

## McKinsey to consolidate two offices in Boston's new Winthrop tower

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McKinsey & Co. has signed a lease for office space in the soon-to-debut Winthrop Center tower in Boston's Financial District, opting to bring all of its local employees under one roof after long maintaining separate offices in Boston and Waltham.

The consulting powerhouse is taking two floors and half of a third, or about 95,000 square feet, in Millennium Partners' mixed-use mega-project. It plans to move into the space in late 2023. The 53-story tower, set to open early next year, will feature more than 300 luxury condos and over 800,000 square feet of office space.

The firm now has a 37,000-square-foot office in Boston Properties Inc.'s Atlantic Wharf building on Congress Street and a 50,000-square-foot location in Hobbs Brook Office Park at 404 Wyman St. in Waltham. That means that unlike some firms switching offices in Boston during the pandemic, McKinsey is increasing the size of its real estate, if only slightly.

As it stands, McKinsey's more generalist and management-focused consultants are clustered in Boston, while its high-tech personnel and more niche experts are grouped together in Waltham. The firm's local leadership considered maintaining the two-office strategy in different locales – one more buttoned-up, one more funky – but could not find the right fits, at least that were close to one another, said [Alex Dichter](#), the managing partner of the Boston office.

McKinsey wanted office space that was close to public transit, ultimately looking at spots near North and South stations, according to Dichter.

“What we liked about Winthrop Center is that it’s a blank canvas,” he said.

The building’s floor plan is broken into three regions, as Dichter described it, enabling the firm to set up “neighborhoods” with different looks and feels, with separate spaces for hands-on and individual work. The firm was also drawn to the building’s sustainability. Winthrop Center will be one of the largest Passive House buildings in the world. The Passive House standard prioritizes energy efficiency through insulation and other steps, significantly lowering a property’s carbon footprint: Millennium says Winthrop Center will use 65% less natural gas as a result.

“We have very firm commitments to carbon neutrality. ... We look for every opportunity to be more sustainable,” Dichter said, adding that the building “helps us deliver against our goals.”

McKinsey’s upcoming move marks another instance of a firm signing a big lease at a brand-new or recently renovated building, part of the “flight to quality” that real estate brokers are seeing now that hybrid work is so popular and employers want to draw in people to their workplaces.

It is joining financial services firms Cambridge Associates and Income Research and Management as tenants at Winthrop Center. Together, the three firms are taking just under a third of the building’s office space.

McKinsey has more than 1,200 employees in the region, Dichter said, but even before the pandemic it did not size offices to fit every employee every day, given how much time its consultants spend with clients. At this point, the firm’s occupancy levels are largely back to where they were pre-Covid, he said.

The firm has grown rapidly in Greater Boston recently. Over the past five years, its local headcount has increased by over 50% and its partnership has doubled in size. That's in large part a function of the growing tech and life sciences economy here, as well as the talent pool, according to Dichter. The new office gives it room to add hundreds more people, he said.