

An architectural rendering of a modern building with a golden, curved facade. The building features a series of vertical golden panels that create a shimmering effect. The base of the building is a large, arched structure with a warm, orange-brown finish. In the foreground, there is a landscaped area with a curved, orange-brown wall and a green roof. The background shows a city skyline with various buildings, including a tall one with 'GAB' on top and a large stadium-like structure. The sky is a clear blue.

10 WORLD TRADE

World class

From the ground up

10 World Trade is Boston's newest Class A office and life science tower located in the heart of the vibrant Seaport neighborhood. With exceptional amenities, efficient floors, spectacular views and natural light, and the highest standards of sustainability – 10 World Trade is an opportunity for a world class experience in a next generation building.

Shape your future

in the heart of the Seaport



YOU HAVE ARRIVED

Boston's most vibrant location



MAKE YOUR MARK

Class A new construction



BUILT WELL

World-class on-site amenities
& sustainability including
penthouse fitness center



DEVELOPER CREDIBILITY

BGI, PGIM, Wheelock

10 World Trade will empower, connect, and inspire those who are shaping the future by leading the way in health, wellness, and environmentally sustainable, human-centered design.



Seaport

Boston

Seaport

You have arrived.

WITHIN 0.5 MILES



1+ MSF

New Dining, Retail
& Activiations



3+ MSF

New Residential



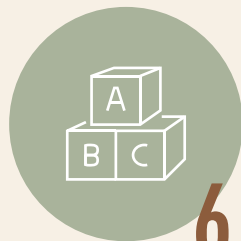
16+ ACRES

Outdoor Public Realm



3.2k+

Hotel Rooms



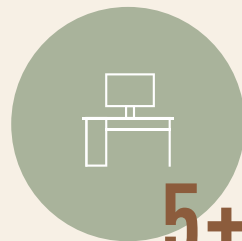
6

Child Care Centers



5+ MSF

Labs



5+ MSF

Offices

OTHER NOTABLE BRANDS INCLUDE:



Aēsop
LUCID



VINCE.

[solidcore]

alo



F-1 ARCADE



FLIGHT CLUB



CISCO BREWING



LOLITA



MR. H



EQUINOX

Seaport

You have arrived.



HARBORWALK/ICA



COMMONWEALTH PIER (UNDER CONSTRUCTION)

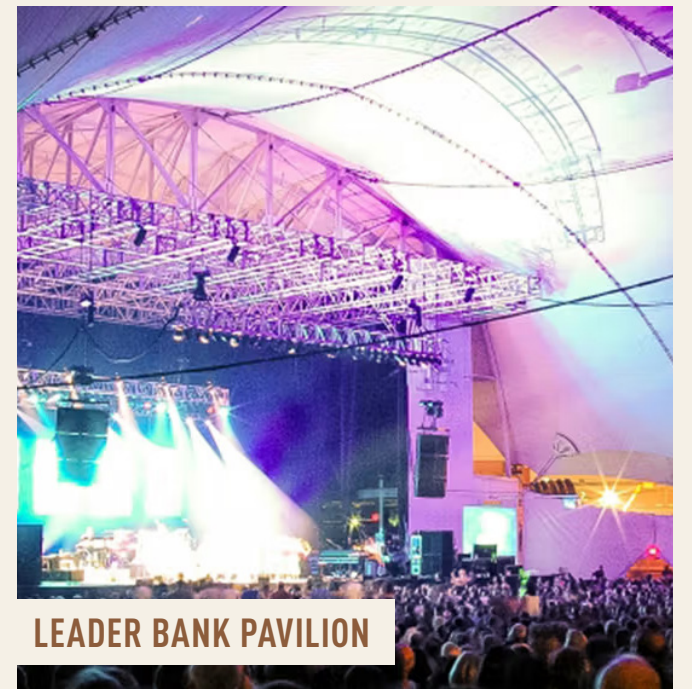


BRIGHT HORIZONS

DAYCARE



BOSTON CONVENTION + EXHIBITION CENTER



LEADER BANK PAVILION

Unparalleled Access



T SOUTH STATION
7 MINUTES ON
PUBLIC TRANSIT

HARBOR FERRY

10
WORLD
TRADE

T WTC STATION

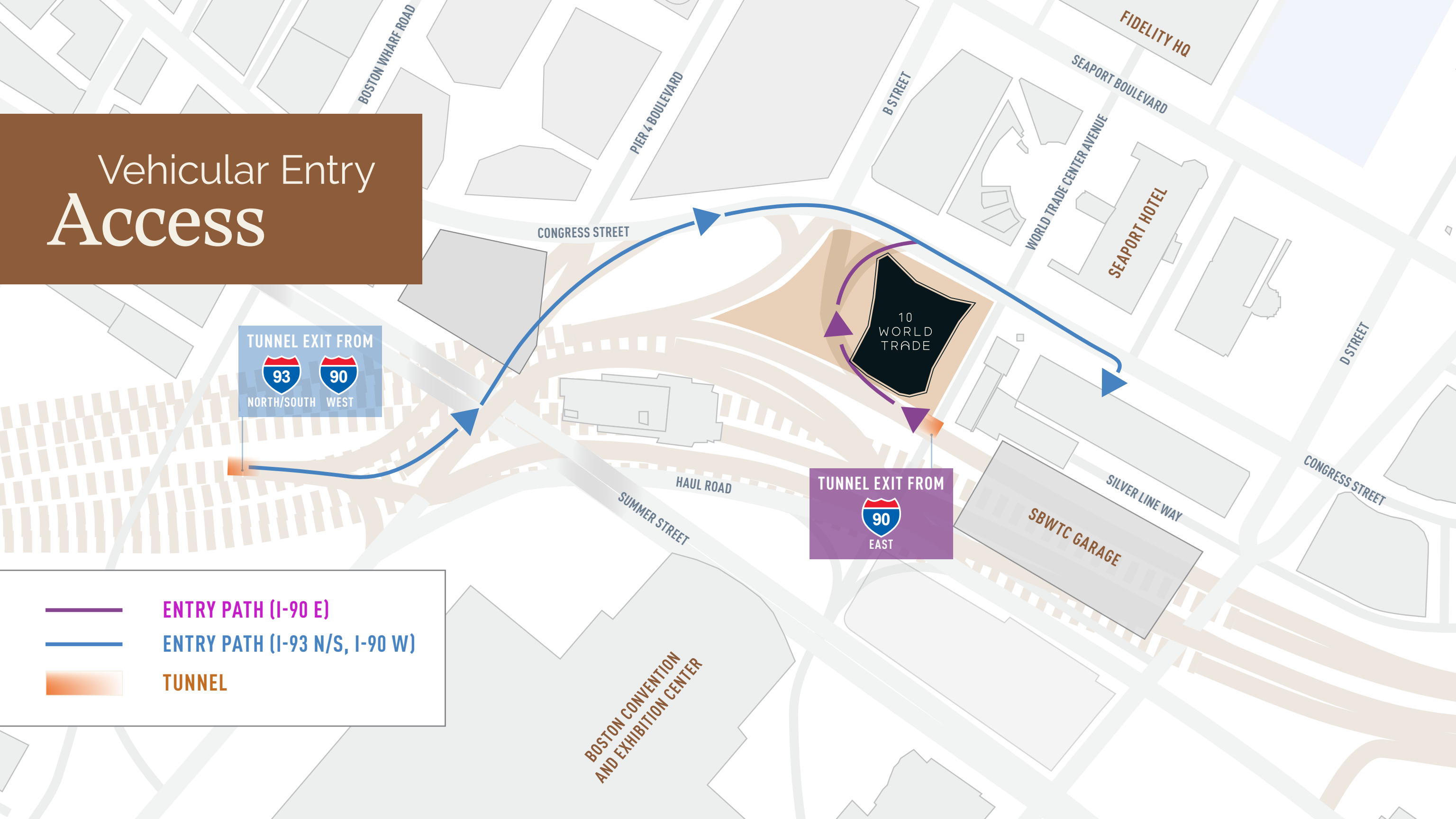
P SBWTC

TO 90W + 93N/S

**TO LOGAN
INT'L AIRPORT**

**TO 90E + LOGAN
INT'L AIRPORT**

Vehicular Entry Access



TUNNEL EXIT FROM



NORTH/SOUTH WEST

TUNNEL EXIT FROM



EAST

ENTRY PATH (I-90 E)

ENTRY PATH (I-93 N/S, I-90 W)

TUNNEL

Vehicular Exit Access

TUNNEL ENTRY TO



NORTH/SOUTH



WEST

EXIT PATH (SOUTH BOSTON)

EXIT PATH (I-90 E)

EXIT PATH (I-93 N/S, I-90 W)

TUNNEL

10
WORLD
TRADE

SILVER LINE WAY

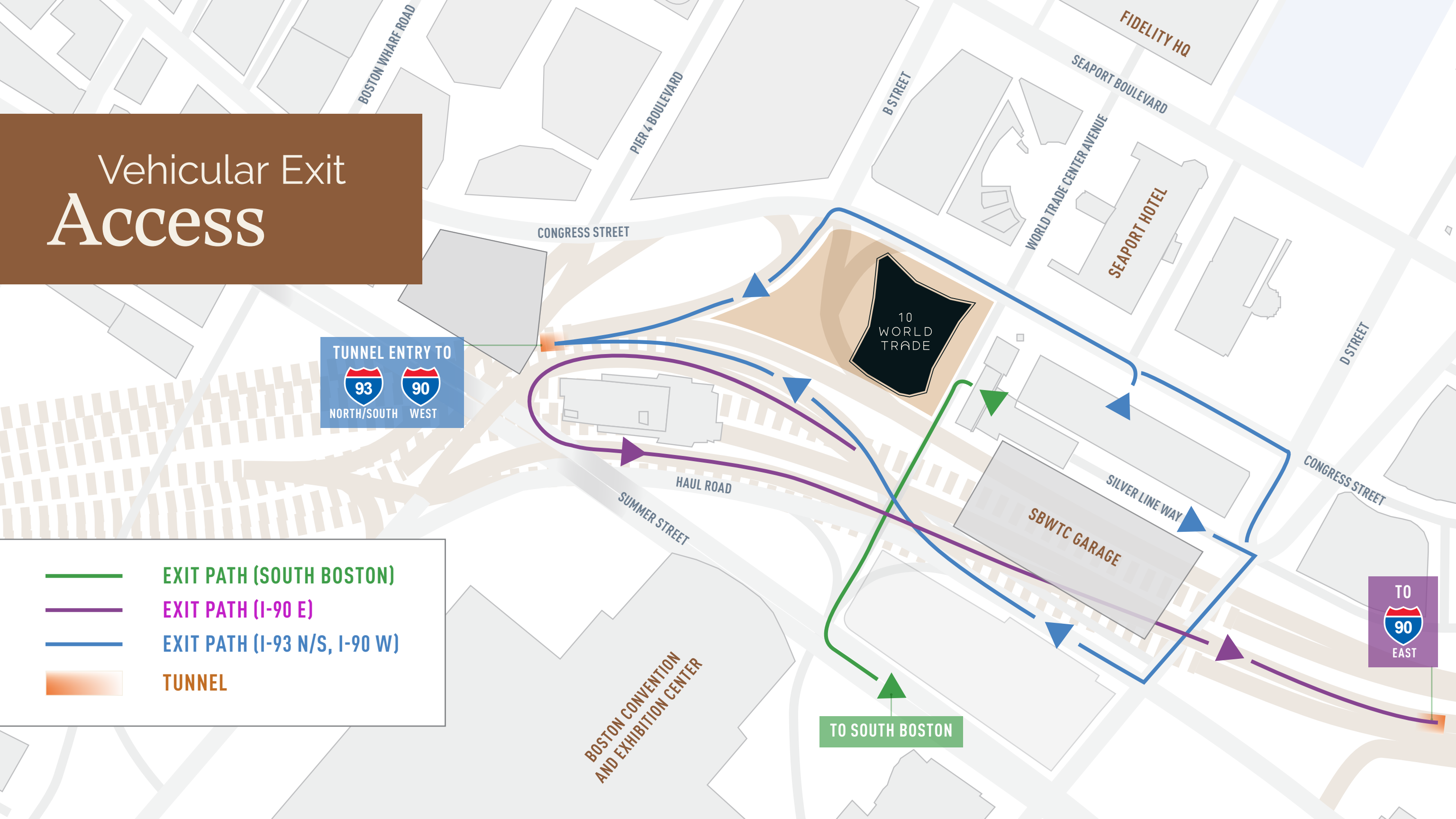
SBWTC GARAGE

TO SOUTH BOSTON

TO



EAST





Join the Ecosystem

A fully-amenitized 24/7 neighborhood, the Seaport is now home to hundreds of the world's most innovative and established companies.

10 World Trade sits in the heart of it all.

Real Estate
BIOMED REALTY
AEW
MASS MUTUAL

Legal
NUTTER
FOLEY
GOODWIN
FISH & RICHARDSON
BARNES THORNBURG
SEYFARTH SHAW

Biotech
FOUNDATION MEDICINE
ALEXION
EMD SERONO
VERTEX
ELI LILLY
ODYSSEY TX
CRISPR
MEDTRONIC

Consulting
BCG

Financial
JP MORGAN
FIDELITY
PWC
STATE STREET
SHORELIGHT EDUCATION

Tech
AMAZON
PTC
APTIV
GILLETTE
HAVAS
TOAST

Seaport Visibility



140 NORTHERN AVE | BCG



100 NORTHERN AVE | GOODWIN



15 NECCO | LILLY



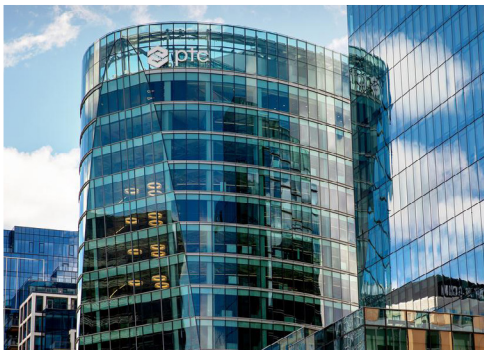
50 NORTHERN AVE | VERTEX



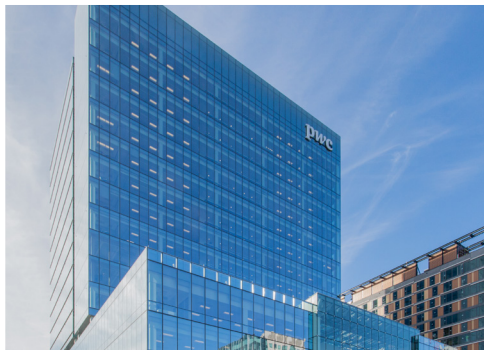
10 FAN PIER BLVD | MASSMUTUAL



400 SUMMER | FOUNDATION MEDICINE



121 SEAPORT | PTC



101 SEAPORT | PWC



Congress Street Arrival

CONGRESS STREET ENTRY

LANDSCAPED PEDESTRIAN BRIDGE

OUTDOOR PARK & ACTIVATION SPACE





CONGRESS STREET ENTRY

LANDSCAPED OUTDOOR PARK

Connecting World Trade Center Avenue
and Congress Street



LANDSCAPED OUTDOOR PARK



OUTDOOR COVERED ACTIVATION SPACE



The background is a solid brown color with a pattern of overlapping circles and diagonal lines. The circles are centered at various points, creating a sense of depth and movement. The diagonal lines are thin and light brown, running from the top-left to the bottom-right. The word "Opportunity" is written in a white, serif font, centered horizontally and slightly above the vertical center.

Opportunity

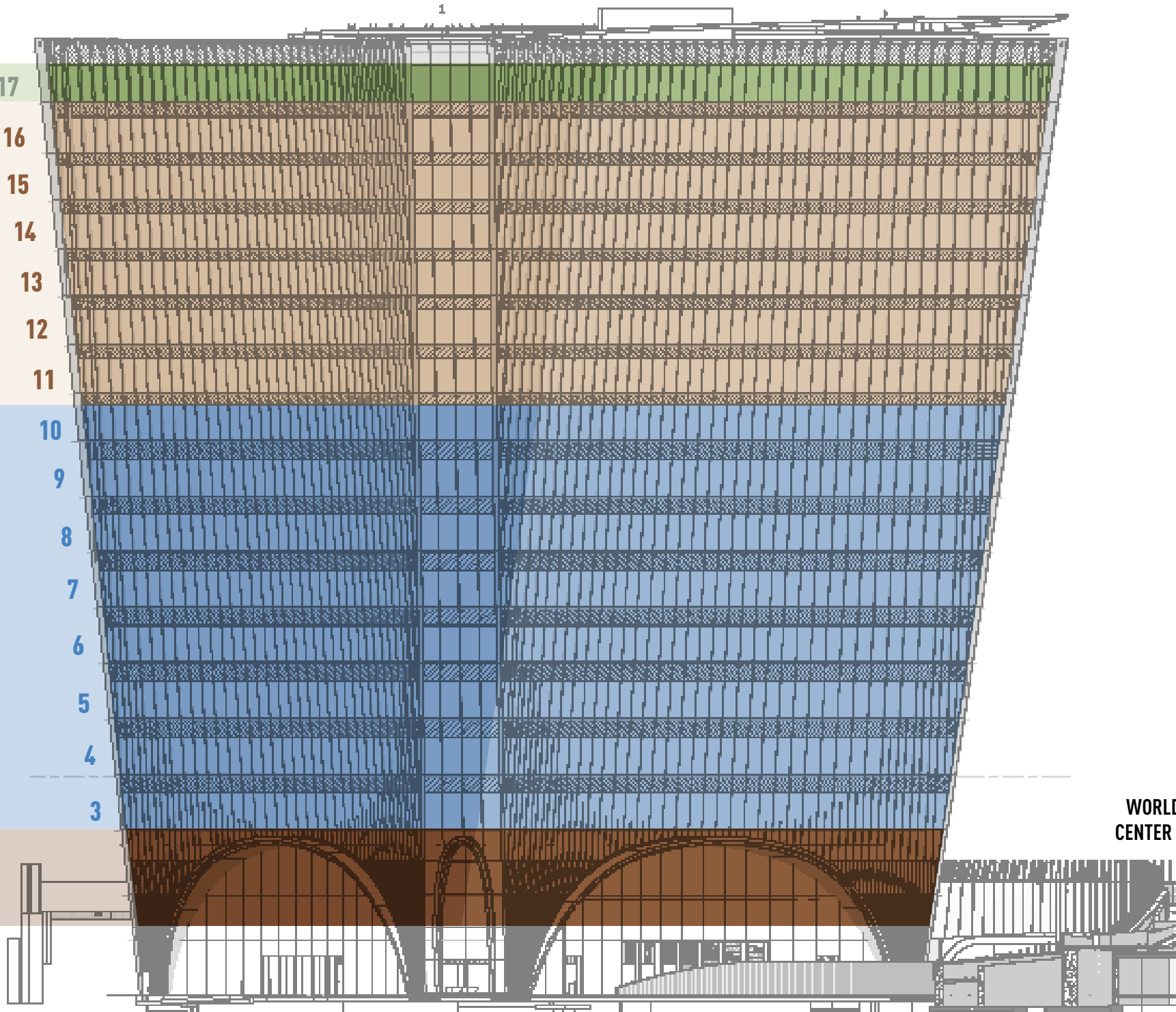
Building Overview

AMENITY FLOOR 17
Fitness Center &
Perimeter Indoor Track

OFFICE FLOORS 11-16
42,533 SF Average
255k SF Total Office

LAB FLOORS 3-10
38,209 SF Average
290k SF Total Lab

AMENITY FLOORS 1-3



Class A
New Construction

570,515 SF
Total Building SF

Efficient Floor Plates
15-20% More Efficient

— ONSITE AMENITIES —

 **25,000 SF**
Dining, Conferencing
& Event Space

 **2 ACRES**
Outdoor Space

 **15,000 SF**
Fitness Center

1st Floor Indoor/Outdoor Dining



WORLD TRADE CENTER AVENUE ENTRY

2nd Floor



WORLD TRADE CENTER AVENUE LOBBY

2nd Floor





KENNEY MELANCON
Mayor of Boston

APR 25, 2024 4:32 PM

07.25.2024

72°
BOSTON



CULTURAL MEZZANINE SPACE



150-SEAT INDOOR/OUTDOOR AUDITORIUM



150-SEAT INDOOR/OUTDOOR AUDITORIUM



PRE-FUNCTION AND BUSINESS LOUNGE

3rd Floor



SKY-LEVEL FITNESS CLUB

17th Floor



SKY-LEVEL FITNESS CLUB

17th Floor



Office Floor Plan

11th-16th Floors

CORE & SHELL PLAN

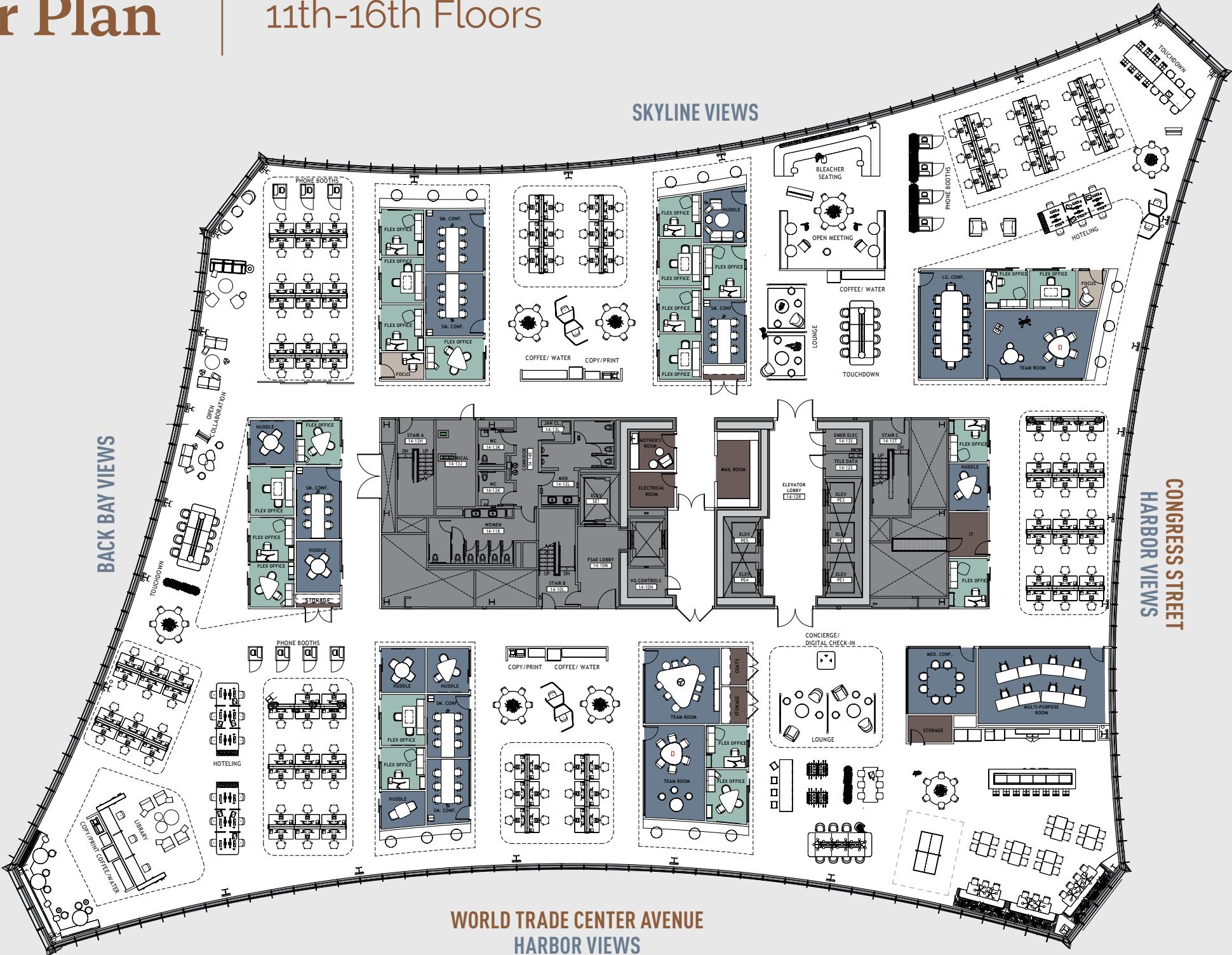
- ±43,000 SF
- Two Columns per floor
- 12'6" Floor-to-Floor Heights
- 360 views



Office Floor Plan

11th-16th Floors

TEST FIT PLAN



Lab Floor Plan

3rd-10th Floors

CORE & SHELL PLAN

±38,000 SF
Two Columns per floor
14'6" Floor-to-Floor Heights
360 views



Lab Floor Plan

3rd-10th Floors

TEST FIT PLAN

60% Lab 40% Office



- CONFERENCE
- OFFICE
- FOCUS
- SUPPORT
- LAB
- HOODS

42 Work Stations
8 Offices (10' x 12')
16 Hoteling/Alt. Workpoint
66 TOTAL WORKSTATIONS

136 LAB BENCH SEATS

17,685 SF Lab Space
7 Hoods Shown
11,571 Office Space
±38,000 TOTAL SF

Building Differentiators

- 2 ACRES OF OUTDOOR SPACE
- UNIQUE VIEWS
- EFFICIENT & SUSTAINABLE
- SEAPORT NEW CONSTRUCTION
- CENTRAL SEAPORT LOCATION
- 25K SF OF AMENITIES: HEALTHY, ACTIVATED, & CONVENIENT
- VIEWSMART WINDOWS
- TWO COLUMNS PER FLOOR
- PARKING





Sustainability

Smart and Sustainable Design, Inside and Out

From the eco-friendly redesign of World Trade Center Avenue to smart, energy-saving building features, 10 World Trade is unparalleled in its dedication to sustainability and wellness in a future-proof setting.



LEED
GOLD

THE Sustainable
SITES
Initiative®

SITES
GOLD



WELL
PLATINUM

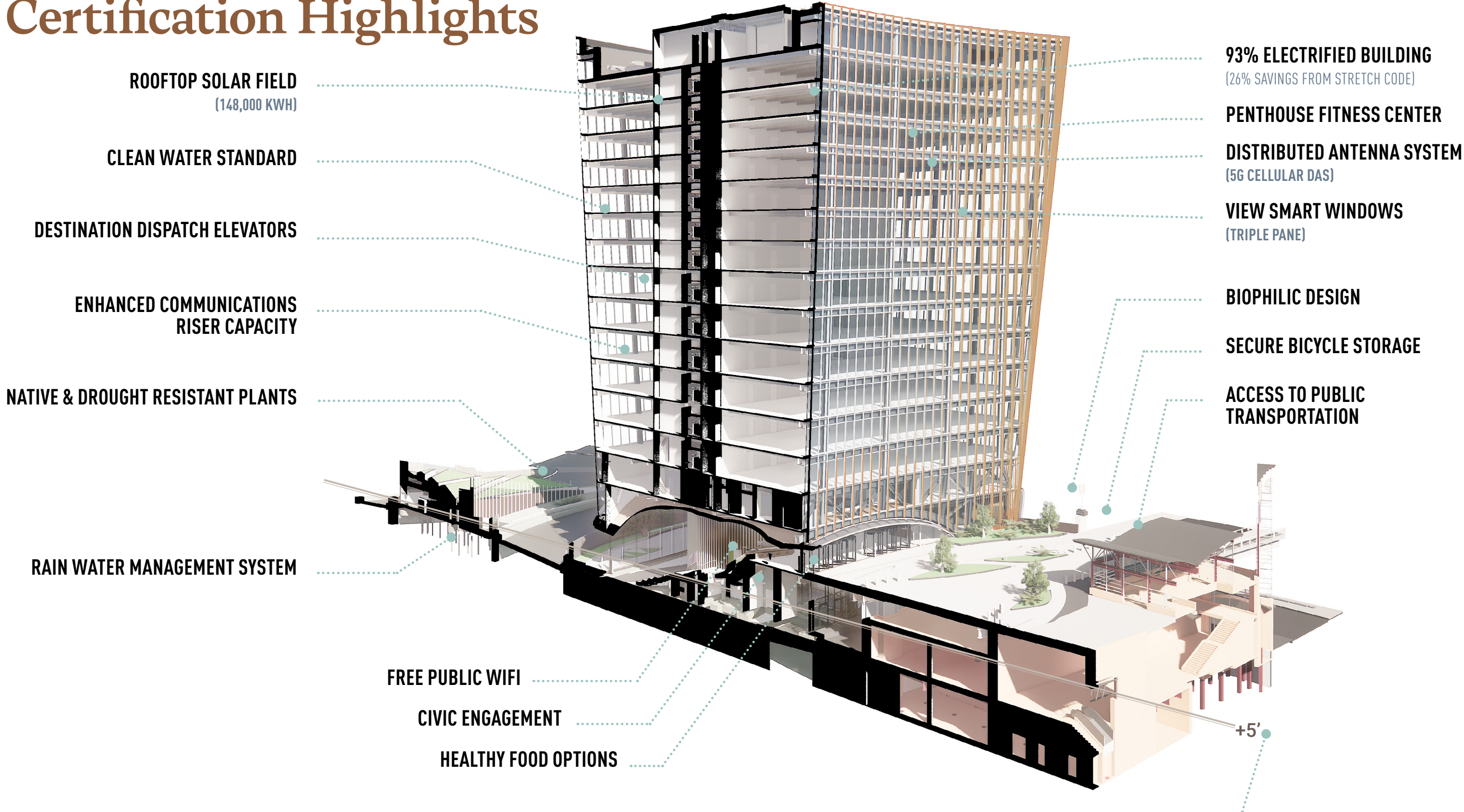


WiredScore
WIREDSCORE
PLATINUM



SMARTSCORE
PLATINUM

Certification Highlights



View Smart Windows



TRADITIONAL WINDOWS

Fight glare through the use of shades, which obstruct views and collect airborne particles without solving for thermal comfort or energy efficiency.

view SMART WINDOWS

Use predictive Artificial Intelligence to tint / untint automatically or by command, eliminating glare and reducing airborne particles while maximizing views and thermal comfort, and energy savings.



Sponsorship

World Class Sponsorship



Design & Construction

SASAKI

Thornton
Tomasetti



ARUP

SUFFOLK



Gensler

TSOI
KOBUS
DESIGN

T R I A



10 WORLD TRADE

www.10worldtrade.com | hello@10worldtrade.com



CBRE

KEVIN KENNEDY

Executive Vice President
+1 617 501 7375
kevin.kennedy@cbre.com

TIM HOWE

Senior Vice President
+1 617 933 0158
timothy.howe@cbre.com

SUZANNE BROWN

Vice President
+1 603 235 0782
suzanne.brown@cbre.com

TESS ST. LAWRENCE

Vice President
+1 617 439 7812
tess.stlawrence@cbre.com

GRACE INGRAM

Vice President
+1 805 705 7809
grace.ingram@cbre.com