (HPIs). Derived from the business term Key Performance Indicators, HPIs are metrics that provide insight into a building's performance in these critical areas.

BUILDING SITE MAP



WINTHROP SQUARE PARK

RESIDENTIAL PARKING

RESIDENTIAL LOBBY

OFFICE PARKING

F&B KIOSK

THE CONNECTOR

LONG BAR & CAFE

OFFICE LOBBY

F&B KIOSK

F&B KIOSK

F&B KIOSK

DEVONSHIRE ST

LOADING DOCK

FEDERAL COURT

FEDERAL ST

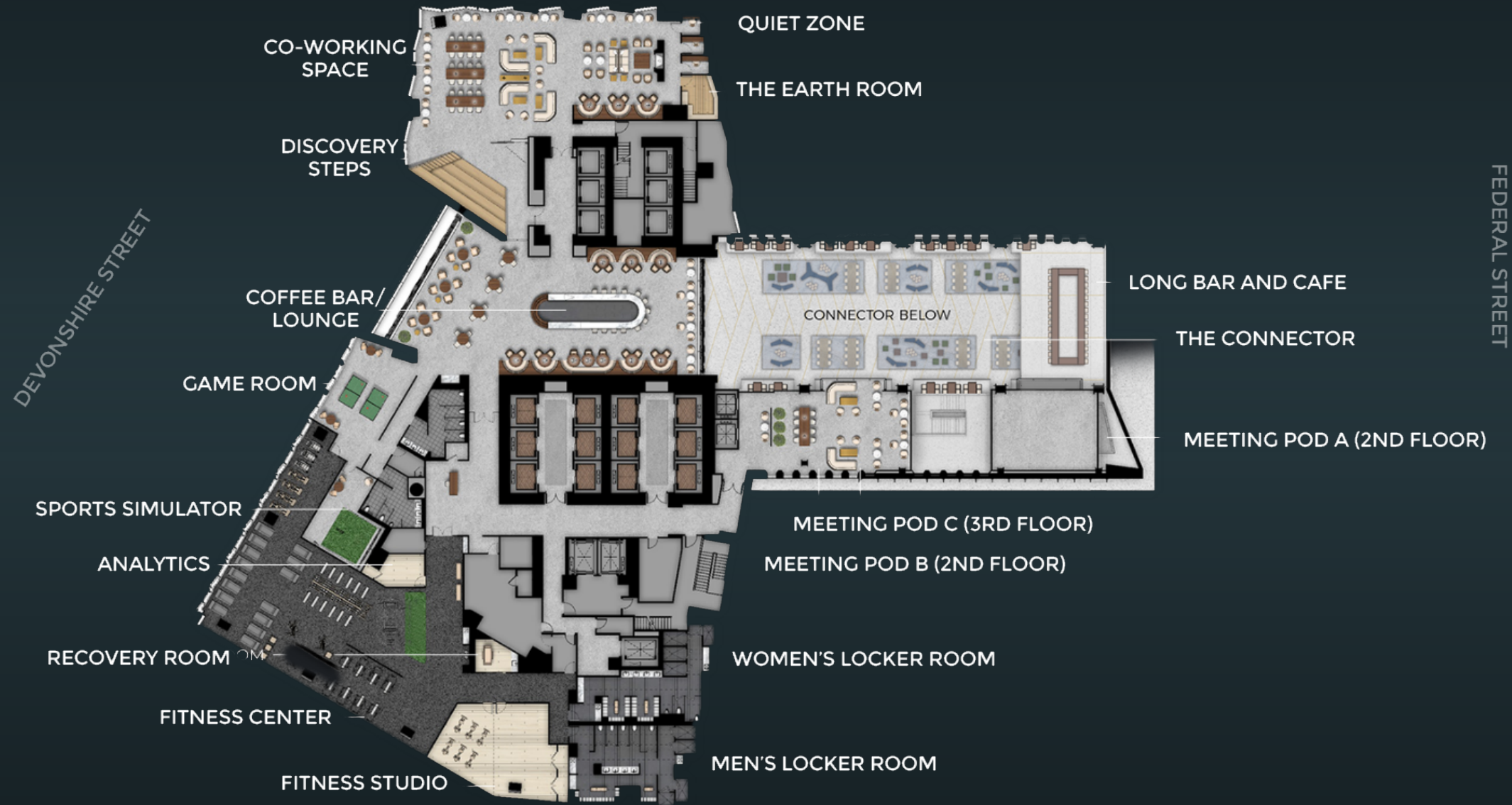


THE CONNECTOR

A multi-floor gathering space and thruway, The Connector will educate, entertain and engage, seven days a week, by connecting people to the best minds, music, culture and digital trailblazing Boston has to offer.

THE COLLECTIVE

BEYOND WORK / PLAY



In the heart of the building, Winthrop Center's 20,000 sq. ft. Collective 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.



THE COLLECTIVE

An artful combination of “under one roof”
and “in another universe,”
Winthrop Center’s 20,000 sq. ft.
Collective checks every box, for every
office tenant.



BEYOND FITNESS



Working out here is almost as amazing as working here.

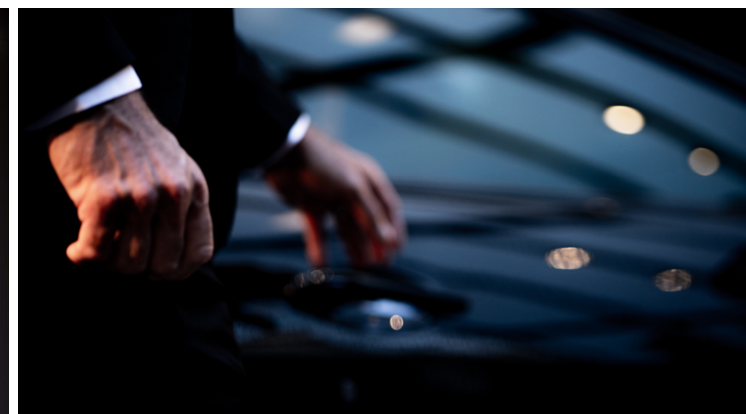
Today's top talent strives for peak fitness and performance. Masterfully curated by experts, the FLX Fitness Center at Winthrop Center is 7,000 sq. ft. of equipment and programming integrated for unprecedented personalization and flexibility.

- Next-gen wellness strategies for the whole individual
- Best-in-class cardio and weight training equipment
- Access to expert trainers, nutritionists and instructors

- FLX Health and Fitness Analytics Room
- State-of-the-art Recovery Room
- Curated studio for exercise classes and services

- Luxury men's and women's locker rooms/showers
- Full smart device integration

BEYOND SERVICE



This is where present and future converge.

Office employees. Building services. Networks. Privacy. Security. At Winthrop Center, they all come together in new and unprecedented ways. Winthrop's proprietary **CONNEXIQ** platform works on any smartphone, connecting employees with each other, the building amenities, sustainable choices

and more. If tenants desire, everything from HVAC to security 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

sun 01 mon 02 tue 03 wed 04 thu 05 fri 06 sat 07

HAPPENINGS HERE BOSTON POPS

The Connector
Join the Boston Pops and conductor Keith Lockhart for a sparkling and beloved Holiday Pops concert to celebrate the grand opening of Winthrop Center. Capturing the magic of New Year's Day and the winter charms of New England, the Boston Pops will perform holiday classics and new arrangements of seasonal favorites.

7:00 PM

COLLECTIVE CHAT PROFESSOR JOHN FERNANDEZ

Discovery Steps
MIT Professor John Fernandez will be discussing Winthrop's forward-thinking design. Do you love the Electromagnetic-free Earth Room? Come find out the science behind it and Winthrop's role in the future urbanization of Boston.

5:30 PM

XPERT SERIES YOGA FLOW

Function Room A
Take a few minutes for yourself with a group yoga class perched above The Connector. You'll inhale, exhale and warrior pose your way to total relaxation.

7:00 PM

OUT & ABOUT MOLTEN-GLASS 3D PRINTING WITH LIOS DESIGN

Lios Design
Join Lios founders from MIT's Class Lab for a hands-on glassblowing class in their Cambridge studio. You'll choose glass colors, bend, pull, stretch and mash up molten glass, then shape it to make your own one-of-a-kind glass design to take home.

2:00 PM

MIX & MINGLE MEET YOUR NEIGHBORS

The Collective
Join us in The Collective for a meet-and-greet happy hour to toast your new officemates. Our resident mixologist will be on deck for a demonstration and tasting, along with live music by Swaggan.

6:00 PM

XPERT SERIES GUIDED MEDITATION

Function Room B
Whether you're just starting on your meditation journey or would like to deepen your practice, our guided meditation sessions are perfect for all levels.

6:00 PM

COLLECTIVE CHAT REETIKA VIJAY, AIA LEED

Discovery Steps
Meet IA Interior Architects' Managing Principal Reetika Vijay to discuss all things interior design. Learn how certain design choices influence overall human happiness at work and at home.

5:30 PM

LUNCH JAM GYPSY JAZZ

The Connector
asperit, nes qui arum Nobissunt. Bea

12:00 AM | 2:00 PM

LUNCH JAM WOLFF SISTERS

The Connector
asperit, nes qui arum Nobissunt. Bea asperi

12:00 AM | 2:00 PM

LUNCH JAM LANCE MARTIN BAND

The Connector
asperit, nes qui arum Nobissunt. Bea

12:00 AM | 2:00 PM

LUNCH JAM BERKLEE

The Connector
asperit, nes qui arum Nobissunt. Bea

12:00 AM | 2:00 PM

LUNCH JAM JOE WEINBERG

The Connector
asperit, nes qui arum Nobissunt. Bea

12:00 AM | 2:00 PM

ICA PLAY DATE EXPLORING ART + TECHNOLOGY

The Connector
asperit, nes qui arum Nobissunt. Bea

10:00 AM | 4:00 PM

FARMERS MARKET

The Connector
asperit, nes qui arum Nobissunt. Bea

8:00 AM | 12:00 PM



A Millennium Partners social experience

LIOS 3D PRINTED MOLTEN-GLASS INSTALLATION

Avery night event liquiasit voluptat odias asperit, nes qui arum Nobissunt. Bea conse mo que re invenis explacestinctur? Eveliquiasit voluptat odias asperit explacestinctur? Eveliquiasit voluptat odias asperit.

7:00 PM | FRIDAY 13
THE CONNECTOR

POWERED BY
connexio



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

BEYOND THE BOX



T is for transformational. The unique T-shaped floorplate will allow for more flexible, ever-changing work environments, planned workspace “neighborhoods” for social distancing and pod working. With substantially more perimeter-per-square-foot than

the typical floorplate, 95% of all workstations will be located within 35 feet of floor-to-ceiling windows with stunning city views. Protected terraces on every floor will bring the outdoors in. It’s not only workable, it’s work-changing.

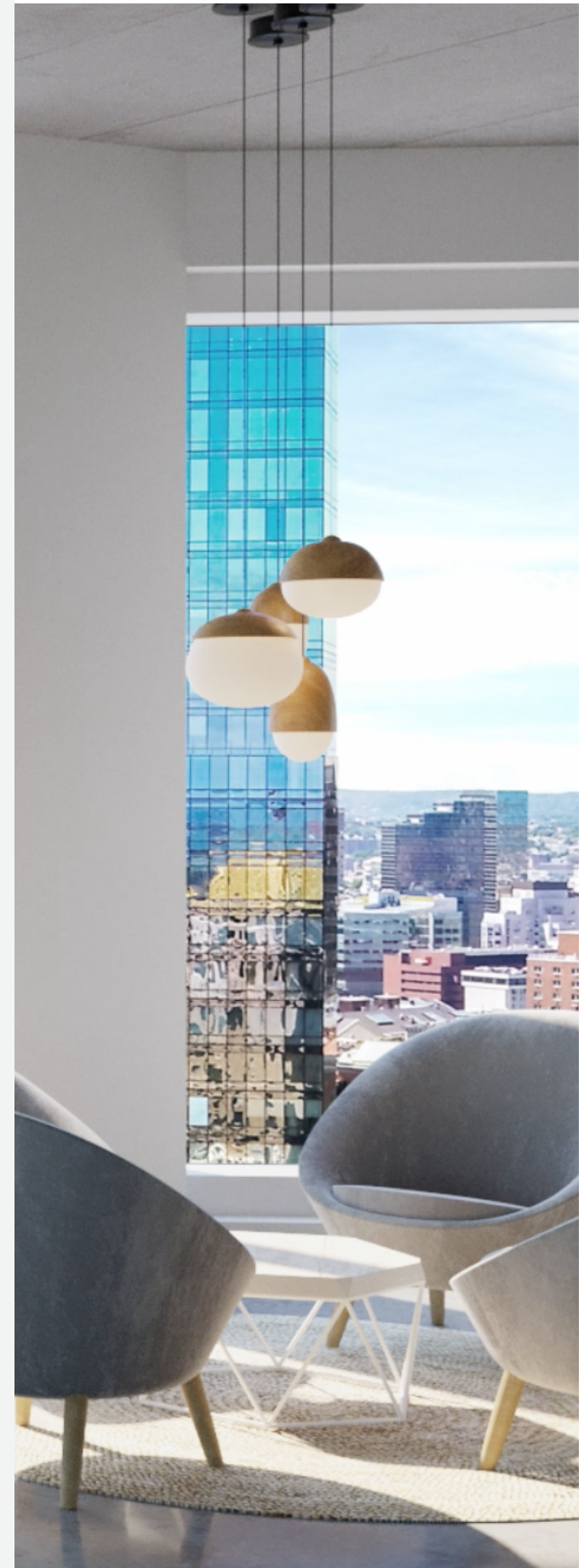
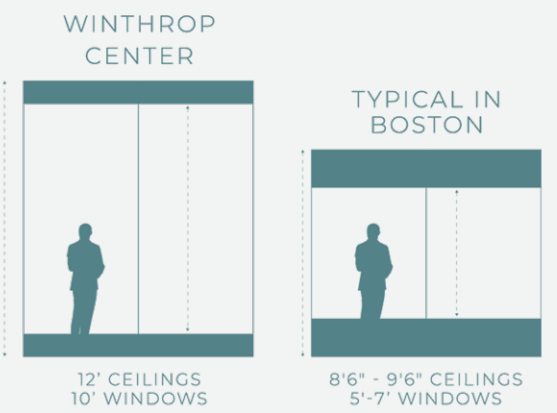


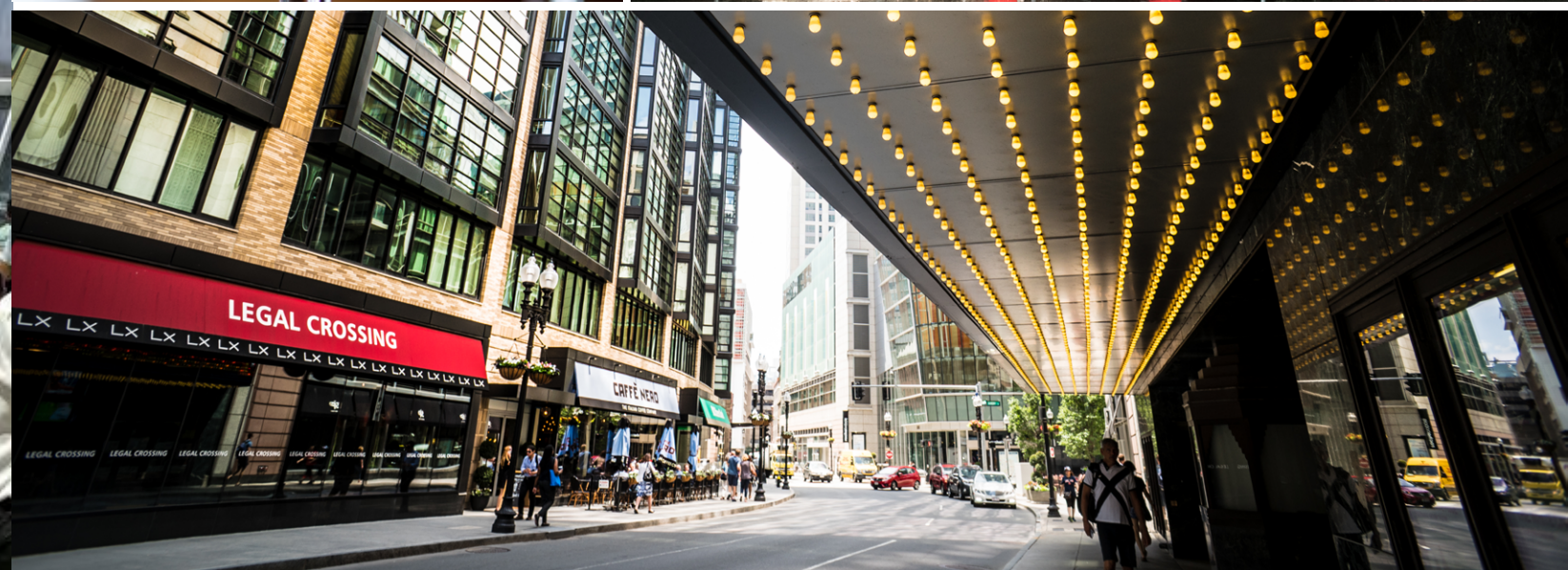
WINDOWS AND LIGHT

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 will create a 240' by 50' throughway from Federal to Devonshire Streets
- Private outdoor terrace on every floor overlooking Winthrop Square Park with soaring 25' double height nearby, if tenant so desires

**Views looking west toward Cambridge and MIT*







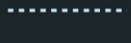
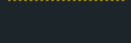
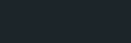
BEYOND LOCATION

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.



WINTHROP
CENTER

Boston-Logan-Hull-Hingham

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

Boston-Hingham

Harvard

North Station

Logan International Airport

Kendall / MIT

Downtown Crossing

South Station

Back Bay Station

BOSTON UNIVERSITY

UMASS BOSTON

NORTHEASTERN UNIVERSITY

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.



BEYOND LOCATION

MBTA Transit System Transit Shed Notes:

1. The MBTA Transit system transit shed was developed by generating a 5 minute walk time analysis for all MBTA transit stops within the I28 belt.
2. A 10-minute drive time analysis was used for all MBTA transit stops located outside of the I28 belt.
3. A total of 8,599 MBTA transit stops were analyzed.

TOTAL POPULATION		POPULATION WITH TRANSIT SHED		PERCENT OF POPULATION WITH ACCESS TO TRANSIT	
15 MINUTES	378,317	15 MINUTES	367,484	15 MINUTES	97.1%
0-30 MINUTES	1,752,739	0-30 MINUTES	1,580,491	0-30 MINUTES	90.2%
0-60 MINUTES	4,513,327	0-60 MINUTES	3,513,785	0-60 MINUTES	77.9%
0-75 MINUTES	6,340,741	0-75 MINUTES	4,074,361	0-75 MINUTES	64.3%

BEYOND FLEXIBILITY

DYNAMIC CONNECTIONS FINANCIAL / INSURANCE

ELKUS MANFREDI ARCHITECTS

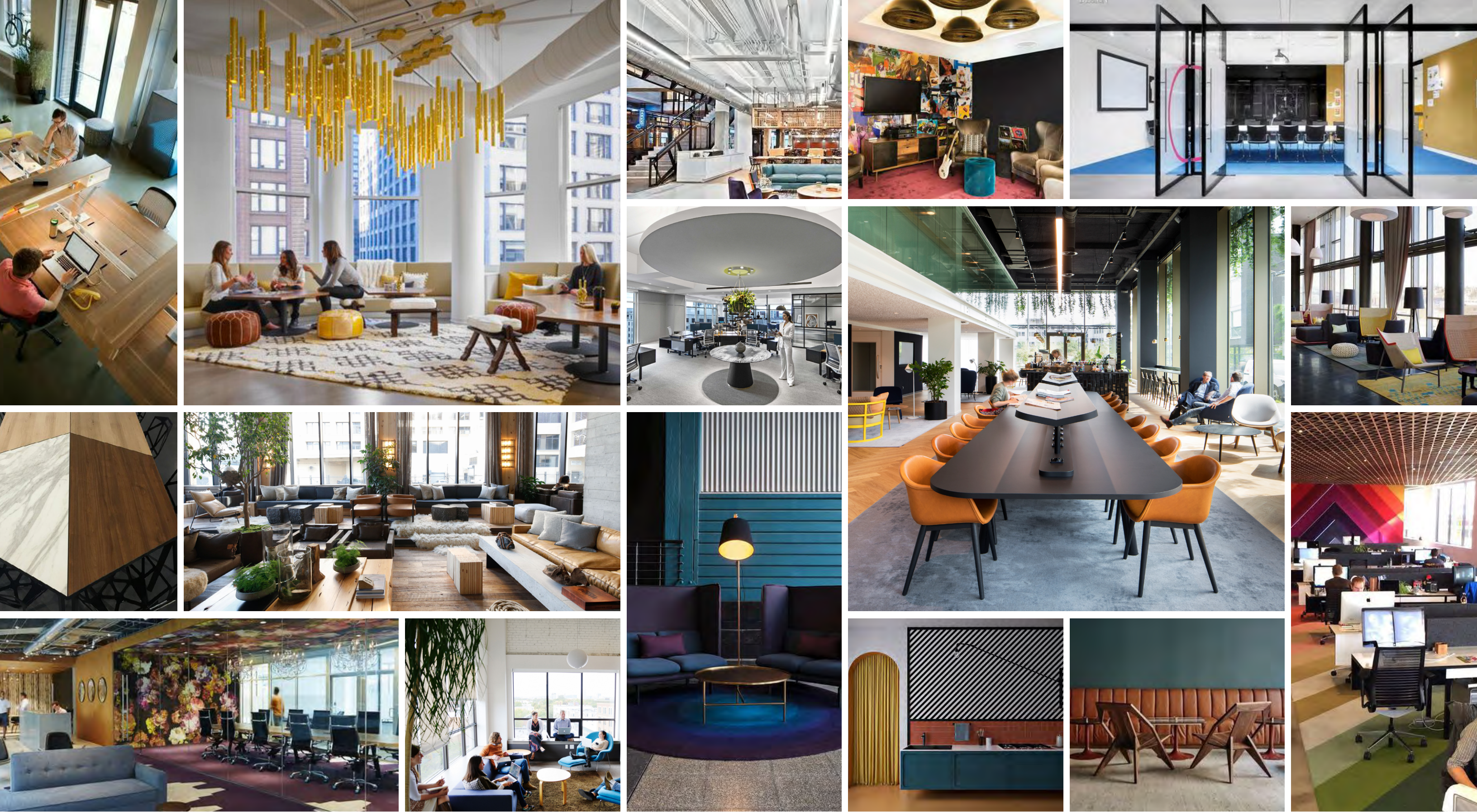
PLAN METRICS

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%





SHERRY NIAZMAND
 VISNICK & CAULFIELD

“The wide-open space you get with the floorplate shape means you can create a real wow effect.”

BEYOND FLEXIBILITY

MODERN LAW LEGAL

ELKUS MANFREDI ARCHITECTS

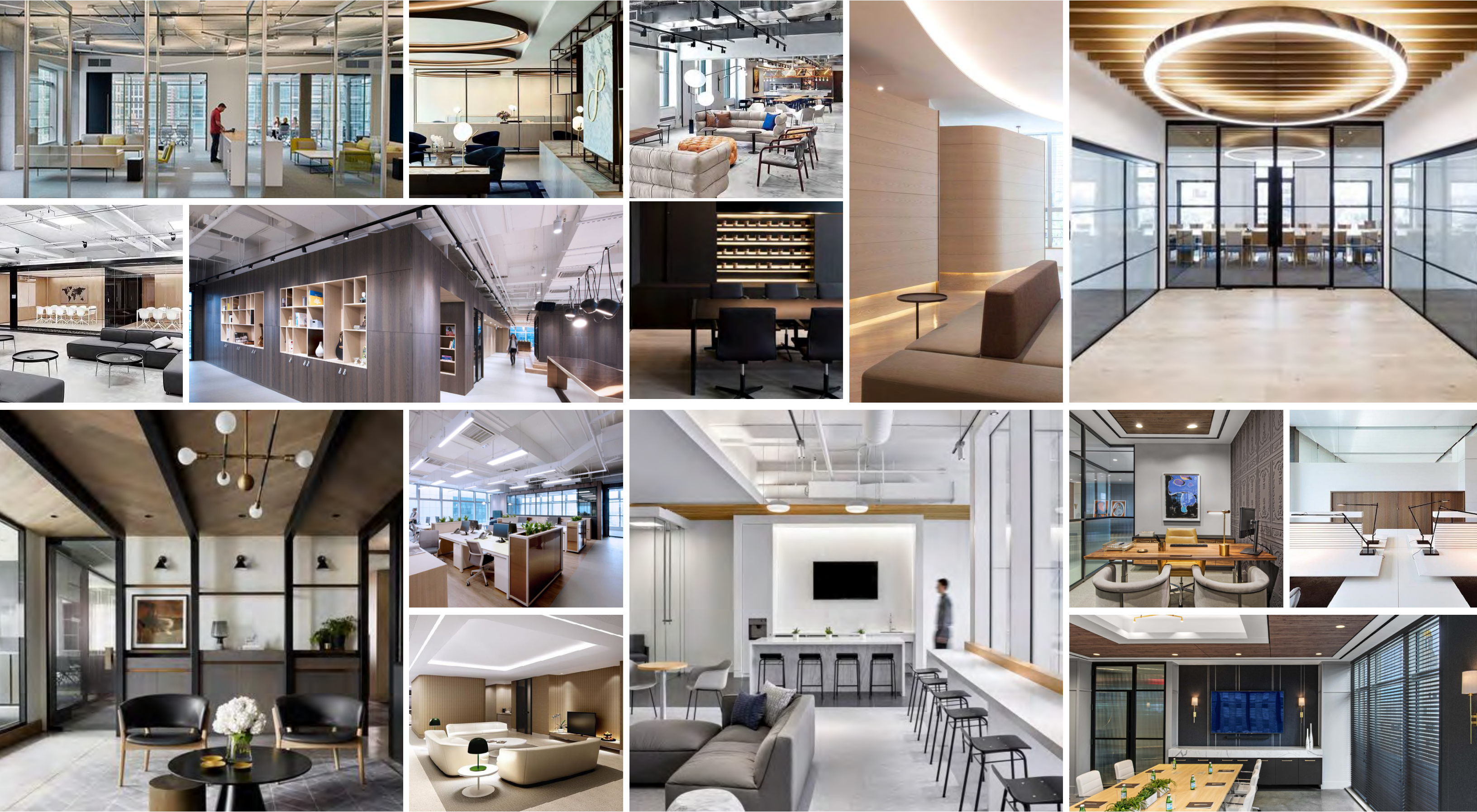
PLAN METRICS

LARGE ATTORNEY OFFICES	5
ATTORNEY OFFICES	35
ADMINISTRATIVE ASSISTANTS	10
ADMINISTRATIVE / SUPPORT OFFICES	8
JUNIOR STAFF & ADMINISTRATIVE BENCH SEATS	38
TOTAL SEATS	96
SF/SEAT	402 RSF
CLOSED COLLABORATION SPACES / SEATS	10/260
OPEN COLLABORATION SPACES / SEATS	8/109
TOTAL COLLABORATION SPACES / SEATS	18/369
SEAT: COLLABORATION SEAT RATIO	1:3.84

PLAN ATTRIBUTES

- ATTORNEYS ON PERIMETER
- EAST TO WEST VIEW OPPORTUNITIES
- IMMERSIVE VISITOR EXPERIENCE
- OPEN STAIR IN MULTI-STORY SPACE
- ATTORNEY / ADMIN RATIO 4:1
- EVEN DISTRIBUTION OF ADMINISTRATIVE ASSISTANTS





ELIZABETH LOWREY
ELKUS MANFREDI ARCHITECTS

"The layout allows for workplace-centric 'neighborhoods' on a human scale that bring people together. These moments and connections are what spark creativity and innovation."

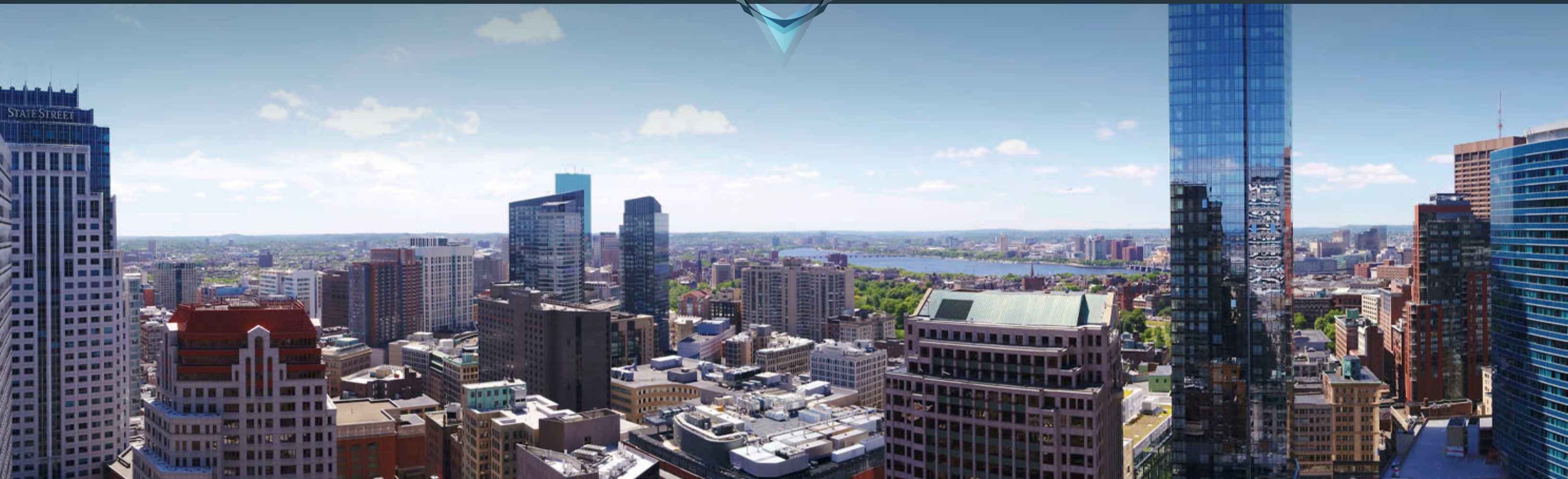


VIEWS

NORTH

EAST
WEST

SOUTH









MILLENNIUM TOWER BOSTON



BURNHAM BUILDING

MP BOSTON PAST DEVELOPMENTS

MP Boston, the developer of Winthrop Center, has successfully developed more than five million square feet of exceptional properties in Boston worth more than \$5 billion.



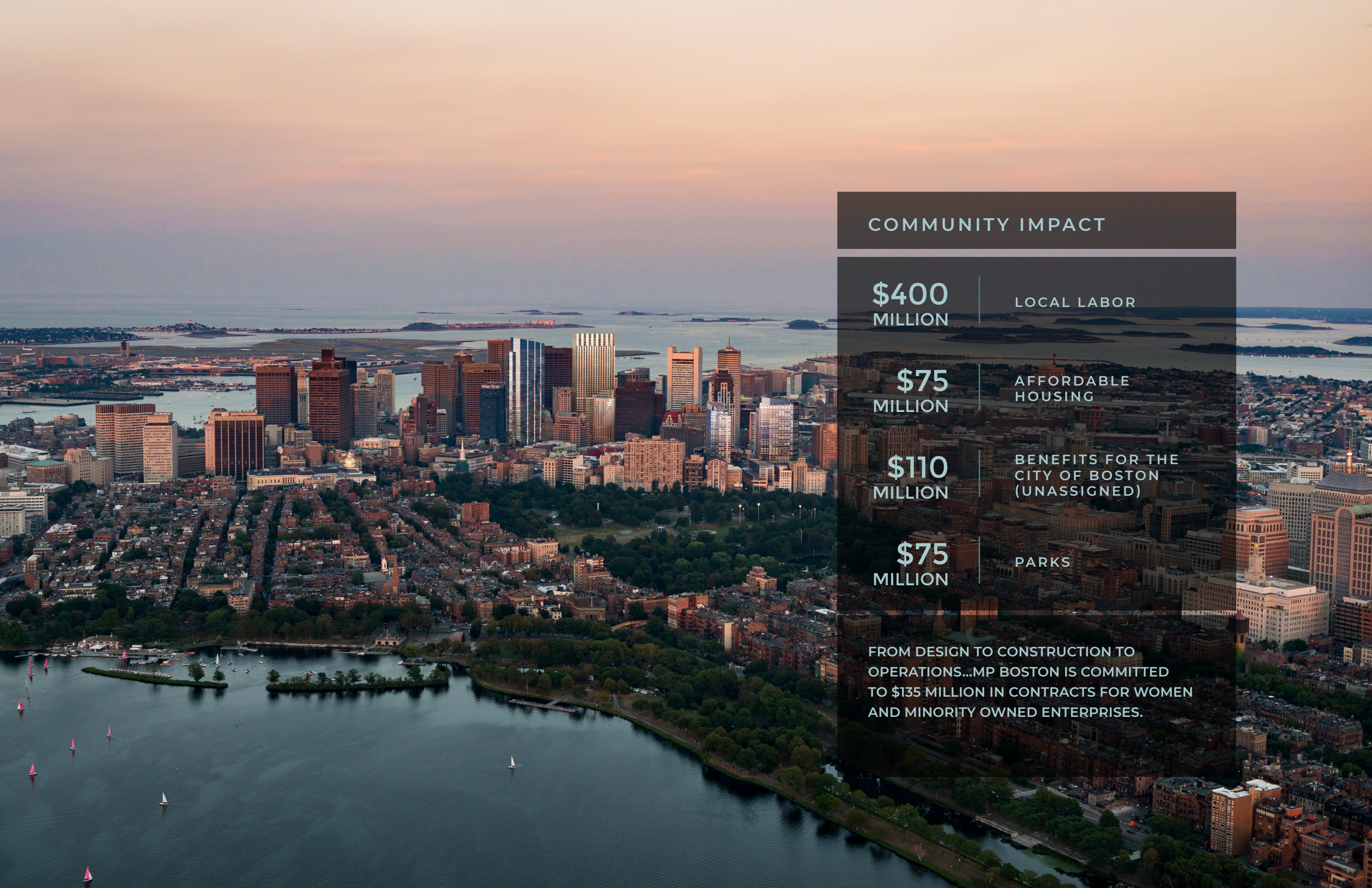
MILLENNIUM PLACE BOSTON



10 ST JAMES



RITZ CARLTON RESIDENCES



COMMUNITY IMPACT

\$400
MILLION

LOCAL LABOR

\$75
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.

PROJECT TIMELINE

SLURRY
FOUNDATIONS

PODIUM / OFFICE
STRUCTURE
(UP TO FLOOR 24)

PODIUM / OFFICE
FACADE
(UP TO FLOOR 24)

TOWER / RESIDENTIAL
STRUCTURE

TOWER / RESIDENTIAL
FACADE

INITIAL OFFICE
OCCUPANCY

SEPT 2018
SEPT 2019

OCT 2020
JUN 2021

JUN 2021
NOV 2021

JUN 2021
MAR 2022

NOV 2021
JUN 2022

JANUARY
2023



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W I N T H R O P
C E N T E R