

## Winthrop Center, the new tallest tower in Downtown Crossing, opens to residents

Grant Welker ·



The Millennium Residences at Winthrop Center has opened with 317 units in downtown Boston.

Nearly seven years after developer MP Boston was chosen to redevelop a city-owned parking garage in downtown Boston, the neighborhood's tallest building is now open to residents.

The first residents of Winthrop Center have moved in, and nearly a quarter of the building's 317 residential units have been bought, including a \$14 million unit that's under contract.

Soon to follow will be the first office tenants in July, led by Cambridge Associates. A grand atrium called the Connector – because it'll span the building from Devonshire to Federal streets – and a rebuilt park across the street will be complete by the fall, and a restaurant by early next year.

It's all been a long time coming for MP Boston, an arm of Millennium Partners that won a public bidding process to develop the site in 2016. In fact, plans for developing the city-owned parking garage near Post Office Square date to Tom Menino's administration as mayor.

MP Boston made it through [a long city and state regulatory approval process](#) in order to even begin construction and then made late revisions that reduced the number of condos. The developer isn't new to the neighborhood.

It first built Millennium Place on Washington Street in Downtown Crossing in 2013 and then the Millennium Tower a few blocks away. That tower was downtown's tallest when it opened in 2016 but it'll be narrowly eclipsed by its new sibling, which at 691 feet high is the city's fourth tallest.

Winthrop Center follows the branding of those buildings, with its condominiums known as the Millennium Residences at Winthrop Center. The \$1.3 billion project includes offices on its lower floors and residences above, with some amenities shared between the two, including a gym, restaurant and 6,500 square feet of pet amenity space, including day care and training services.

For residents alone, a 25,000-square-foot amenities floor includes a swimming pool that's half the size of an Olympic pool, and a full-service restaurant and bar. Ample spaces for getting work done while leaving home but not the building were designed with influence from how much the Millennium Tower saw people working remotely even before the pandemic, said Richard Baumert, a principal with MP Boston.

Most condos range from \$1.5 million to \$3.975 million, while three floors of penthouses range from \$4.5 million to just under \$15 million.

Winthrop Center had a sales office on Franklin Street while construction was underway, but sales have picked up now that the building is open, Baumert said.

"Now we can show off the building," Baumert said on a building tower. "A lot of people like to see and touch."

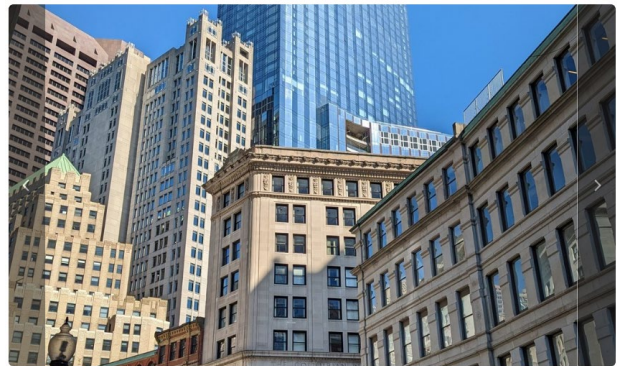
Among the first residents to move in is Bruce Ehrlich, who moved with his wife from their longtime home in Marblehead.

With two adult children each living within a mile of downtown, they were looking at properties including two in Back Bay: One Dalton, the residential tower that shares a building with a Four Seasons hotel, and the Raffles tower that'll open this year. Ultimately, they preferred a property without a hotel component and bought a unit on Winthrop Center's 52nd floor.

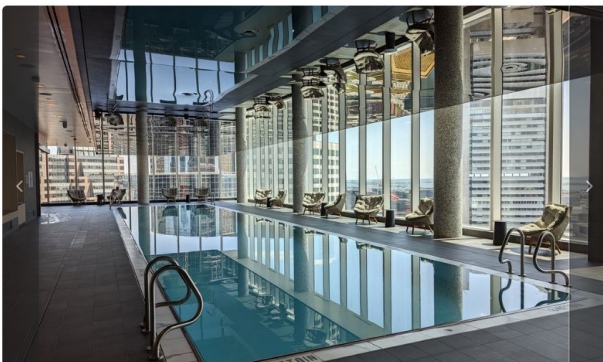
"Everything so far has been so much above what we expected," he said.



A view from the 62nd floor of Winthrop Center overlooking Back Bay and the Charles River.



Winthrop Center is downtown Boston's new tallest tower at 691 feet high, as seen here from Franklin Street.



The Millennium Residences at Winthrop Center includes a junior Olympic-size pool, half the length of a 50-meter Olympic-size pool.



Winthrop Center includes a third-floor restaurant called The Canopy and amenity space called The Collective that's shared by office occupants and residents.



The residents' lobby at The Millennium Residences at Winthrop Center is accessed by Devonshire Street, while a separate lobby below meets residents who park in the underground parking garage.



The Millennium Tower, built by the same developer as Winthrop Center in 2016, stands a few blocks west up Franklin Street.



The 35th-floor amenity space includes a full-service restaurant and bar, Winnie's — a take on the Winthrop Center name.



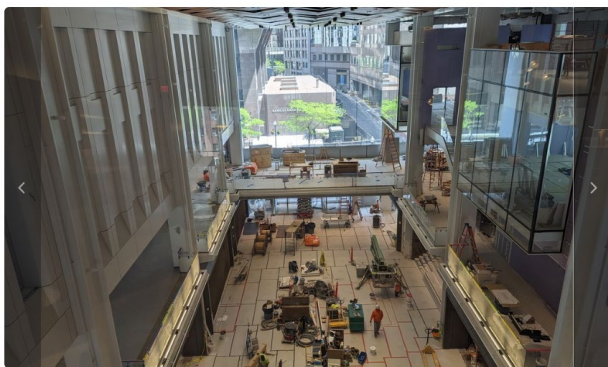
A 35th-floor common game room for residents.



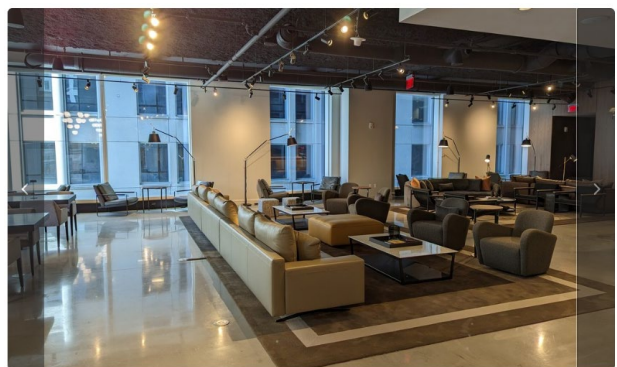
The amenity floor includes a meeting room that can be reserved by residents.



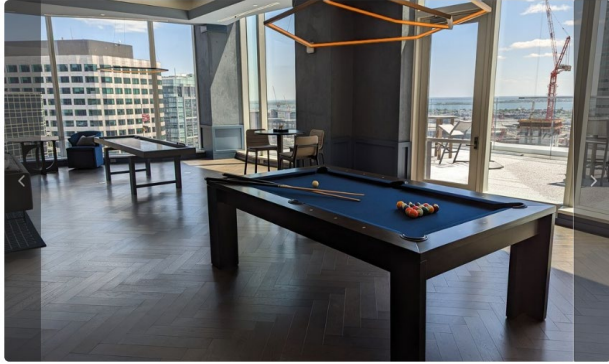
A shared amenity space for office tenants and residents on the third floor called The Collective has a sprawling space for conducting work. The building's 510,000 square feet of residential space is joined by 812,000 square feet of office space, with the first commercial tenant moving in in July.



Winthrop Center's grand atrium, called The Connector, will open this fall, bridging Devonshire and Federal streets.



The Collective includes a sprawling working space with shared access from residents and office tenants.



The amenity floor's game room includes outdoor deck space. Construction is taking place in the background on the South Station Tower.



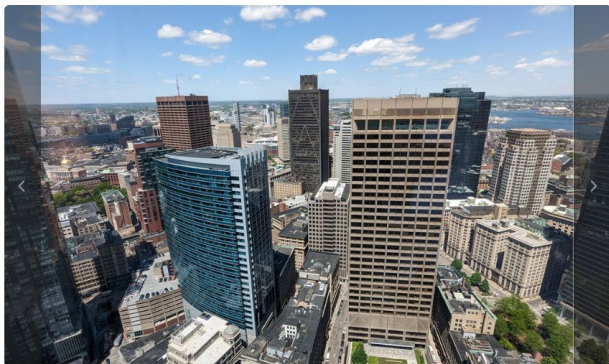
Three floors of penthouses range from \$4.5 million to just under \$15 million.



A 35th-floor common library with views facing south.



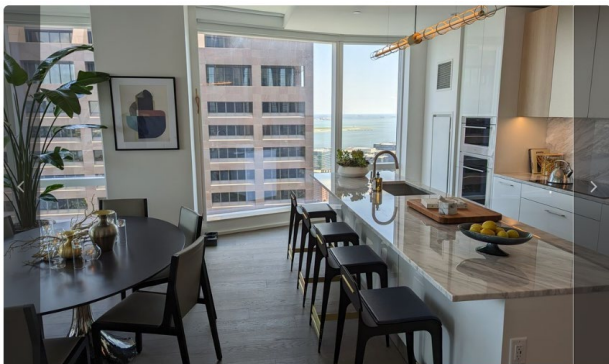
Indoor and outdoor lounge areas on Winthrop Center's 35th-floor amenity area.



A view north from a 50th-floor condo, with Post Office Square in the lower right.



A model unit at the Millennium Residences at Winthrop Center shows a home office. About a third of the building's units include rooms with flexible uses such as offices or gyms.



A 50th-floor model unit. Most condos range from \$1.5 million to \$3.975 million.



The Millennium Residences at Winthrop Center has condos spanning the 35th to 62nd floors.



Upper-floor units facing south in the Millennium Residences at Winthrop Center have views of the Seaport and Boston Harbor.



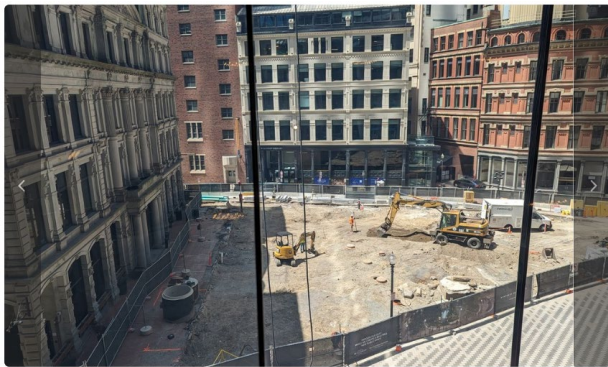
A kids' room in the residential amenity area.



Exercise equipment bears Winthrop Center's logo in leather.



A movie and television viewing room is one of a series of resident amenities.



Winthrop Park across Devonshire Street is being rebuilt with plans to open this fall.



A simulator for golf and other sports in a Winthrop Center amenity space.