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Owner of Boston's tallest tower secures $856M in financing

Grant Welker

Winthrop Center includes roughly 800,000 square feet of office space and 317 condominiums.

Story Highlights

- Millennium Partners secured $856 million in financing for Winthrop Center.
- The downtown Boston tower leased most office space despite 25% vacancy.
- Winthrop Center's residential component includes 317 condos above its 35th floor.

The owner of Winthrop Center, downtown Boston's tallest tower, has secured $856 million in financing through three major lenders.

The new financing includes a $281 million clean-energy loan for the tower's residential component, which was announced earlier this month, and $575 million for its office space. Owner Millennium Partners opened the 691-foot tower in 2023 with both blue-chip office tenants and multimillion-dollar condos.

The real estate service firm JLL, which advised Millennium on the financing, announced the deal Wednesday. The tower was a $1.3 billion project.

Nuveen Green Capital provided the clean energy loan and Morgan Stanley and Barclays the office component.

The finances appear to signal the strength in the market for Winthrop Center, which has leased most of its office space despite opening in the throes of an exceptionally difficult market. Downtown Boston's vacancy rate as of the second quarter was roughly 25%.

"This financing is a key milestone that reflects the confidence that leading institutional partners continue to place in Winthrop Center," Christopher M. Jeffries, the Millennium founder, said in a statement.

Winthrop Center's office tenants include Cambridge Associates, Deloitte, McKinsey & Co., Income Research + Management, M&T Bank and Schneider Electric. The tower's office component is said by Millennium to be the world's largest so-called passive house office building, a measure of its light environmental footprint.

The tower's residential space includes 317 condos above its 35th floor. Sales so far have included six condos for $5 million or more each.

The residential component attracted a Commercial Property Assessed Clean Energy, or C-PACE, loan. It is a state program that allows for building energy efficiency upgrades.