

# Winthrop Center Reflects Changing Work-Life Equation

Steve Adams



Photo courtesy of MP Boston

Downtown Boston's most-watched development project is set to create a new neighborhood within a single building, as closings of the first condominiums begin in April at Winthrop Center.

Developer MP Boston's \$1.3 billion tower includes over 800,000 square feet of office space occupying the lower half of the 62-story tower, a departure from the typical luxury condo format.

The live-work combination is reflected in the generous assortment of two distinct amenity floors, including a 25,000-square-foot section of the 35th floor with a restaurant and lounge opening onto an outdoor terrace

with Charles River views.

"We've done a few of these, but never one at this height, which is pretty spectacular," said Rich Baumert, a partner at Millennium Partners.

MP Boston is marketing the 317 condominiums starting at \$1.5 million for one-bedroom units. The Millennium Collection, with custom interiors by designer Christopher Peacock, lists units starting at \$4.5 million and ranging up to \$15 million for a 4,659-square-foot unit.

Residents seeking a change of scenery from their homes on the 35th through 60th floors will have another option on the third floor. The 25,000-square-foot Collective amenity space also is geared to more than 3,000 potential employees of the office space and residents, offering fitness areas, a 75-foot-long swimming pool, private phone rooms and breakfast bar.

Acknowledging the demand for work-from-home arrangements, developers and Handel Architects included flex spaces suitable for a home office in 40 percent of the residential units. And the Collective includes rooms designated for meeting, event and co-working space.

"We had to give people a comfortable environment for them to work from home. The world has moved in that direction," Baumert said.

Closings are set to begin on April 3 on the 35th through 46th floors and continue through June 3, when the penthouse levels are scheduled for completion.

Despite competition from a pair of other notable new luxury towers, the Raffles Hotel and Residences in Back Bay and the St. Regis Residences in the Seaport, Baumert said the response to Winthrop Center "speaks volumes about the strength of this market and the strength of the overall Boston economy."