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## **MP Boston signs 138,000 s/f office lease with Deloitte at Winthrop Center**

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Winthrop Center, 115 Federal Street - Boston, MA

Boston, MA According to MP Boston, the local arm of the international developer Millennium Partners, one of the largest professional services organizations, Deloitte, has signed a lease for 138,000 s/f of office space at Winthrop Center, a 691-foot mixed-use tower that has an ultra-energy efficient Passive House office component. The next-generation office space features a floor plate designed for a collaborative, flexible work environment; outdoor space on every floor; and amenities geared toward enhancing the everyday experience and wellbeing of organizations' most important assets, their people. The newly signed lease is the largest office lease signed in the city and the surrounding community this year. Deloitte is targeting to move into its new space at Winthrop Center in fall 2024.

With 812,000 s/f of office space built to Passive House standards, Winthrop Center models the most energy efficient solution for large-scale buildings and will soon earn certification as the largest Passive House office building in the world.

Reimagining the workplace with an environmentally significant building that delivers flexible, amenity-rich work environments, developer MP Boston collaborated with a group of MIT professors led by the director of MIT's environmental solutions initiative, John Fernandez, to create a holistic design strategy for Winthrop Center that addresses health and wellness, boosts occupant happiness and productivity, and betters the environment.

"We are excited that Deloitte has selected Winthrop Center as its new Boston address," said MP Boston principal, Joe Larkin.

Winthrop Center provides a solution for innovative companies that want to enhance how they will work in the future. In addition to the environmental advantages of Winthrop Center's Passive House office design, the indoor air quality and greater access to natural light and outdoor spaces can help mitigate stress and mental fatigue and boost cognitive performance.

Winthrop Center delivers a fitness center with 5,000 s/f of equipment and programming in addition to meeting, event, and coworking spaces with natural light in The Collective, a 24,000 s/f space overlooking the new Winthrop Center Sq. Park. Through an innovative FLX program, office workers can access a curated team of expert trainers, nutritionists, and instructors dedicated to optimizing health and performance.

The mixed-use tower also promotes balanced lifestyles and social wellness with gathering spaces. Inherently civic in scale and function, The Connector is a public gathering space designed to educate, entertain, and engage the public, contributing to the vitality of downtown while advancing social and cultural engagement for all.

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