

An architectural rendering of a modern building with a distinctive golden, curved facade. The building features a series of vertical golden slats that create a shimmering, textured effect. The lower portion of the building is supported by a series of large, arched openings. In the foreground, there is a landscaped plaza with a curved wall made of vertical golden slats, similar to the building's facade. The plaza is populated with people and includes some greenery and trees. In the background, other modern buildings are visible, including one with a 'GAB' logo. The sky is a clear, light 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



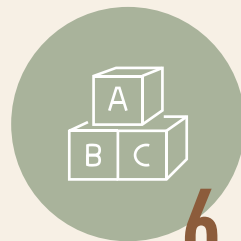
16+ ACRES

Outdoor Public Realm



3.2k+

Hotel Rooms



6

Child Care Centers

OTHER NOTABLE BRANDS INCLUDE:



Aēsop



[solidcore]

alo

LUCID

VINCE.



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

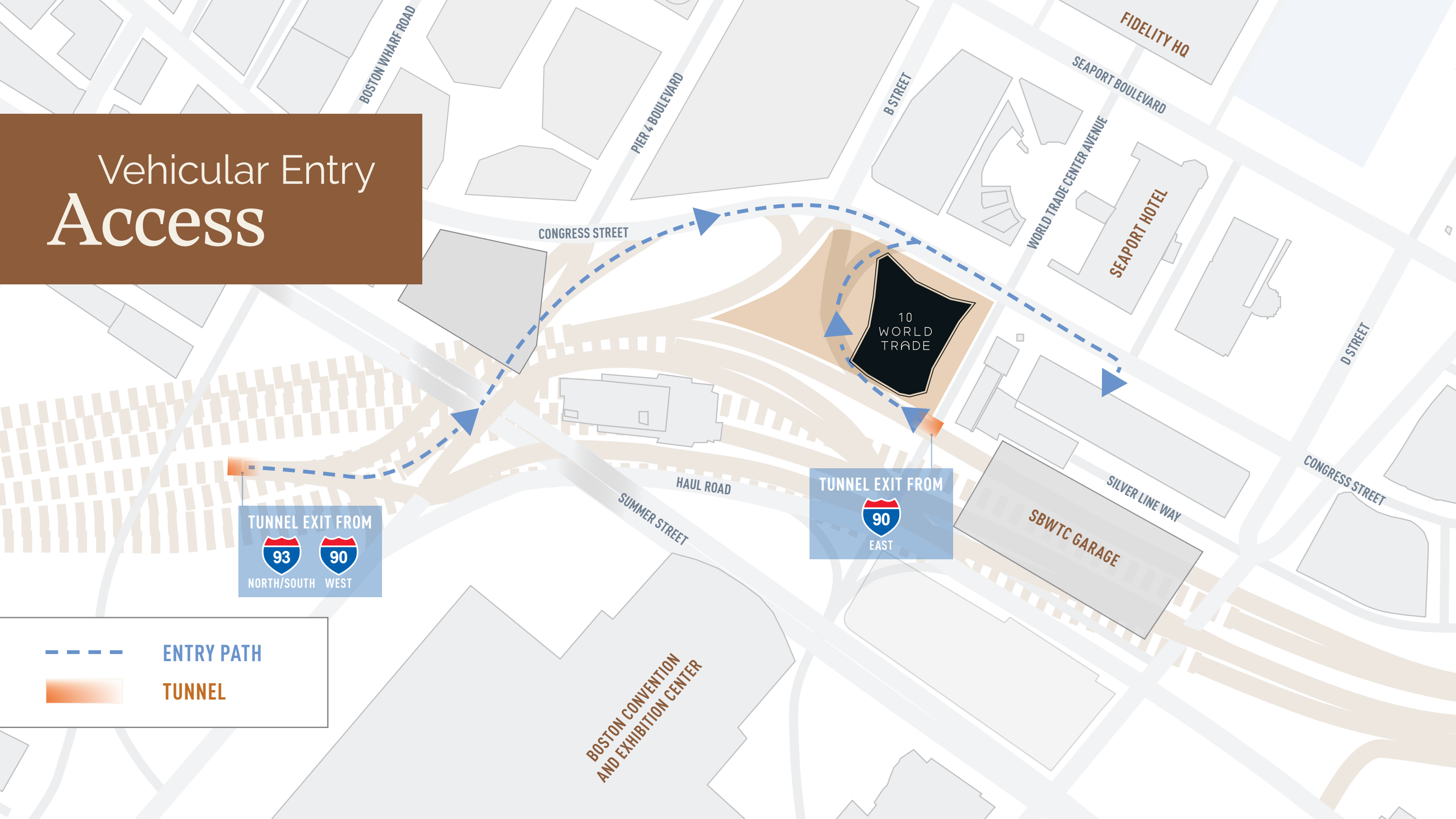
 TO 90W + 93N/S

TO LOGAN
INT'L AIRPORT **T**

TO 90E + LOGAN
INT'L AIRPORT 



Vehicular Entry Access



TUNNEL EXIT FROM
93 NORTH/SOUTH 90 WEST

TUNNEL EXIT FROM
90 EAST

--- ENTRY PATH
TUNNEL

Vehicular Exit Access

TUNNEL ENTRY TO
93 NORTH/SOUTH 90 WEST

--- EXIT PATH
TUNNEL

TO SOUTH BOSTON

TO
90 EAST





10
WORLD
TRADE

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



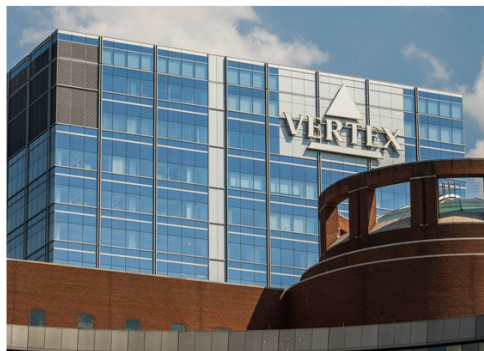
140 NORTHERN AVE | BCG



100 NORTHERN AVE | GOODWIN



15 NECCO | LILLY



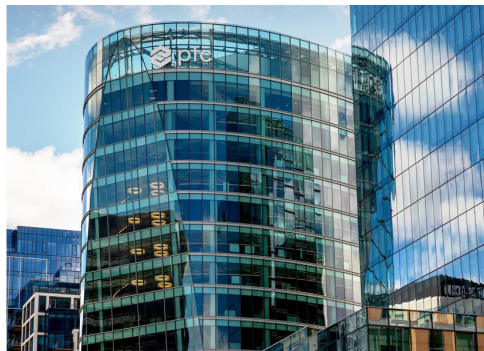
50 NORTHERN AVE | VERTEX



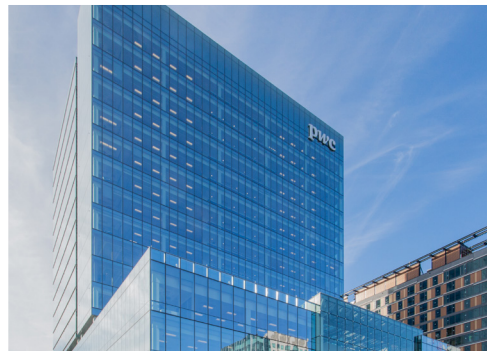
10 FAN PIER BLVD | MASSMUTUAL



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



Opportunity

Building Overview

AMENITY FLOOR 17

Fitness Center &
Perimeter Indoor Track

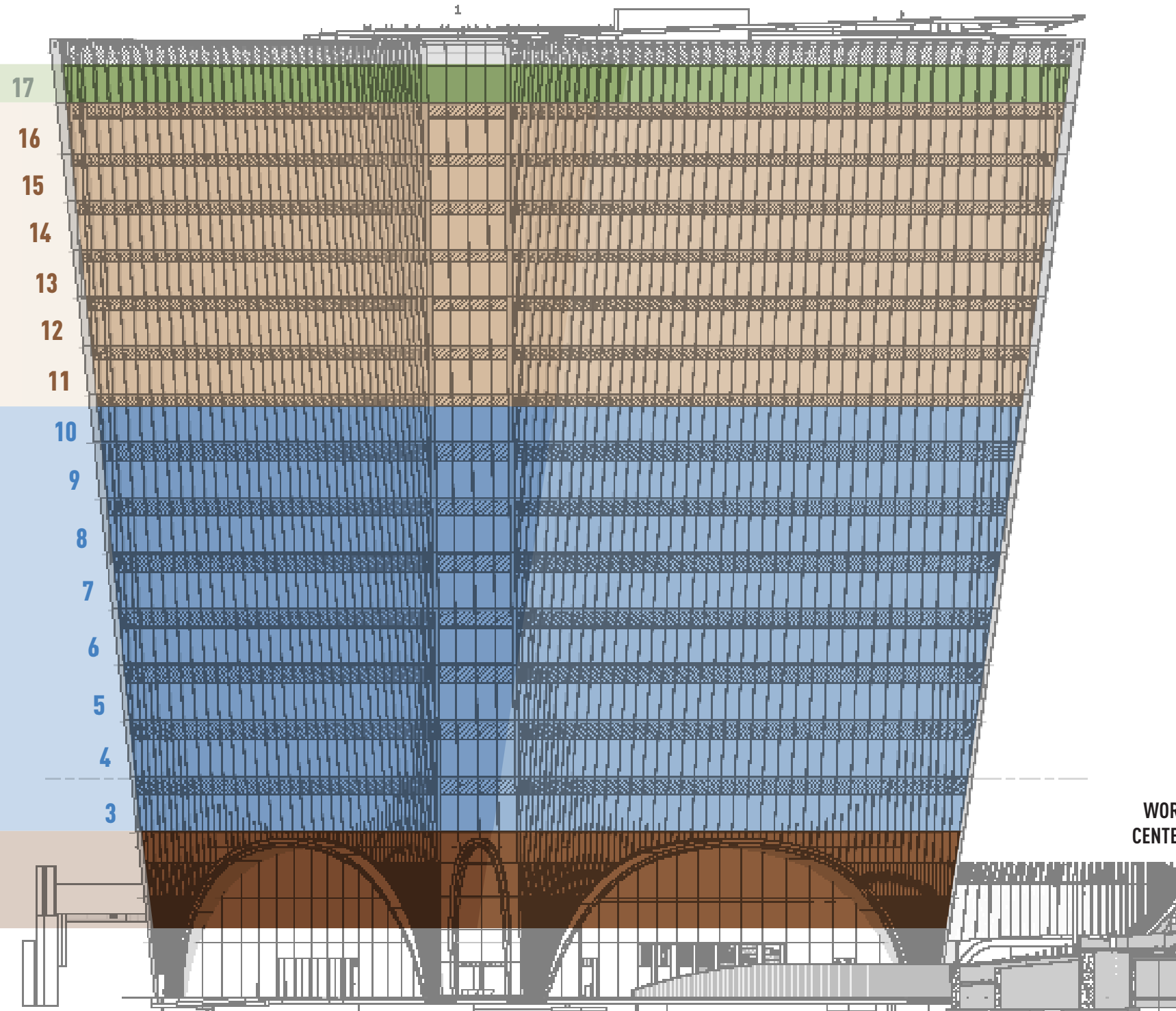
OFFICE FLOORS 11-16

42,533 SF Average
255k SF Total Office

LAB FLOORS 3-10

38,209 SF Average
290k SF Total Lab

AMENITY FLOORS 1-3



CONGRESS STREET

WORLD TRADE
CENTER AVENUE

Class A

New Construction

570,515 SF

Total Building SF

— ONSITE AMENITIES —



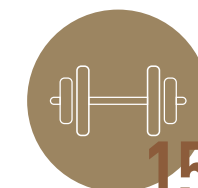
25,000 SF

Dining, Conferencing
& Event Space



2 ACRES

Outdoor Space



15,000 SF

Fitness Center

GROUND LEVEL

1st Floor Indoor/Outdoor Dining



W

72 °
BOSTON
SUNNY DAY

ESPRESSO	2.5
RISTRETTO	2.2
AMERICANO	3.0
TUONGO	2.5
CAPPUCINO	3.5
LATTE	3.0
MOCHA	3.8
CHOCOLATE	3.8
MILKSHAKE	4.5

KENNEY MELKOR
BOSTON BASE OPER

07.25.2024

WORLD TRADE CENTER AVENUE ENTRY

2nd Floor



WORLD TRADE CENTER AVENUE LOBBY

2nd Floor



KENNEDY MELACON
AUG 25, 2024 4:32 PM
72°
BOSTON

07.25.2024



Lobby Level & Main Elevators

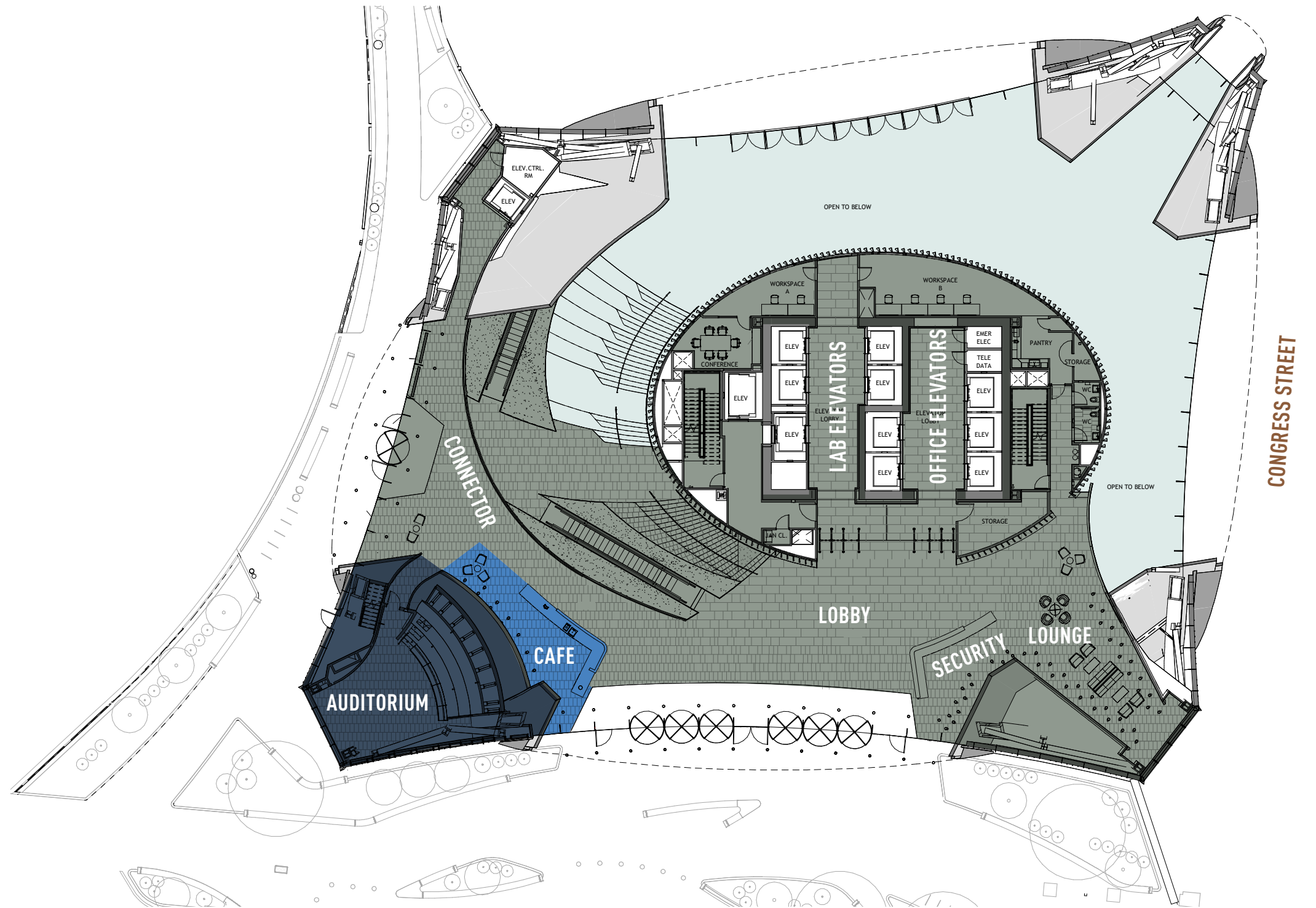
2nd Floor

World Trade Center Avenue
Lobby/Circulation Space

Grab & Go Café

150-Seat Auditorium

Open to Below



CULTURAL MEZZANINE SPACE



150-SEAT INDOOR/OUTDOOR AUDITORIUM



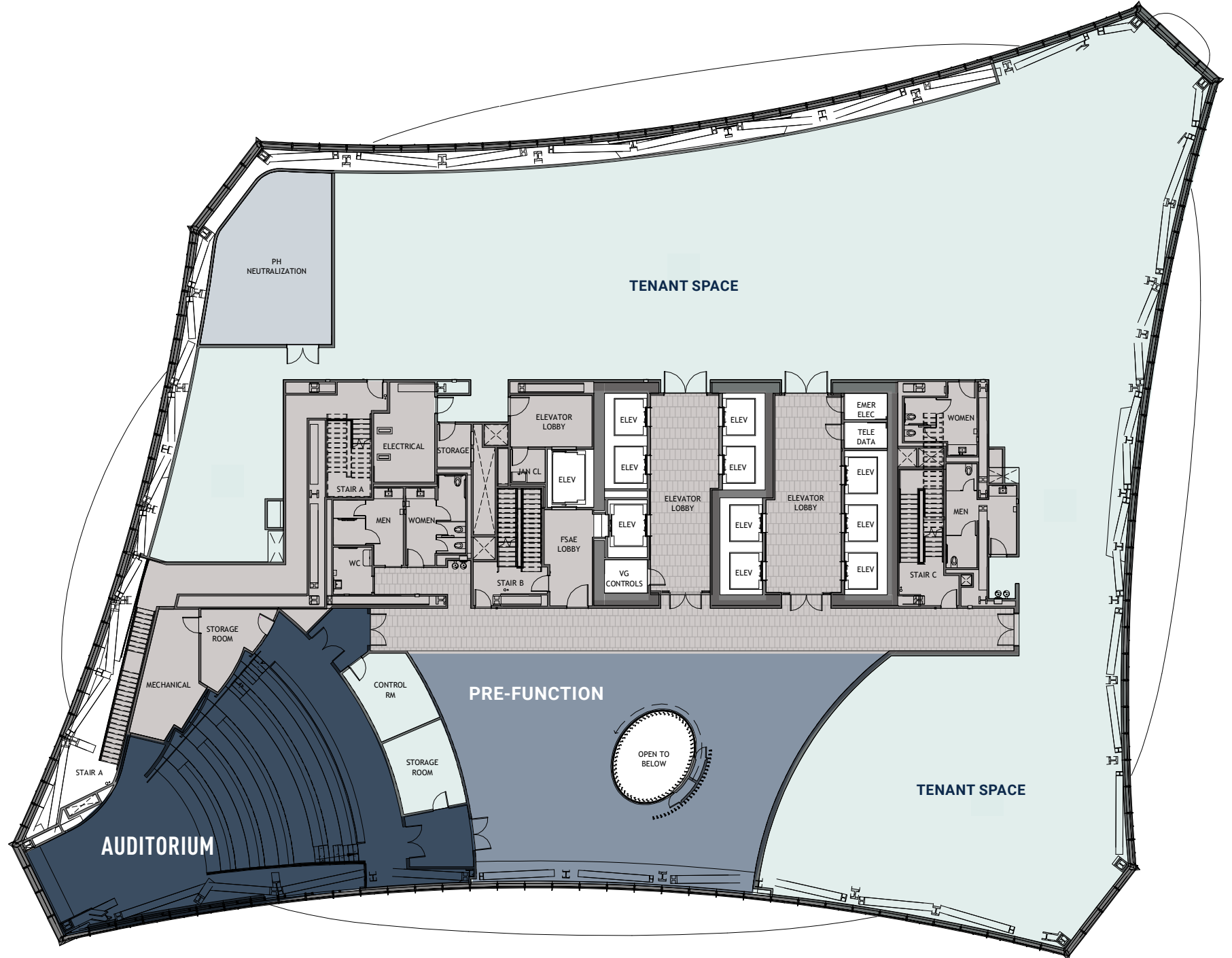
150-SEAT INDOOR/OUTDOOR AUDITORIUM



Pre-Function, Business Lounge and Tenant Space

3rd Floor

- 4,000 SF Lounge/Event Space
- 150-Seat Auditorium
- Tenant Space



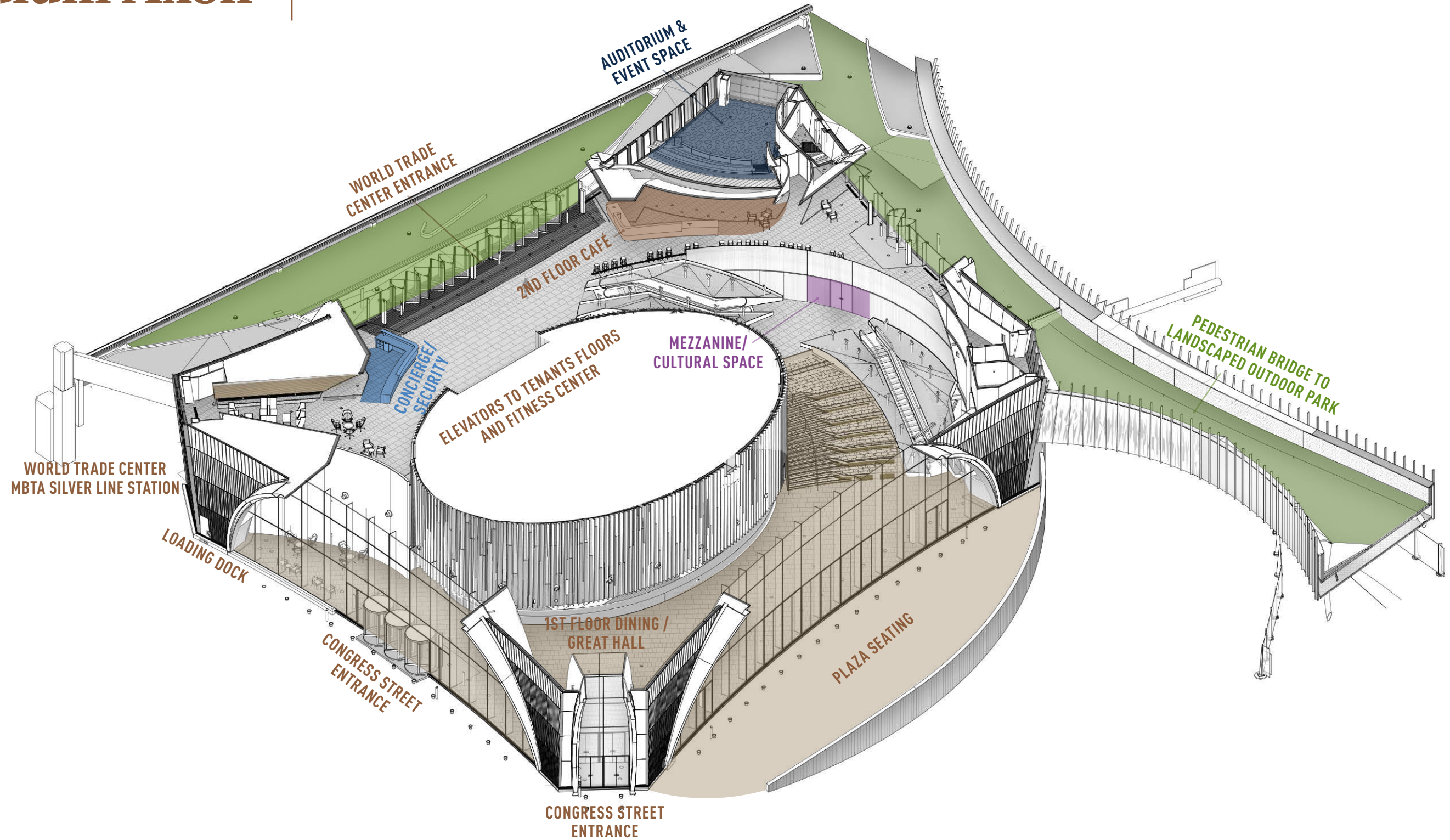
PRE-FUNCTION AND BUSINESS LOUNGE

3rd Floor



Podium Axon

1st-2nd Floor



SKY-LEVEL FITNESS CLUB

17th Floor



SKY-LEVEL FITNESS CLUB

17th Floor



10
WORLD TRADE

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



- CONFERENCE
- OFFICE
- FOCUS
- SUPPORT

- 110 Work Stations
- 21 Flex Offices
- 18 Hoteling
- 149 TOTAL WORKSTATIONS**
- 59 Touchdown (Alt. Posture)
- 208 TOTAL WORKSTATIONS**
- 114 Total Enclosed Conf. Seats
- 14 Focus Rooms/Phone Booths
- 0.62/1 CONF./SEAT RATIO**
- 160 SF/Person
- 43,624 TOTAL SF**



WORLD TRADE CENTER AVENUE
HARBOR VIEWS

Lab Floor Plan

3rd-10th Floors

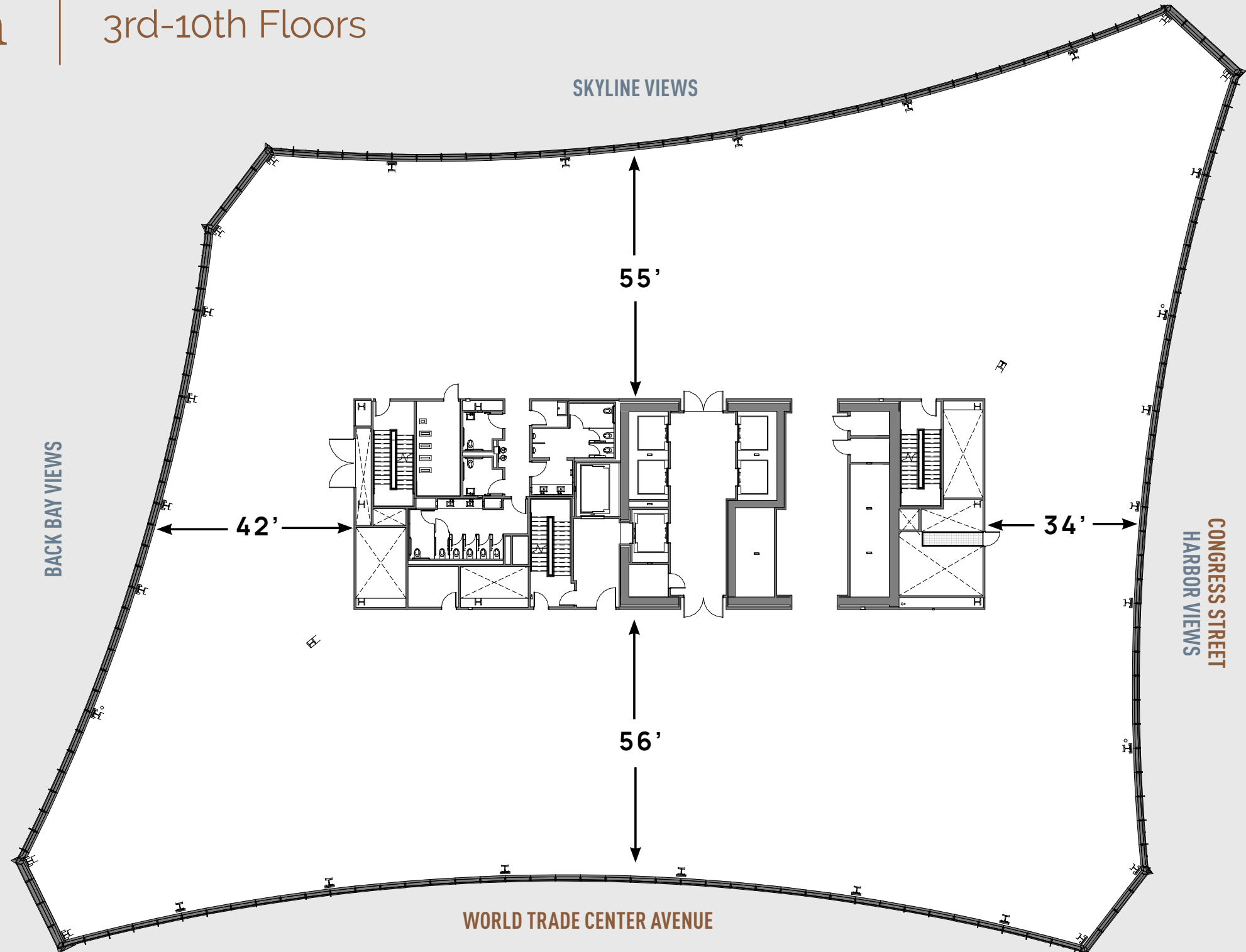
CORE & SHELL PLAN

±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



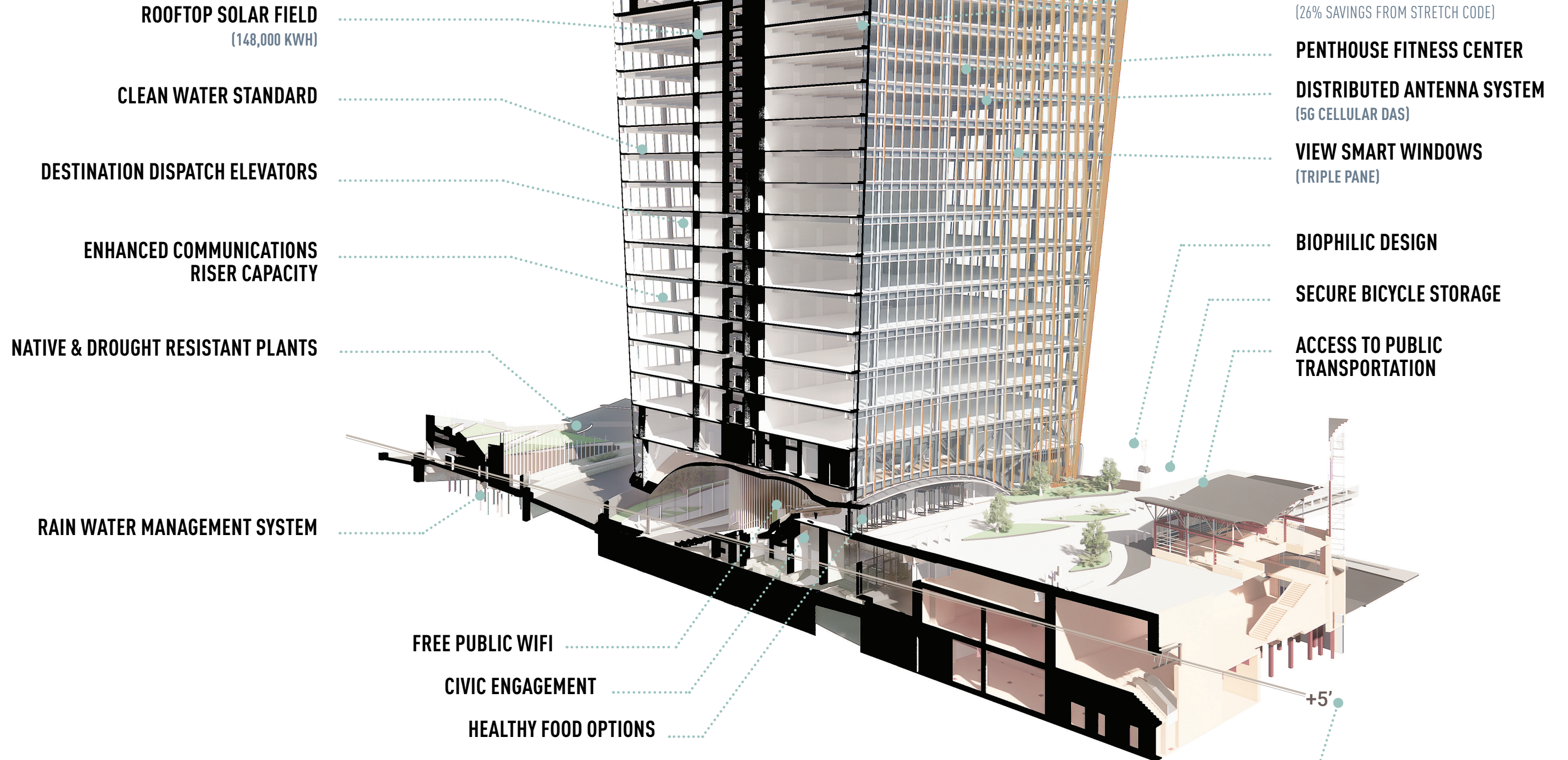
WiredScore
WIREDSCORE
PLATINUM



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.





Trusted by Real Estate Owners

view

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

OXFORD

SCHNITZER WEST

TAVISTOCK GROUP

REGENERON

FedEx

Uber

KAISER PERMANENTE

SFO

O'HARE INTERNATIONAL AIRPORT

Deutsche Bank

NETFLIX

DFW DALLAS FORT WORTH INTERNATIONAL AIRPORT

Stanford HEALTH CARE

The Durst Organization

BainCapital

RELATED

KILROY

RXR

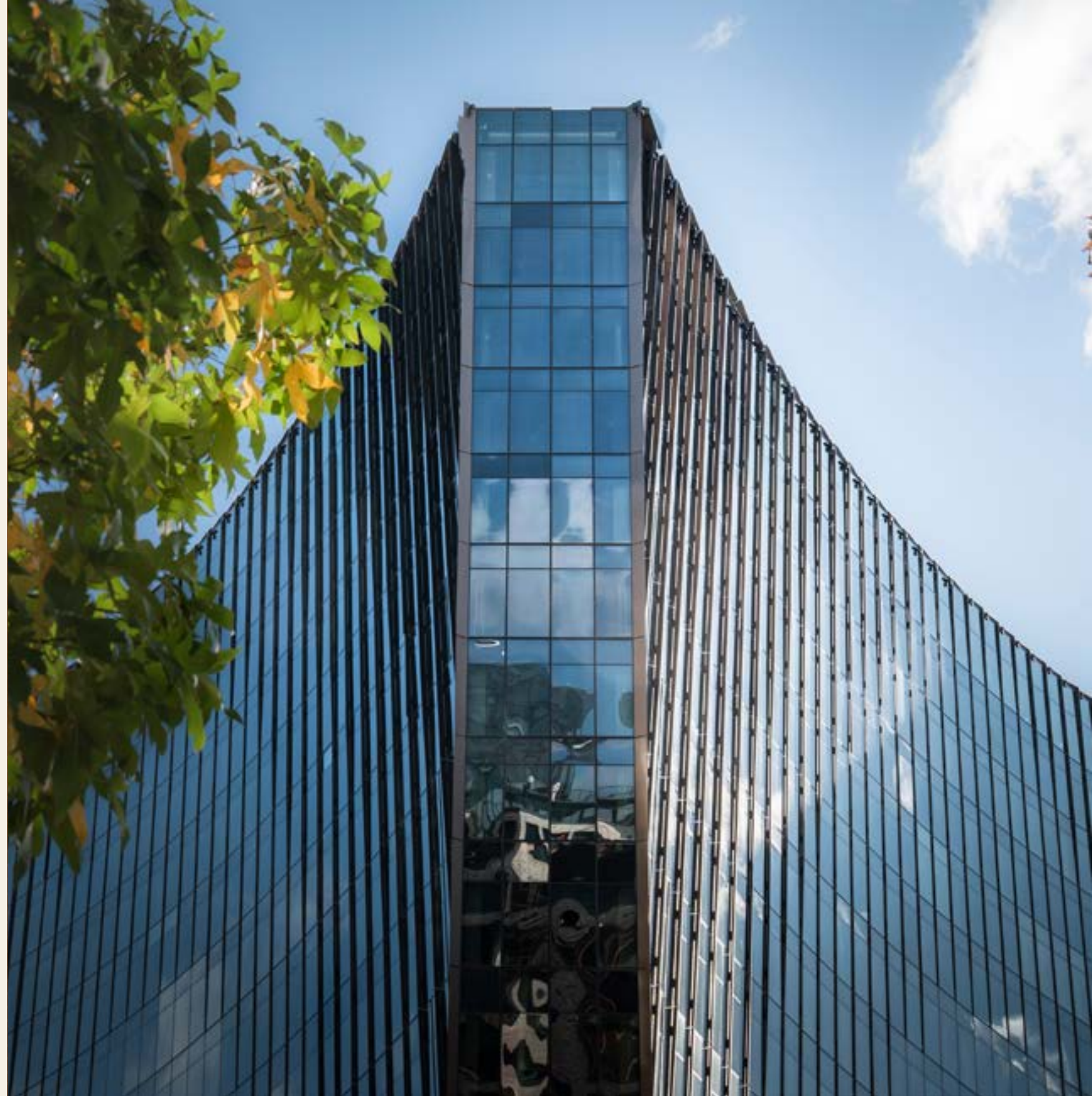
TISHMAN SPEYER

Sponsorship

World Class Sponsorship



Design & Construction



Appendix

Building Specifications



GENERAL

- Total: 570,515 SF
- Fitness Center: Floor 17
- Office Floors: Floors 11-16
- Life-Science: Floors 3-10
- Retail/Cultural: Floors 1-3
- 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) freight elevators
- One (1) 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 Congress Street or 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 or 4-pipe fan coil unit
- 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

Amenity Details



**PARKING IN ADJACENT
NEW CONSTRUCTION GARAGE**

**2 ACRES OF NEW LANDSCAPED
OUTDOOR SPACE**

**DISTRIBUTED ANTENNA SYSTEM (DAS)
(5G CELLULAR, NEUTRAL HOST SYSTEM)**

**VIEW SMART WINDOWS
(TRIPLE PANE CURTAINWALL)**

15,000 SF TENANT FITNESS CENTER

150-SEAT AUDITORIUM

GROUND LEVEL FOOD & BEVERAGE

ONSITE CULTURAL SPACE

SEASONAL PROGRAMMING ACTIVATIONS

10 WORLD TRADE

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