

W 10
WORLD TRADE



An aerial photograph of a dense urban environment. In the center, a large building is under construction, featuring a curved glass facade and a flat roof with visible construction equipment. To its right is a tall, modern building with a grid-like facade of orange and white panels. The surrounding area is filled with various other buildings, including a large industrial-style building with a grey roof to the left and several high-rise office buildings to the right. The image is taken from a high angle, looking down on the city.

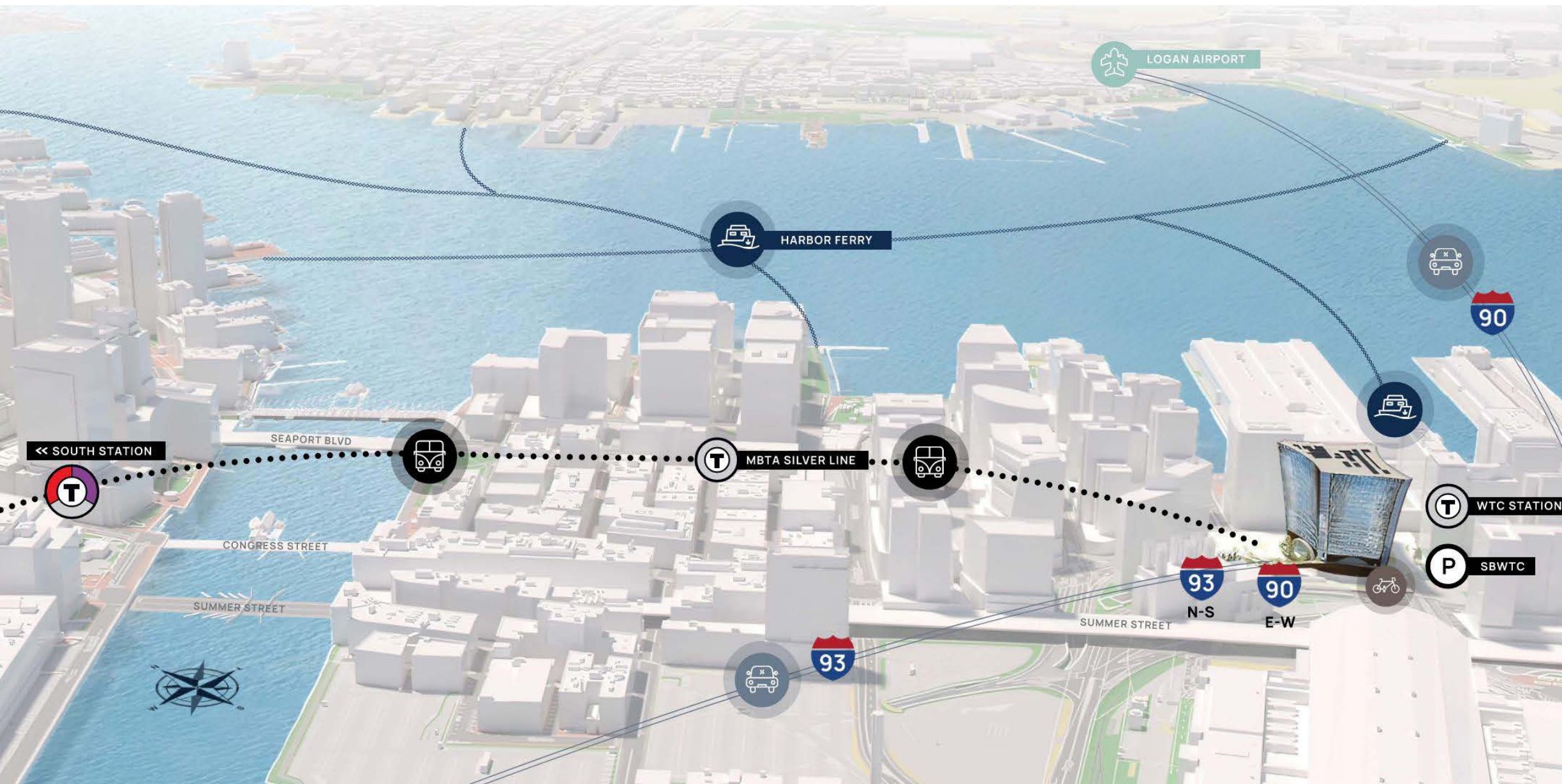
DELIVERING Q1 2025

17 STORIES

CLASS A NEW CONSTRUCTION

570,515 SF

TRANSPORTATION ACCESS



WALK SCORE: 83
TRANSIT SCORE: 83
BIKE SCORE: 80

(Statistics taken from Walkscore.com as of October 2022)



BY CAR

Direct access from Summer Street, I-90 and I-93. Parking for 275 spaces in the adjacent SBWTC parking garage.



PUBLIC TRANSIT

Immediate adjacency to the World Trade Center Silver Line Station, or less than a 10 minute walk to the South Station commuter hub.



WATER TAXI

One block away from the new water shuttle stop at Commonwealth Pier.



AIRPORT

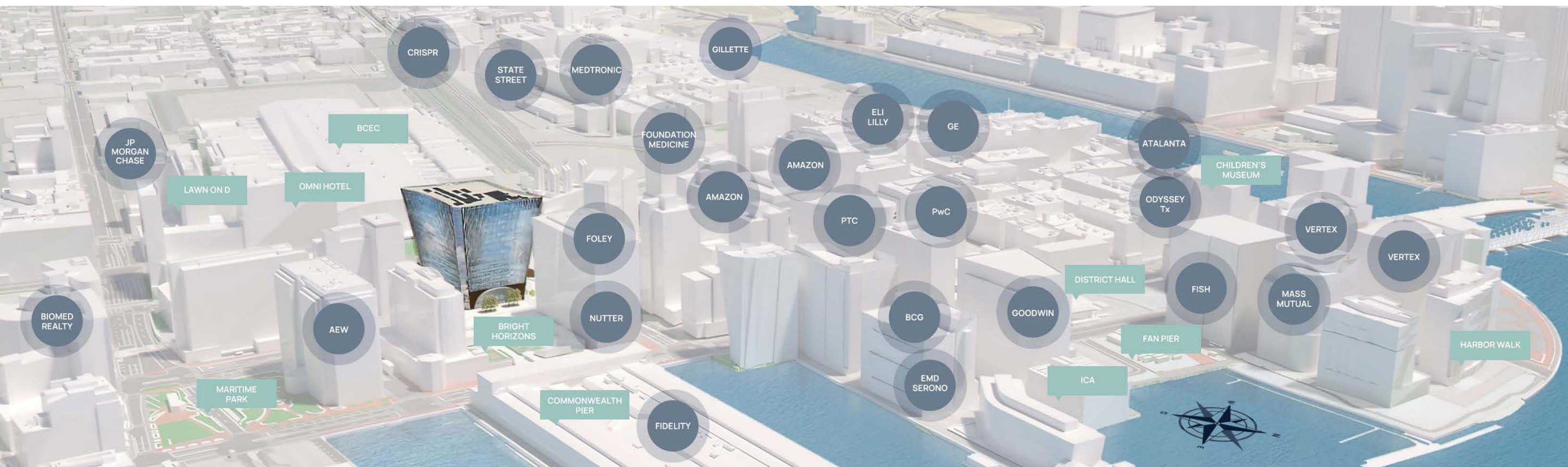
Just 3 miles from Boston's Logan International Airport.



BICYCLE

Onsite, secure storage for 136 bicycles.

SEAPORT INTERNATIONAL CORPORATIONS



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.**

Additional Life Science tenants not shown:

Aktis • Akuous • Dana-Farber • Ensoma • Entrada Tx
Ginkgo Bioworks • hC Bioscience • Puretech Health • Roivant
Shape Tx • Shell TechWorks • Silicon Labs • Smart Labs

Additional Office tenants not shown:

AutoDesk • Cabot Corp • Chewy.com • Elkus Manfredi • Gilbane
MassChallenge • Motional • MullenLowe • Red Hat • Rue La La
Sabre • Seyfarth Shaw • WeWork • Zipcar

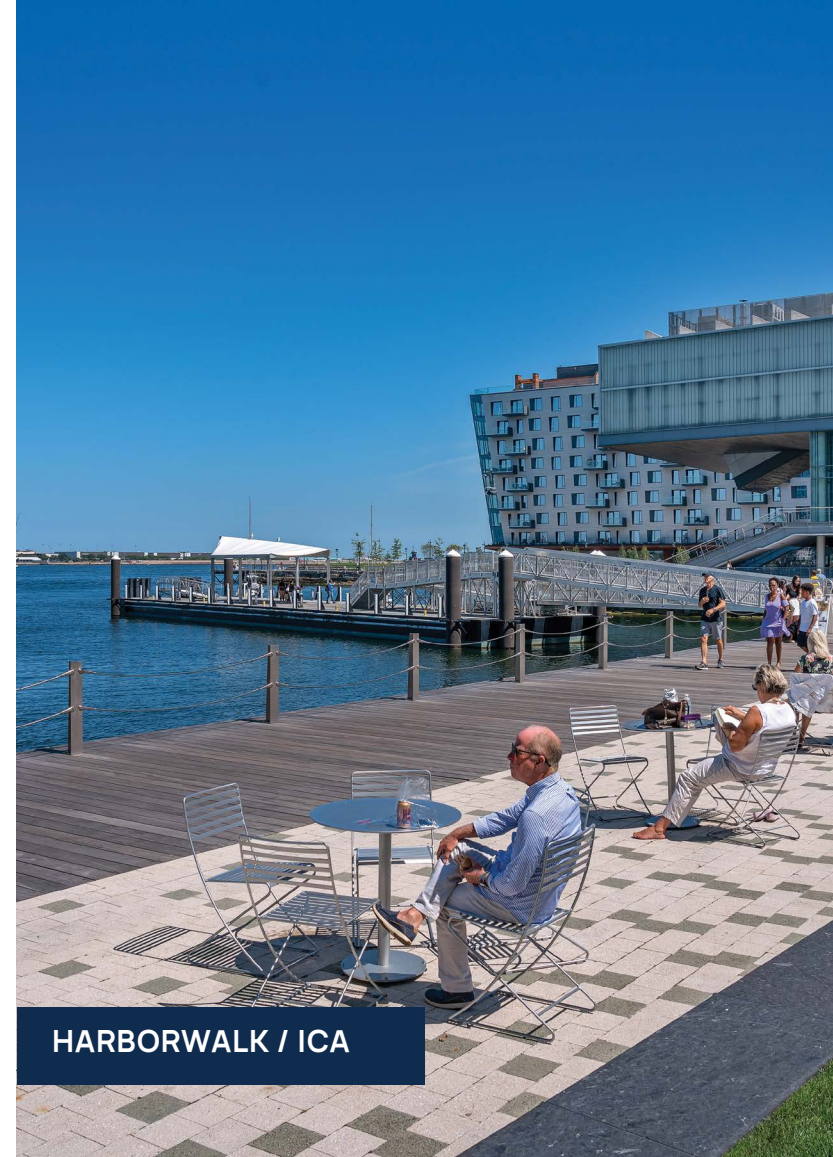
SEAPORT:
QUALITY OF LIFE
QUALITY OF WORK

WITHIN 0.5 MILES

1M+ SF	3M+ SF	16+ ACRES	3,200+	6
New Dining, Retail & Activations	New Residential	Outdoor Public Realm	Hotel Rooms	Child Care Centers



DISTRICT HALL



HARBORWALK / ICA



BOSTON CONVENTION & EXHIBITION CENTER



BRIGHT HORIZONS DAYCARE



COMMONWEALTH PIER (under construction)

CONGRESS STREET ARRIVAL

CONGRESS STREET
ENTRY & DINING

LANDSCAPED
PEDESTRIAN BRIDGE

STRUCTURED PARK
& ACTIVATION SPACE



OUTDOOR CONNECTION BETWEEN CONGRESS ST / WTC AVE.



LOWER LEVEL ACTIVATION SPACE



CONGRESS STREET ENTRANCE



LEVEL 01 INDOOR/OUTDOOR DINING



35°
BOSTON
SUNNY DAY

ESPRESSO 2.4
AMERICANO 2.2
LATTE 2.2
CAPPUCCINO 2.2
MILK 2.2
MILK 2.2
MILK 2.2
MILK 2.2
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MILK 2.2

KENNEY MELKOR
BOSTON MARKET

18.11.2024

CULTURAL MEZZANINE SPACE



WORLD TRADE CENTER AVENUE ENTRANCE



WORLD TRADE CENTER AVENUE LOBBY



150-SEAT AUDITORIUM



150-SEAT AUDITORIUM



LEVEL 03 LOUNGE



PENTHOUSE FITNESS CENTER



PENTHOUSE FITNESS CENTER



SMART & 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



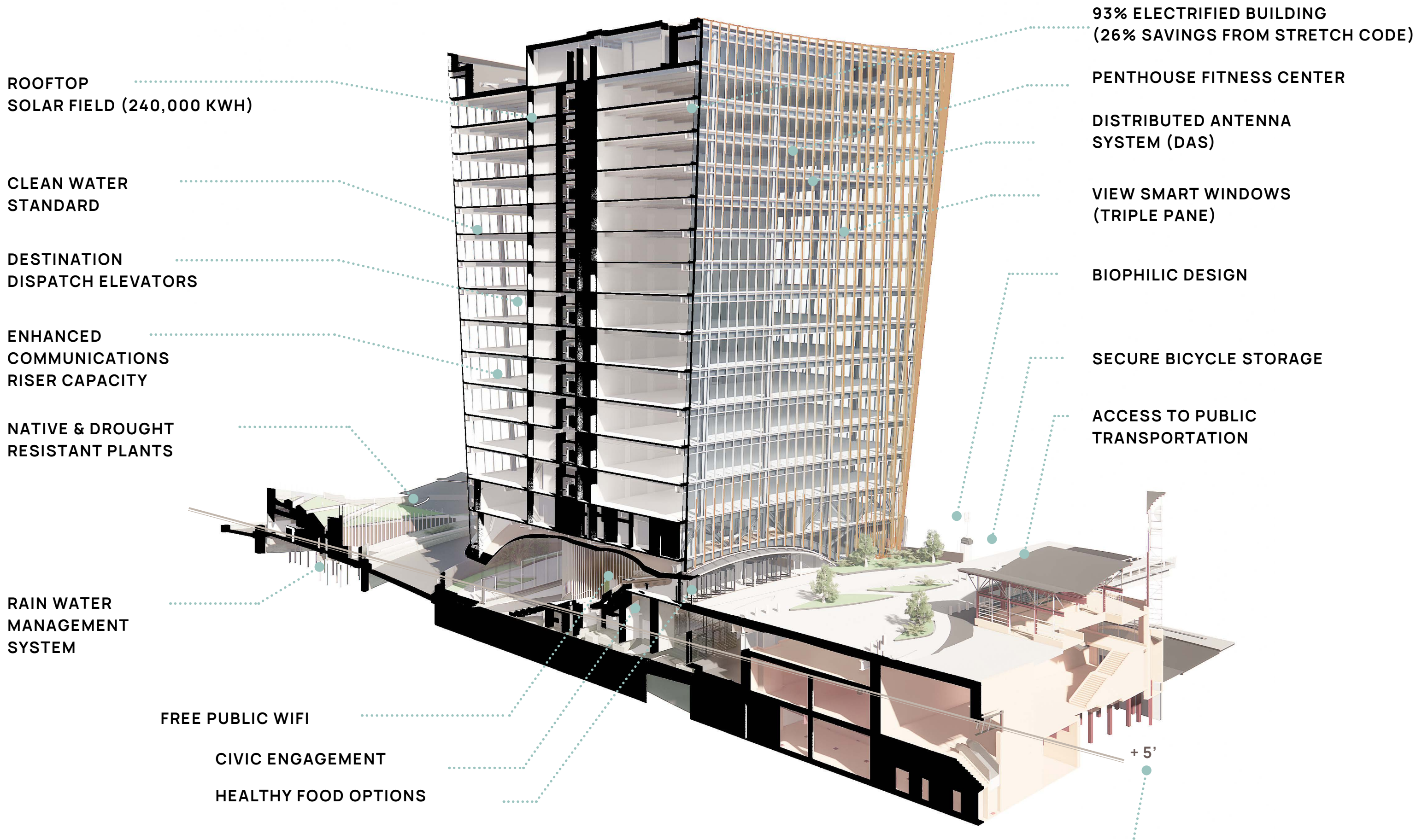
WiredScore

WIREDSCORE
PLATINUM



SMARTSCORE
PLATINUM

CERTIFICATION HIGHLIGHTS



view



Trusted by leading real estate owners

With 10 World Trade, we set out to deliver the best overall space in the market. View's mission and products help to create a truly responsive environment that is smarter, healthier, and more sustainable.

- Enhances access to daylight and views
- Eliminates heat / glare and blocks UV
- Improves Occupant Wellness & Productivity

CBRE

CALSTRS

ALEXANDRIA

OLX|FLO|RD

SCHNITZER WEST

TAVISTOCK GROUP

REGENERON

FedEx

Uber

KAISER PERMANENTE

SFO

amazon

The Durst Organization

BainCapital

RELATED

KILROY

RXR

TISHMAN SPEYER

O'HARE INTERNATIONAL AIRPORT

Deutsche Bank

NETFLIX

DFW DALLAS FORT WORTH INTERNATIONAL AIRPORT

Stanford HEALTH CARE

Google



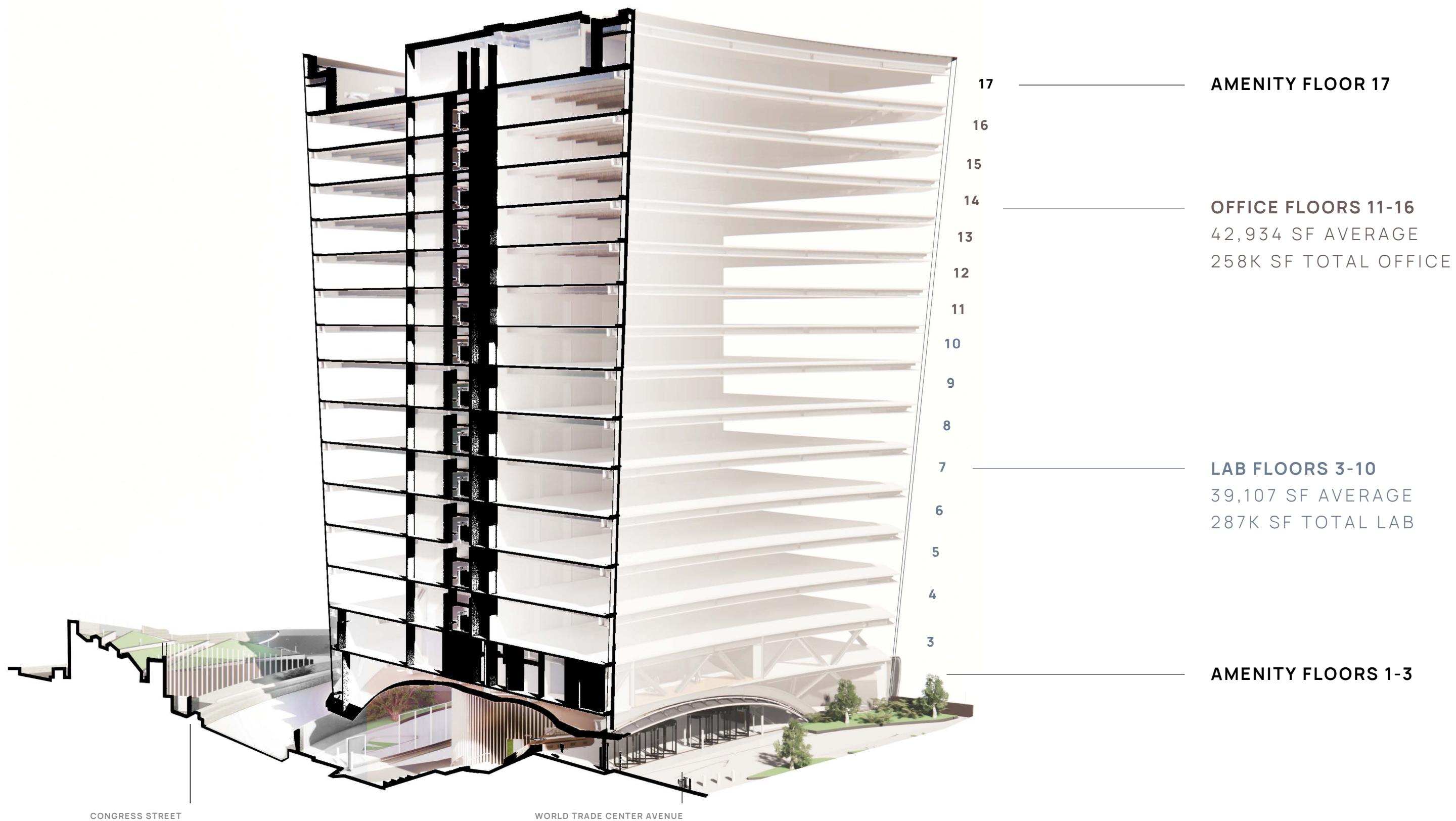
TRADITIONAL WINDOWS

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.





SPECIFICATIONS

GENERAL

- Total: 555,250 SF
- Office: 258,000 SF
- Life-Science: 287,000 SF
- Retail/Cultural: 10,250 SF
- 17 Stories/265 ft

LOADING DOCK

- 3 tailgate-height enclosed loading bays with dock levelers
- 1 trash compactor bay

ELEVATORS

- Destination Dispatch
- Five (5) dedicated to Levels 3 - 10
- Five (5) dedicated to Levels 11 - 16
- Two (2) 5,000 lb freight elevators
- One (1) 5,000 lb freight elevator between Basement and Level 1
- One (1) 24/7 public elevator between Levels 1 - 2

FLOOR TO FLOOR HEIGHTS

- 14'-6" Levels 3 - 9
- 12'-6" Levels 10 - 15
- 13'-2" Level 16

SUPERSTRUCTURE

- Structural Steel frame with poured concrete slabs
- 100lbs/SF live load for lab floors and 65lbs/SF (including partitions) for office floors
- Floor Vibration: 4,000 mips (Levels 3 - 10)
- Structural Bay Size: N/A (column-free floor plates)

LAB SUPPORT

- Dedicated Lab Storage space (Basement, Level 1, Level 3)
- Base building Group H room (Level 1)
- Shared laboratory waste pH neutralization system (Level 3)
- Variance obtained from Mass. Building Code Appeals Board allowing for the classification of WTC Avenue as "grade" with respect to Maximum Allowable Quantities (MAQs) of hazardous materials (may be exercised at tenant's option)

POWER

- 24 Watts/SF for lab floors
- 10 Watts/SF for office floors
- (2) 750 KW emergency generators for base building
- Space provided for tenant generators (ground level and mechanical penthouse)

HVAC

- Chilled beam system with subduct exhaust
- 1.75 cfm/SF for lab floors (10 ACH)
- 0.25 cfm/SF for office floors (1.7 ACH)
- MERV-15 final filters
- Dedicated lab exhaust shaft space provided in core with roof space allocated for tenant's specialty systems requiring dedicated exhaust

ADDITIONAL FEATURES

- 275 parking spaces within adjacent SBWTC (.5 spaces per 1,000 SF)
- 2 acres of new landscaped outdoor space
- Distributed Antenna System (DAS)
- View Smart Windows (triple pane curtainwall)
- 15,000 SF tenant fitness center
- 150-seat auditorium
- Ground Level food hall
- Onsite cultural tenant
- Seasonal programming activations



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