

33 ARCH STREET  
nuveen



# elevated

ON ALL LEVELS





the opportunity

# immediate productivity

OPEN OFFICE

Now, more than ever, business needs to hit the ground running with beautifully designed move-in ready spaces. We've anticipated everything a company would want in an office and have fully designed spec suites for your next move.

- Open collaboration spaces
- High design lounge areas
- Spacious conference rooms
- Fully equipped kitchen/break area
- Furnished reception/social space







# RECEPTION AREA

Beyond Business-As-Usual



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# COLLABORATION

Ready. Set. Thrive.



the opportunity

# claim your space

## AVAILABLE SPACE

**33RD FLOOR** - 25,603 SF

Available 10/1/2024

**31ST FLOOR** - 2,600 SF

Available 5/1/2024

**30TH FLOOR** - 6,728 SF

spec suite

**25TH FLOOR** - 6,530 SF

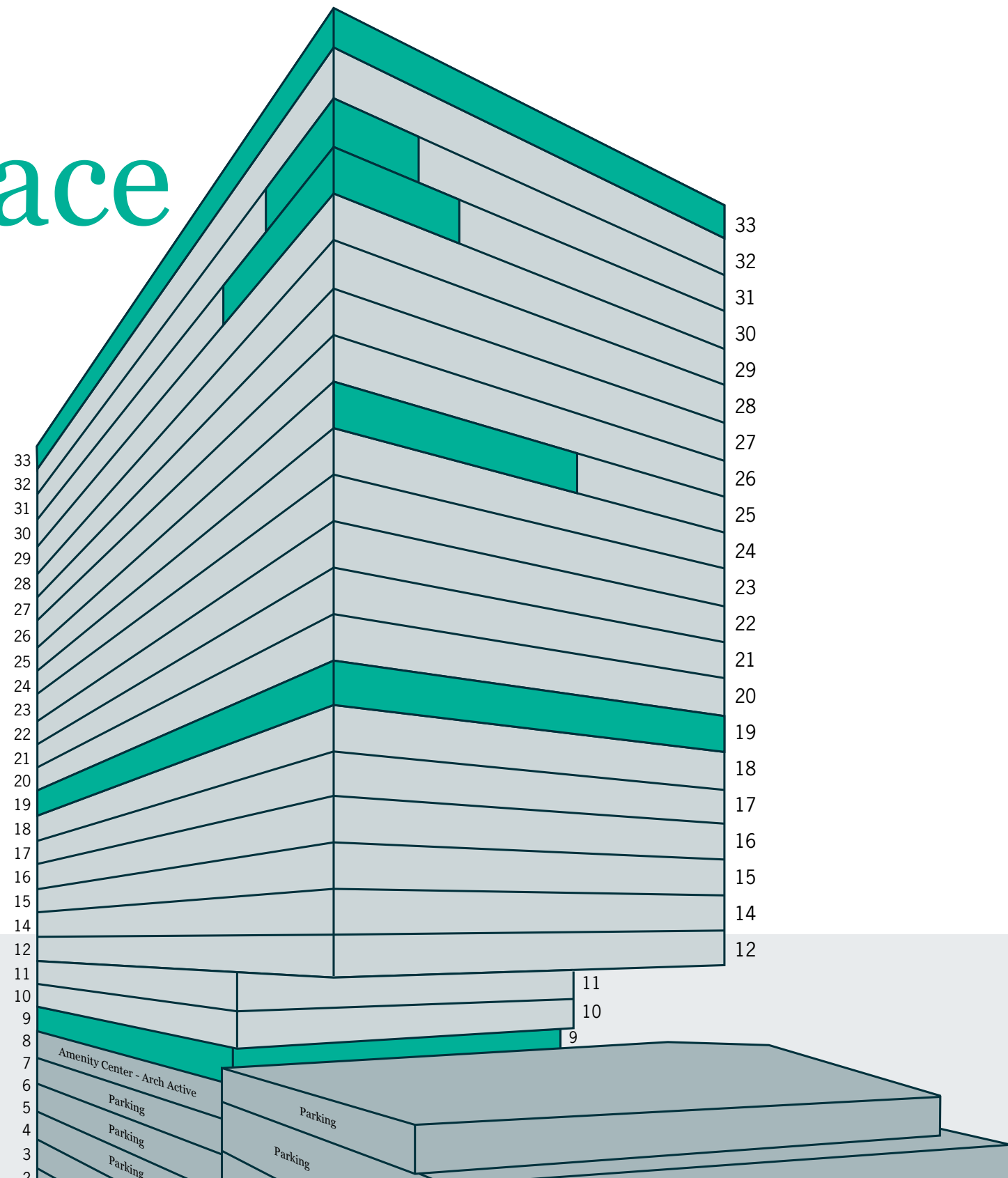
Vacant

**19TH FLOOR** - 25,168 SF

Vacant

**9TH FLOOR** - 20,344 SF

Vacant

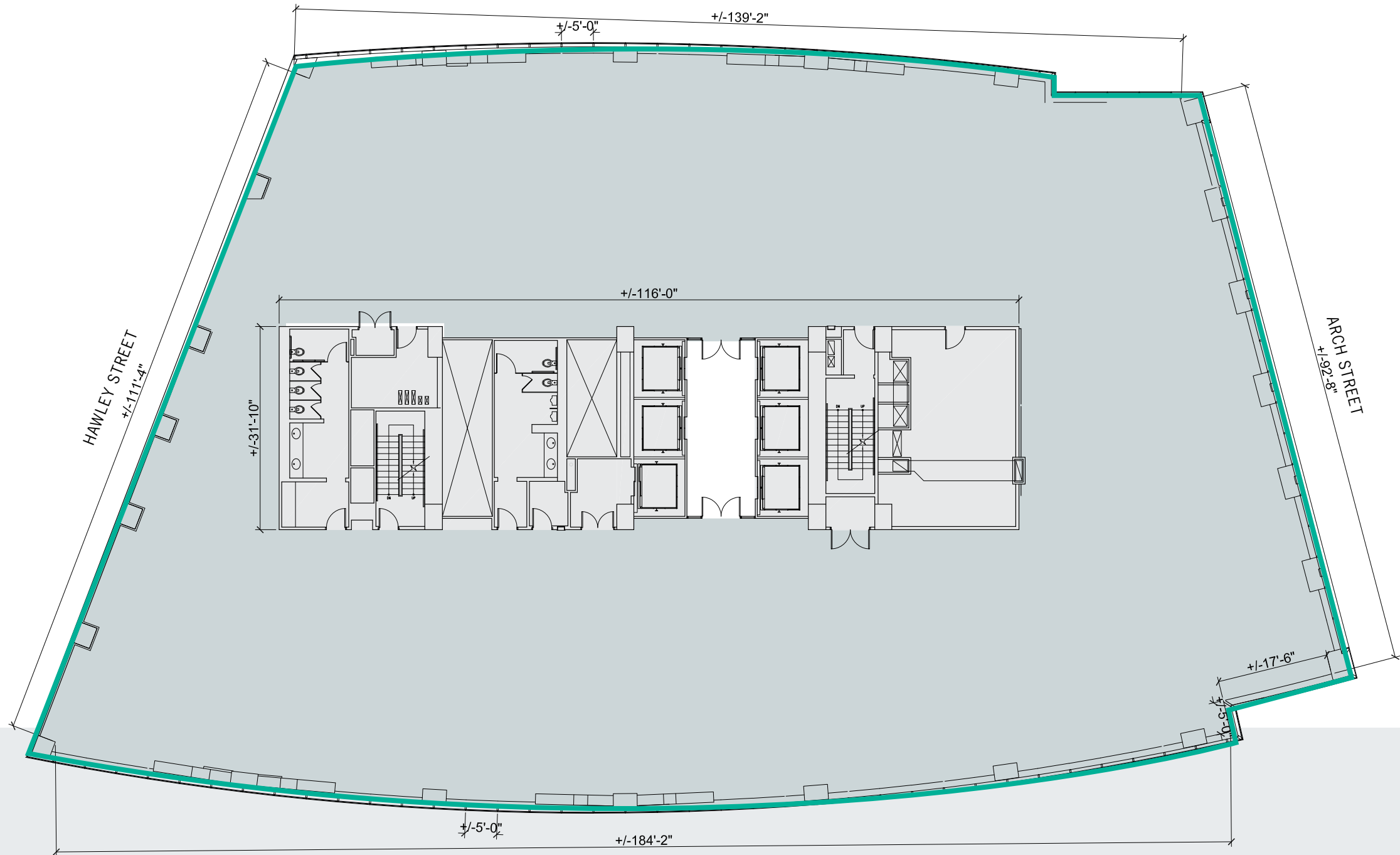




FLOOR 9

20,344 SF

**Core & Shell**  
Available Now



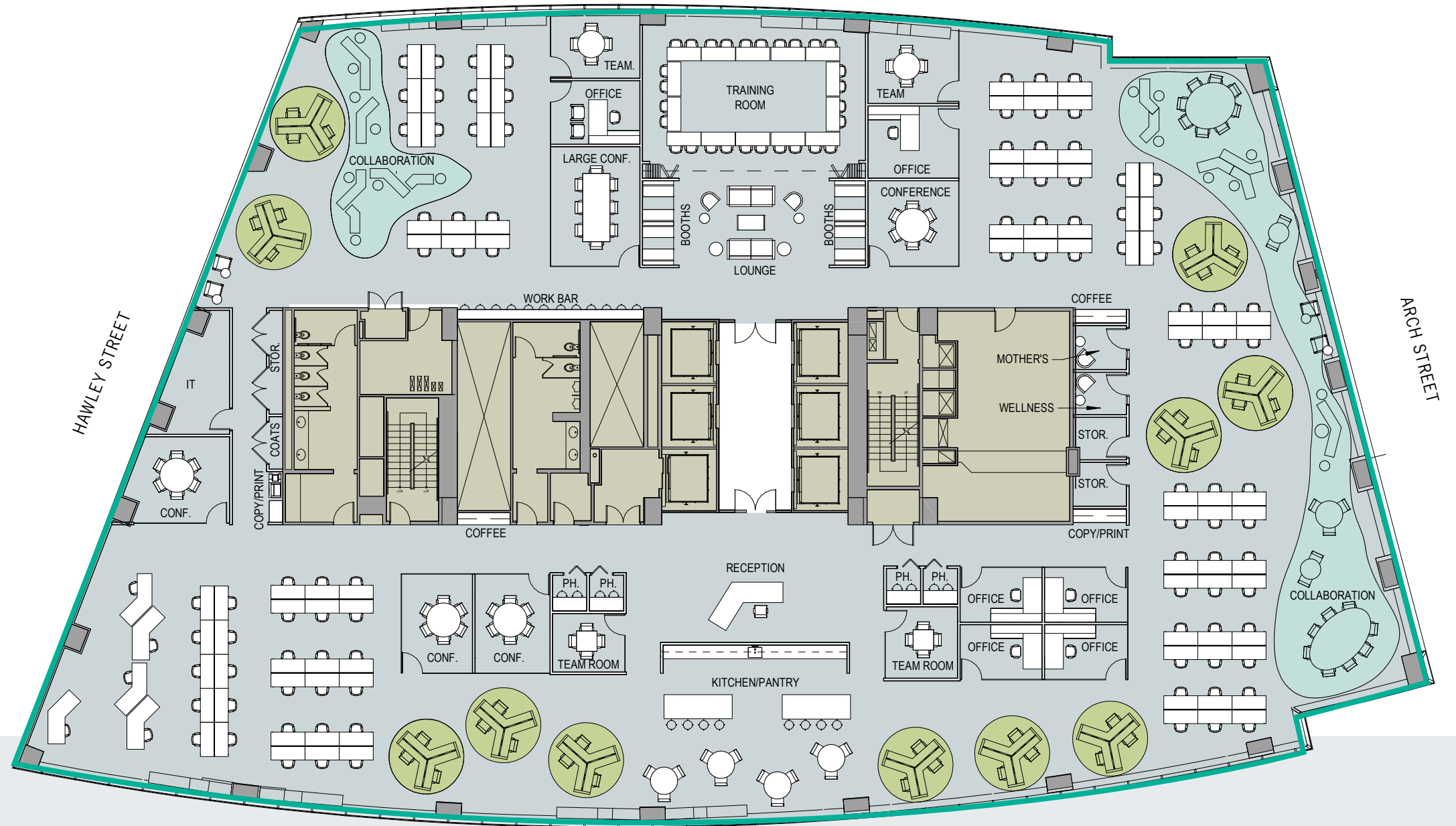


FLOOR 9

20,344 SF

Speculative Open Plan

Available Now



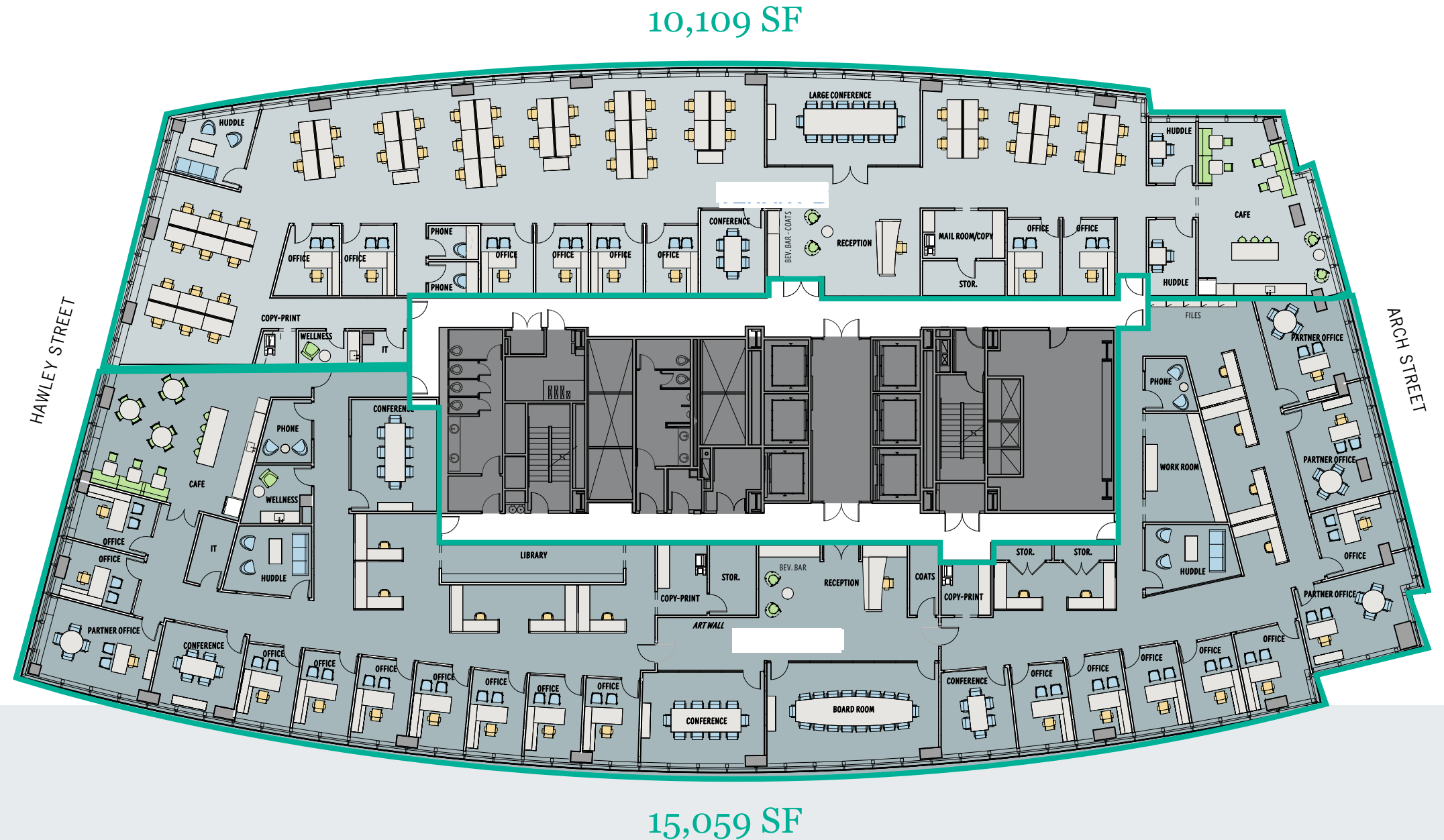


FLOOR 19

10,109 SF &  
15,059 SF

Speculative Multi-Tenant Plan

Available Now





FLOOR 19

25,168 SF

Speculative Full Floor Plan

Available Now



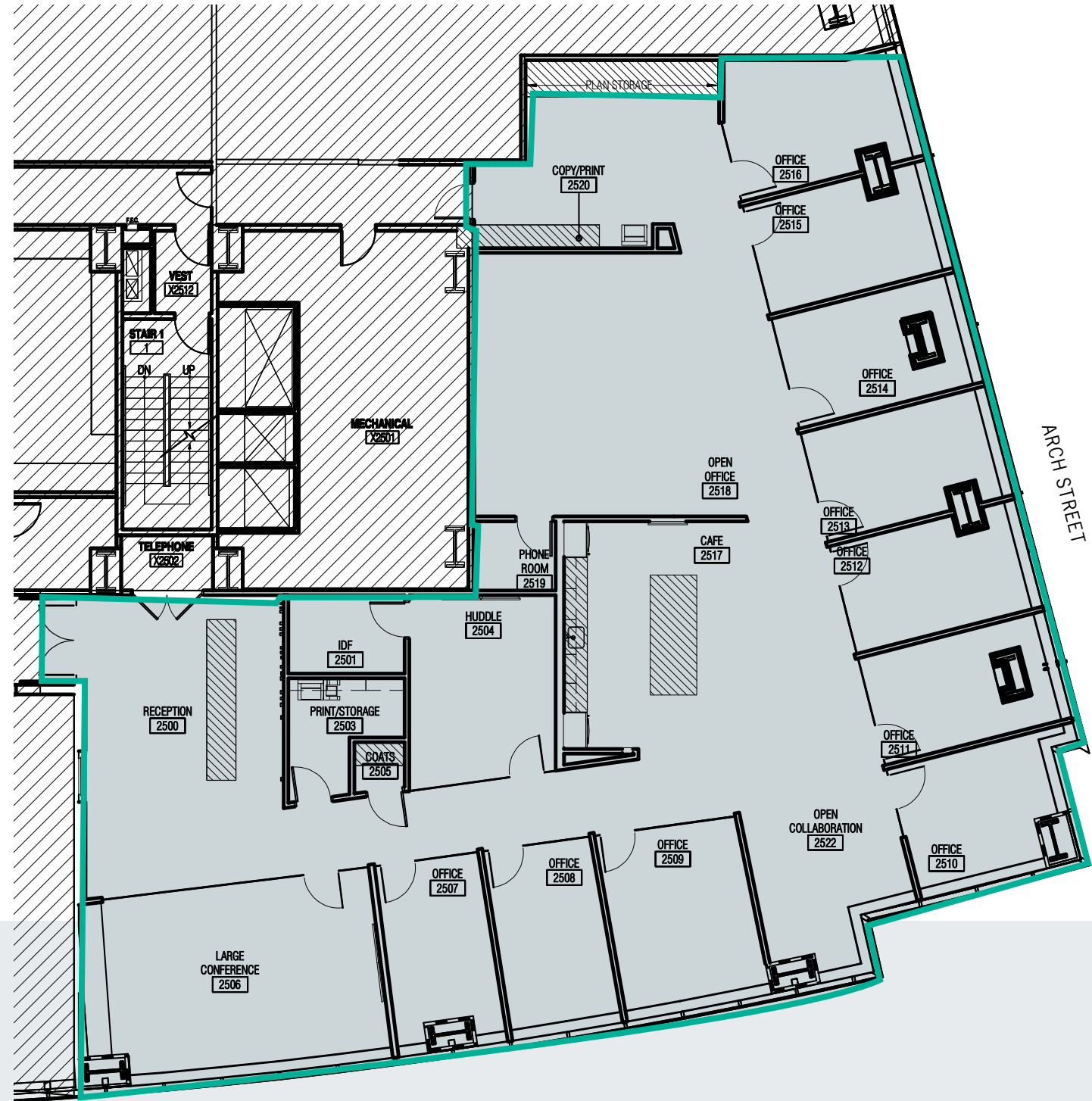


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FLOOR 25

6,530 SF

Available Now





FLOOR 30

6,728 SF

Speculative Suite

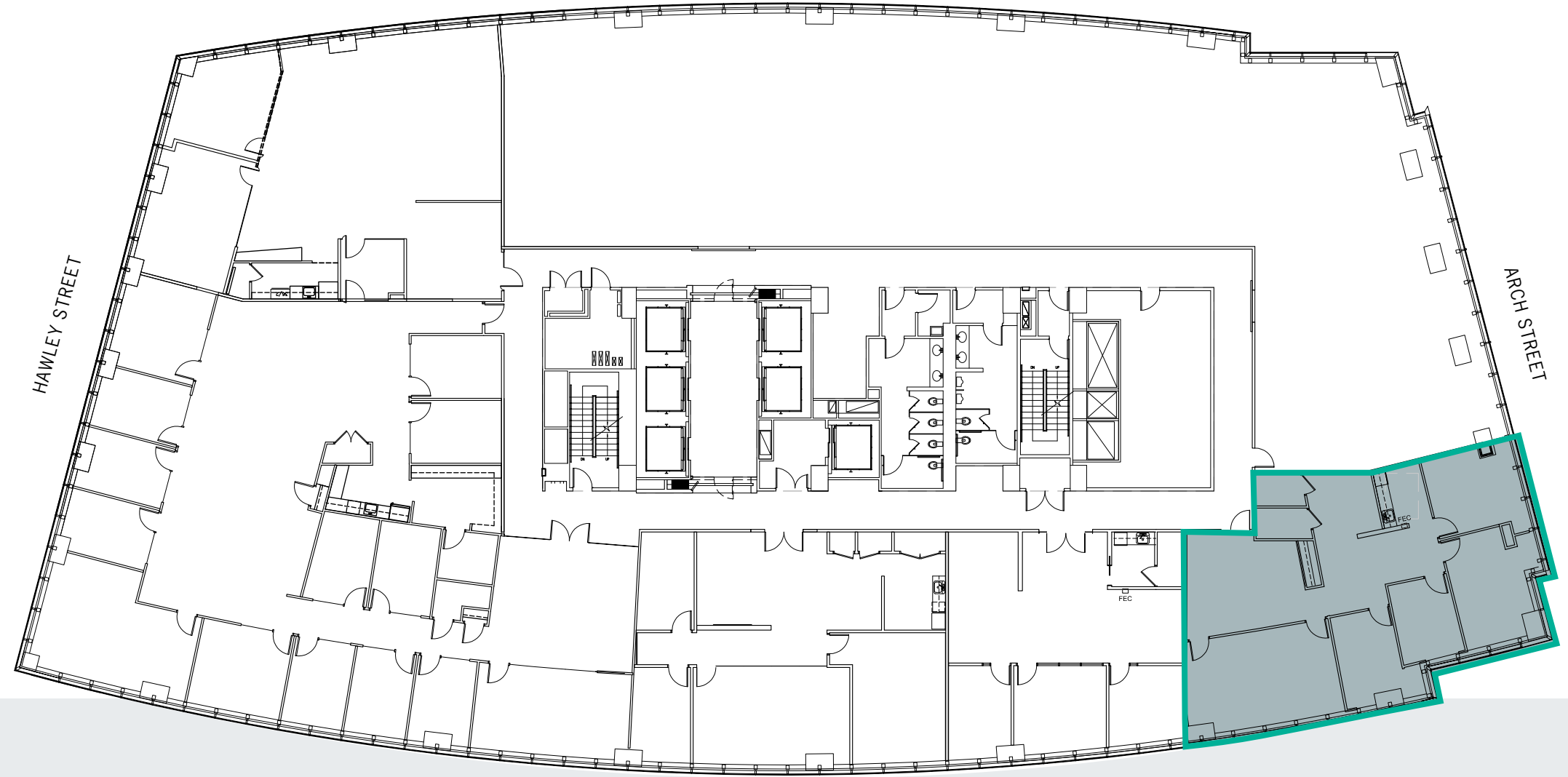
Available Now



FLOOR 31

2,600 SF

Available 5/1/2024

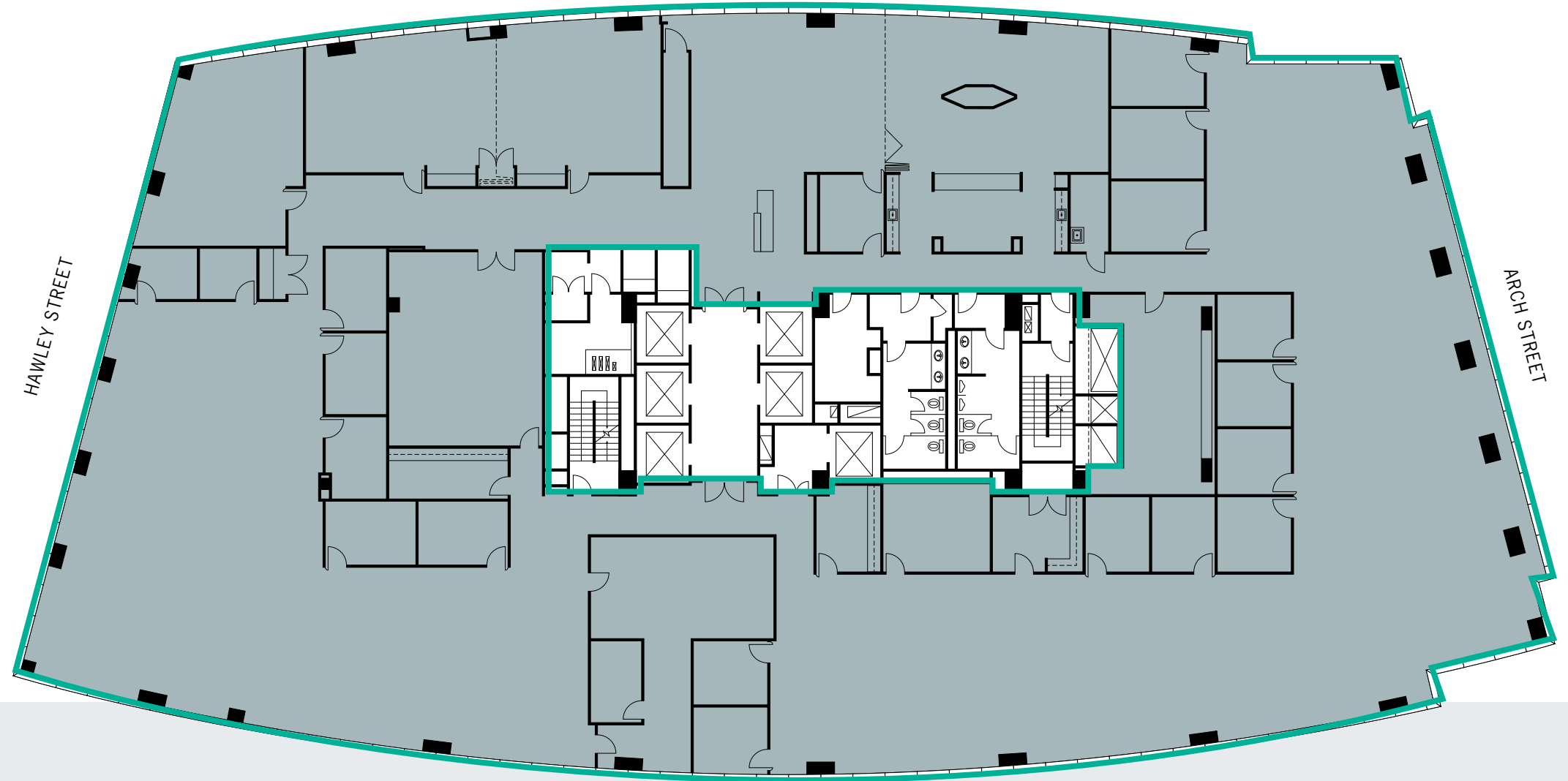




FLOOR 33

25,603 SF

Available 10/1/2024



FLOOR 33

25,603 SF

**Speculative Full Floor Plan**

Available 10/1/2024







# ARCH ACTIVE & CONFERENCE CENTER

the opportunity

# we're elevating well-being along with office expectation

ARCH ACTIVE & CONFERENCE CENTER

## **We're unlocking new levels of wellness.**

State-of-the-art equipment, the latest in fitness programming, a high-end conferencing center, and a locker room with luxury amenities. It's all here to help attract and retain employees by giving them what they want—a **greater sense of well-being.**

- Conference center suitable for up to 49 people
- Fitness Center powered by Lulafit with state-of-the-art equipment
- Locker rooms with luxury amenities

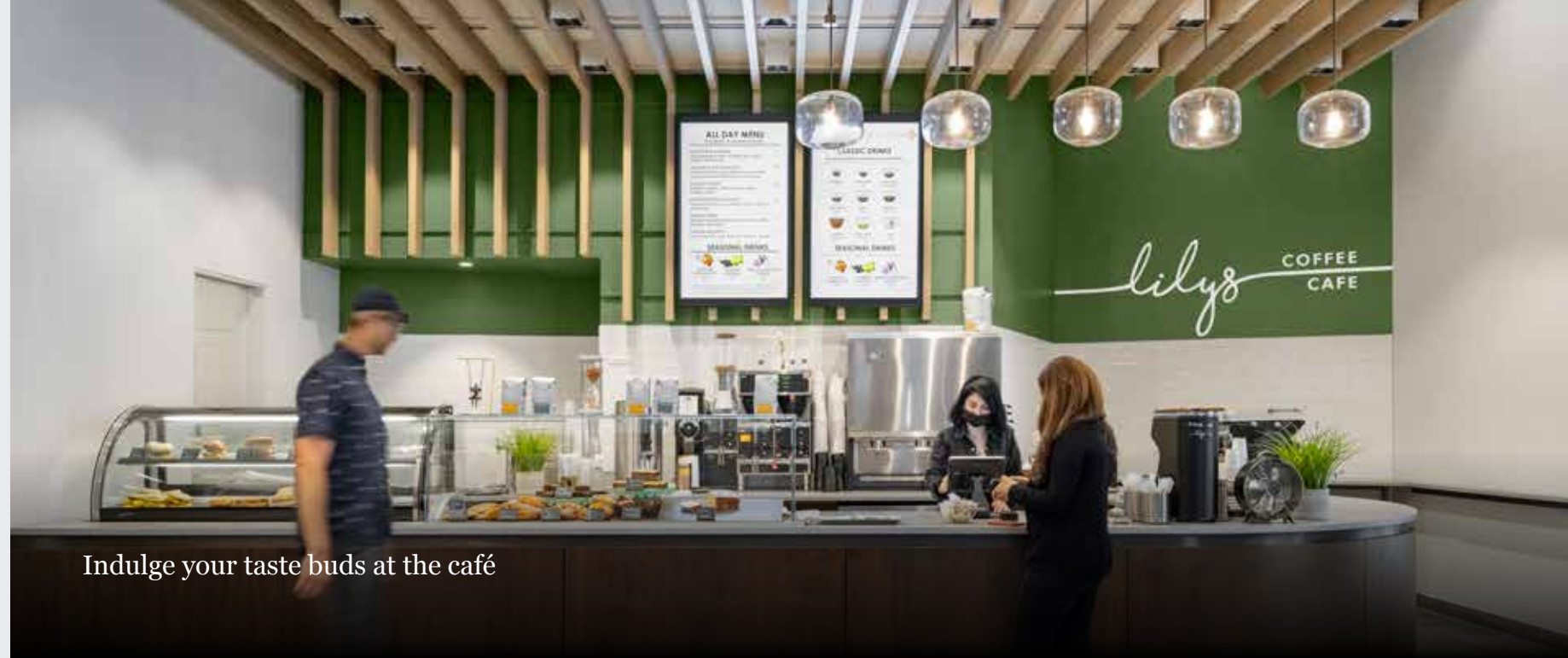




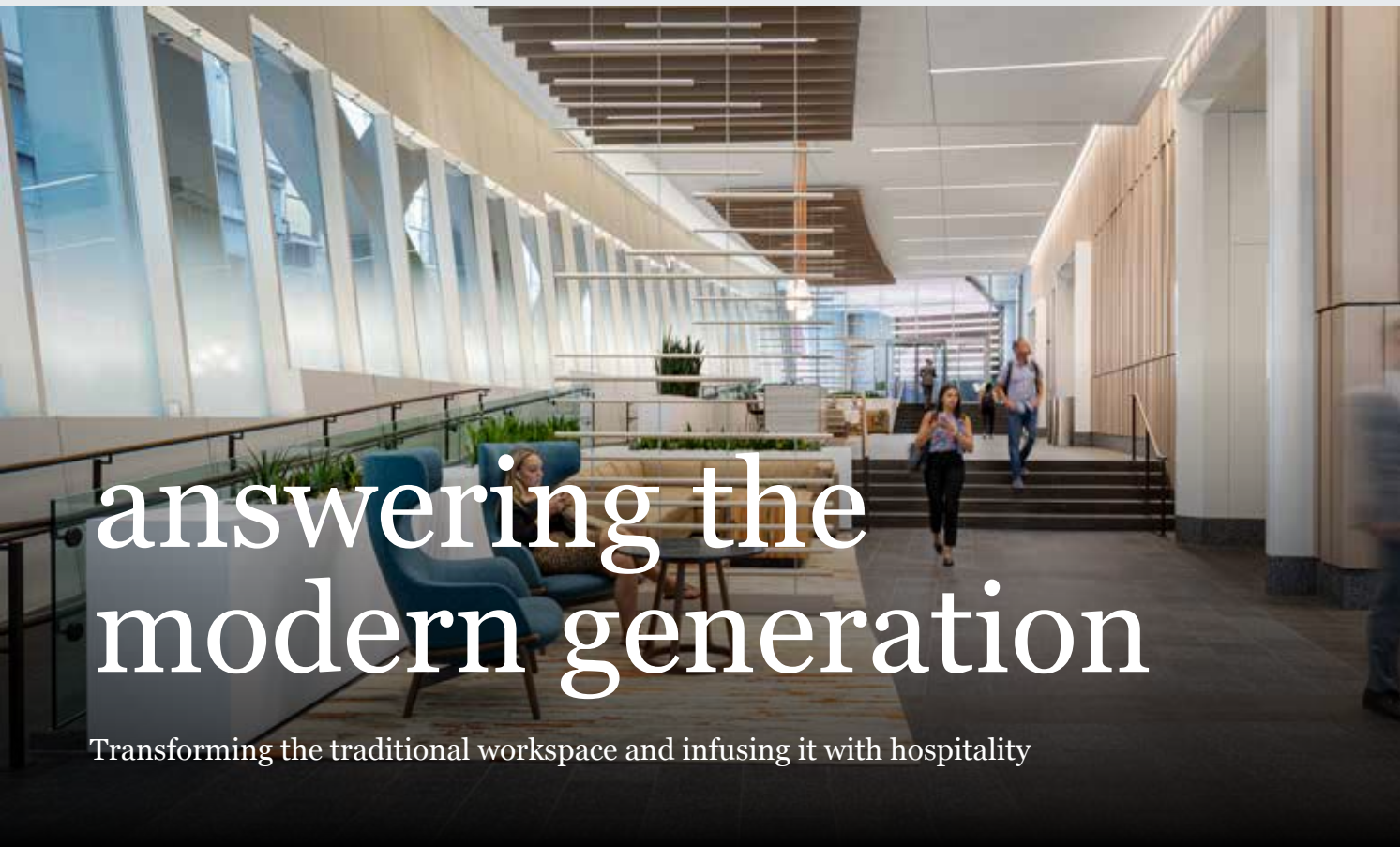
the opportunity



Commuters can breathe deeper with secure bike storage

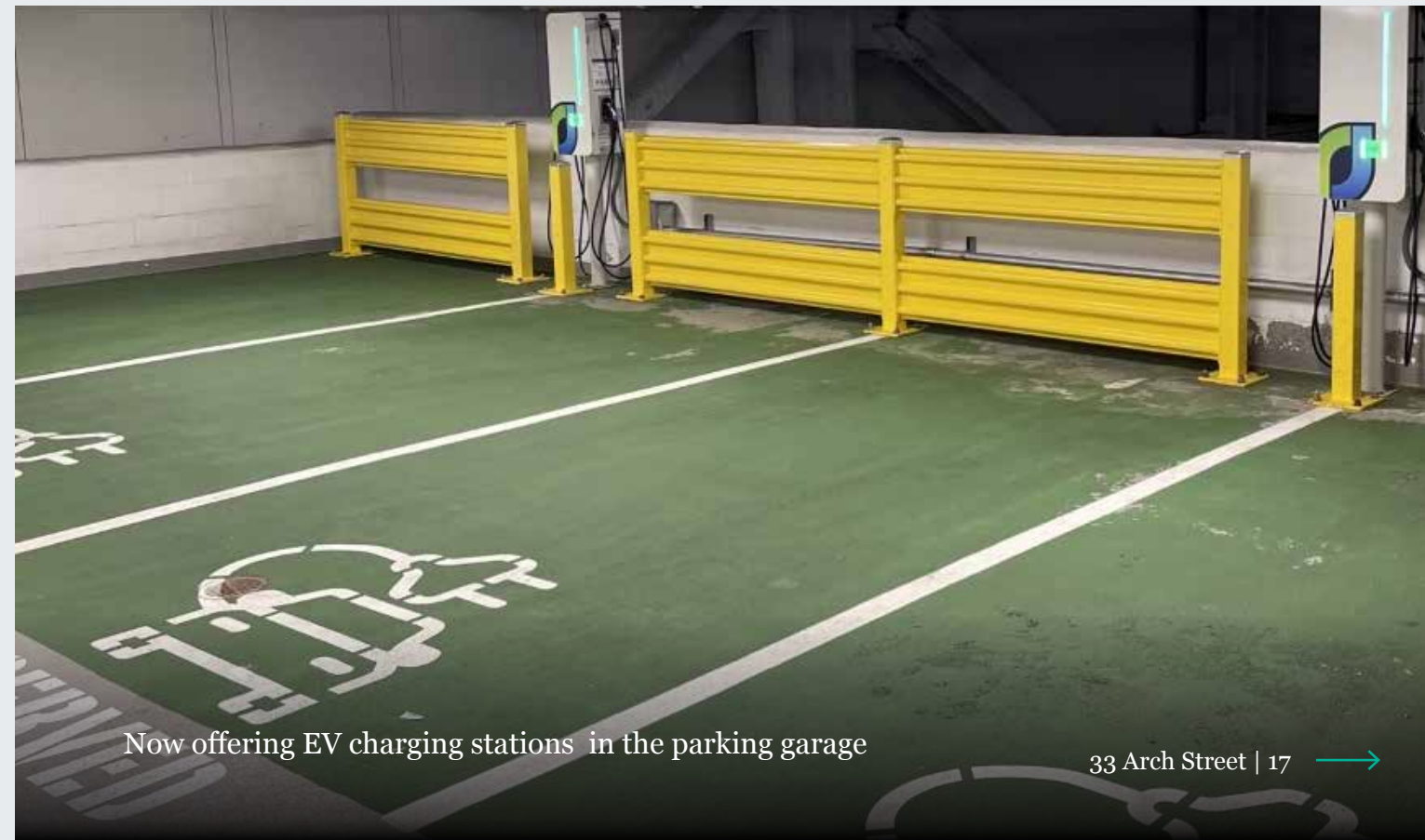


Indulge your taste buds at the café



# answering the modern generation

Transforming the traditional workspace and infusing it with hospitality



Now offering EV charging stations in the parking garage



FLOORS  
18-22

PARKING  
12-17

# UPGRADED LOBBY

Creating a workplace that fosters connection, energy and a desire to be back in the office.



the opportunity

33

# UPGRADED ENTRANCE

Welcome to intelligent exteriors.



# center stage

## REINVENTED NEIGHBORHOOD

**Welcome to the neighborhood.**  
The building's culture is an extension of the surrounding "vibe"—restaurants, cafés, entertainment, art, breweries, and more. We're proud to be in the middle of the city's most vibrant destinations. Come play.





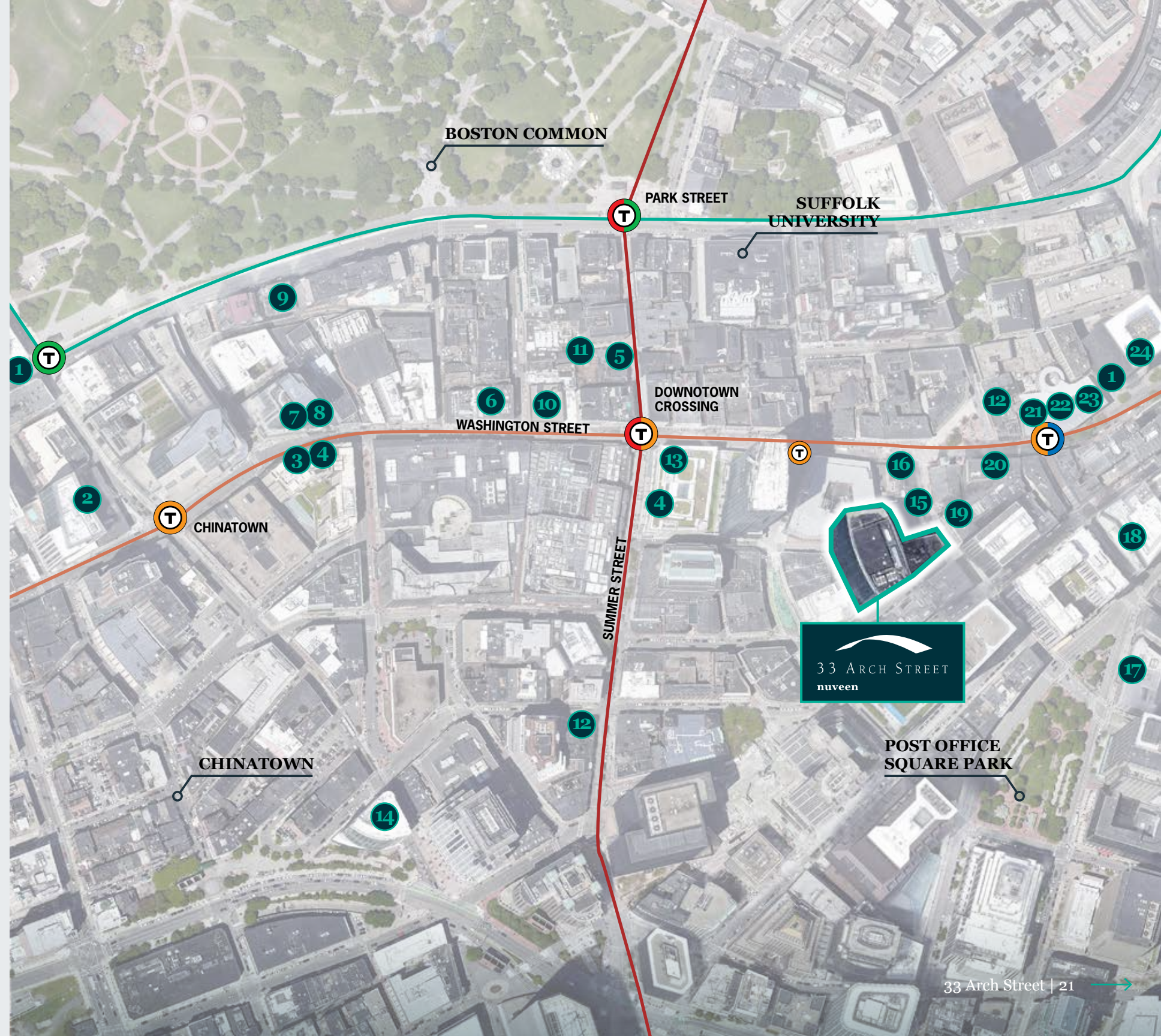
reinvented neighborhood

# mixing business with pleasure

## WALKABLE FOOD & BEVERAGE

- |                            |                          |
|----------------------------|--------------------------|
| 1 Tatte Bakery & Cafe (x2) | 13 Roche Bros            |
| 2 JAHO Artisan Coffee      | 14 Stillwater            |
| 3 Legal Crossing           | 15 GreCo                 |
| 4 Caffé Nero (x2)          | 16 Shake Shack           |
| 5 Starbucks                | 17 mariel                |
| 6 George Howell            | 18 Love Art Sushi        |
| 7 SIP Wine Bar & Kitchen   | 19 Ogawa Coffee          |
| 8 French Quarter           | 20 Luke's Lobster        |
| 9 Thinking Cup             | 21 Clover Food lab       |
| 10 Boston Chops            | 22 B.Good                |
| 11 Yvonne's                | 23 Dig                   |
| 12 Sweetgreen (x2)         | 24 Wolfgang's Steakhouse |

## OTHER NEARBY RETAIL





reinvented neighborhood

# MILLENNIUM PARK

As seen from the corner of Franklin and Washington Streets, this reimagined space steps from 33 Arch Street features a break from the bustling retail landscape on Washington Street, and hosts a Downtown Crossing MBTA station behind the steps.



reinvented neighborhood

# gateway to everywhere

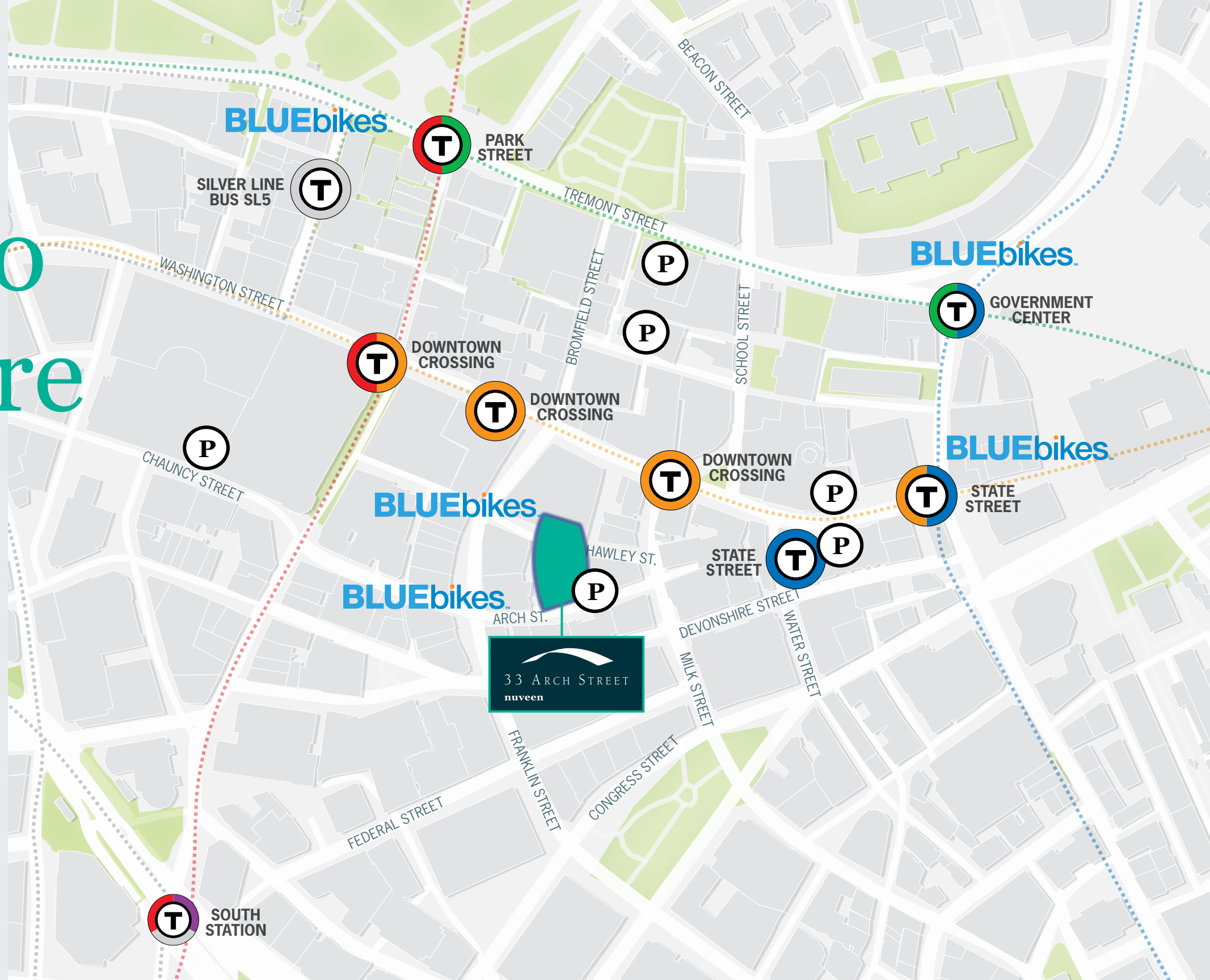
## IMMEDIATE ACCESS TO

MBTA red, orange & blue lines

7-minute walk to South Station

15-minute walk to North Station

**815 garage parking spaces on-site**





Nuveen is dedicated to transforming the workplace into an immersive, collaborative hub for today's professionals. Through our hospitality-driven approach, we offer enriching experiences and services that prioritize the wellbeing of all tenants and visitors.

# unlock the opportunity

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