

Condos in Millennium's new Boston tower to start at \$1.5M



A visualization of what a living room in a Winthrop Center unit will look like.

By [Greg Ryan](#)

A local Millennium Partners affiliate began marketing its upcoming Winthrop Center tower in downtown Boston to prospective new residents this week, looking to find buyers for more than 300 units ranging in price from \$1.5 million to \$15 million.

While the \$1.3 billion Winthrop Center will feature over 800,000 square feet of office space, the building's best views will be reserved for its residents. The condominiums will take up the 35th through 62nd floors, with the lowest residential floor 350 feet off the ground.

Amenities will include access to both a residential club and a club for the building's office tenants, a 75-foot indoor pool, food from a Michelin-starred chef, and a 6,500-square-foot space for residents' pets inside the tower that includes a spot for "after-hours relief."

Millennium is beginning the hunt for residents amid a much different environment downtown than when it started construction. Foot traffic from the neighborhood's office workers, while picking up, is not expected to again reach pre-pandemic weekday highs. (That said, the exodus of residents out of

downtown that marked the pandemic's first months appears to be over.) Mayor [Michelle Wu](#) is interested in helping property owners convert office space in the Financial District to residential uses.

[Richard Baumert](#), a principal at MP Boston, said he's not worried that Covid-19 will end up changing the neighborhood for the worse.

"I really do believe it's just a matter of time before downtown feels like downtown again," he said in an interview.

To sell the building, Baumert brought back the sales team that sold units at the real estate giant's Millennium Tower in Downtown Crossing, which opened in 2016. Millennium has already been talking to residents at its existing properties about buying a unit at Winthrop Center.

They are looking for buyers for 317 one-, two- and three-bedroom units, ranging in size from 777 to 5,880 square feet. Residents are expected to be able to start moving in during the first quarter of 2023.

More than a third of the units will have a "flex space" designed to be a home office, a feature Millennium feels is especially important to include now that so many people are frequently working from home.

The developer has put a premium on a low-carbon footprint for Winthrop Center. It is expected to be the largest commercial building ever to employ the environmentally friendly "Passive House" design, according to the firm. The residential units will not have gas hookups for cooktops or fireplaces, instead featuring convection steam ovens and induction cooktops.

Millennium this week announced that [John Fraser](#), a New York-based chef who worked with [Thomas Keller](#) in the famous French Laundry restaurant in Napa Valley, will lead the culinary program for residents and oversee culinary options in the "Connector" at the building's base that will be accessible to the public.

On the 35th floor there will be a club for residents that will include an outdoor terrace looking west across the city. Also included are yoga and fitness studios, a spa, a screening room and more. Residents will also have access to the club for office tenants on the third floor, which has its own gym, grab-and-go food and co-working space.

Meanwhile, Club VIP, which stands for "very important pets," comes with a turf play area, a setup for agility training and that "after-hours relief" area. The tower's pet owners will have the option to board their pets at a farm in Amherst, New Hampshire.