

33 ARCH STREET
nuveen

elevated

ON ALL LEVELS



Fitwel[®]
Viral Response
Certified



33 ARCH

33

33 ARCH

33
ARCH

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

the opportunity

COLLABORATION

Ready. Set. Thrive.

the opportunity

claim your space

AVAILABLE SPACE

33RD FLOOR - 25,603 SF

Available Now

31ST FLOOR - 2,600 SF

Available Now

30TH FLOOR - 6,728 SF

Spec Suite

20TH FLOOR - 5,010 SF

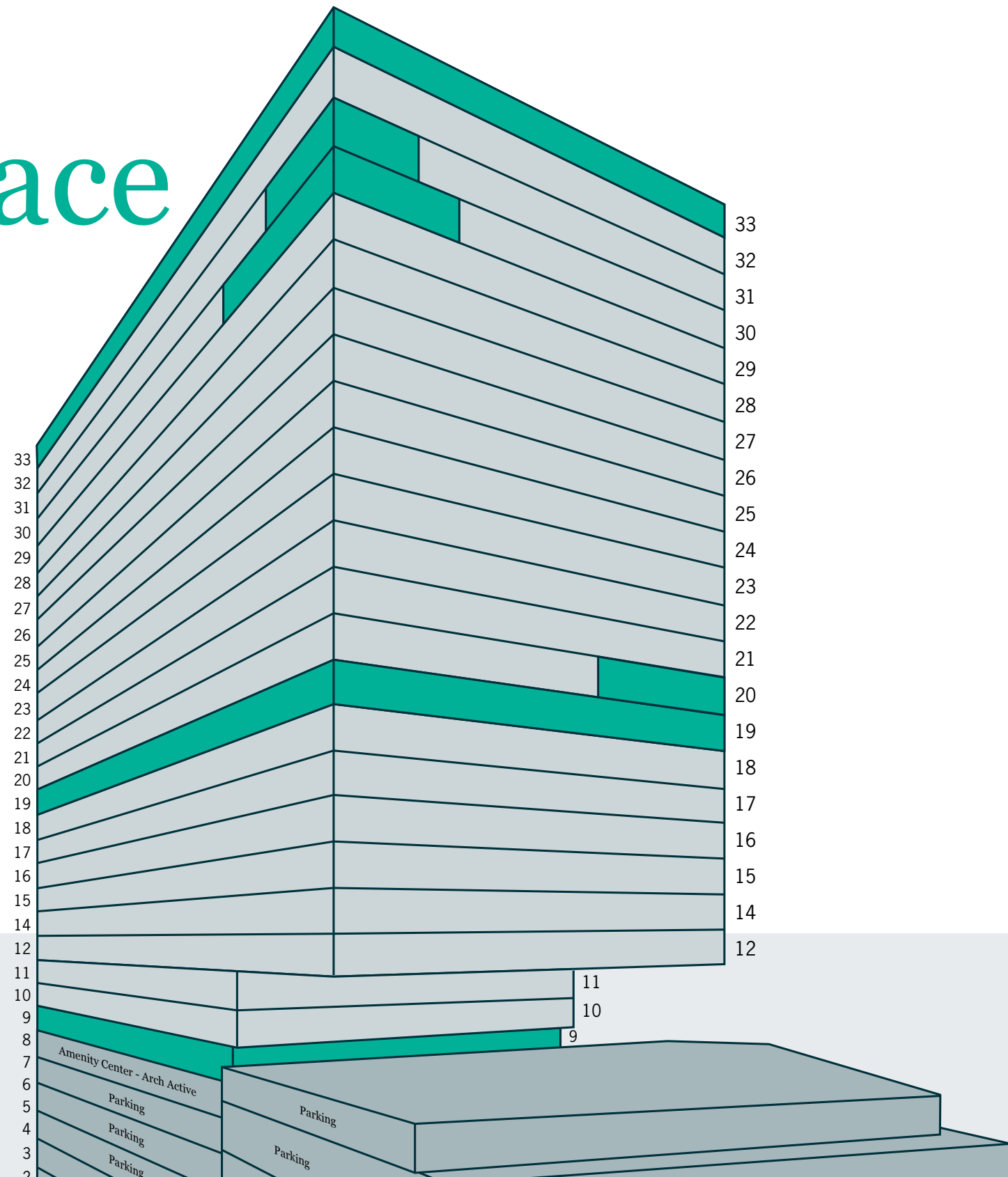
Available 8/1/2025

19TH FLOOR - 25,168 SF

Available

9TH FLOOR - 20,344 SF

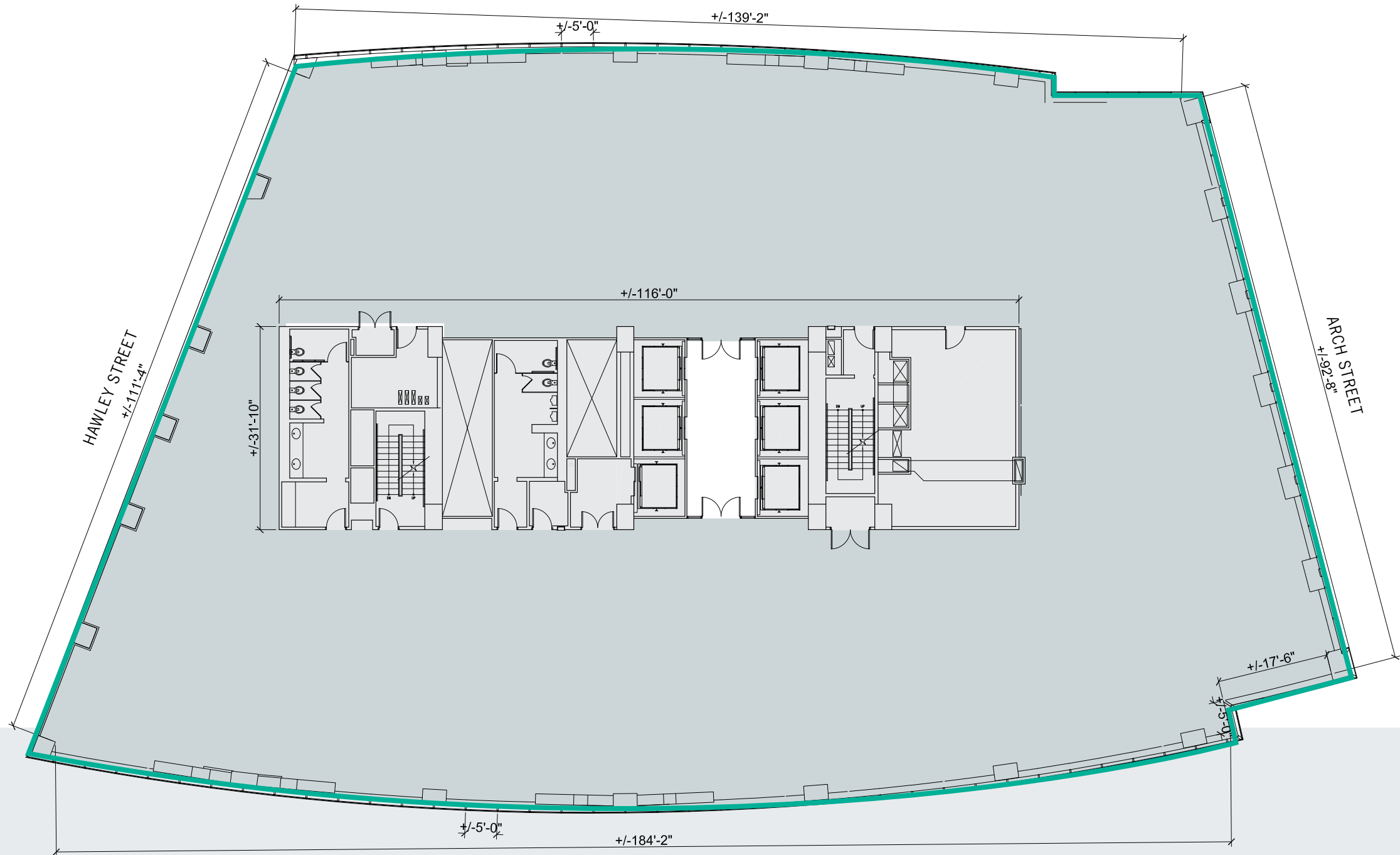
Vacant



FLOOR 9

20,344 SF

Core & Shell
Available Now

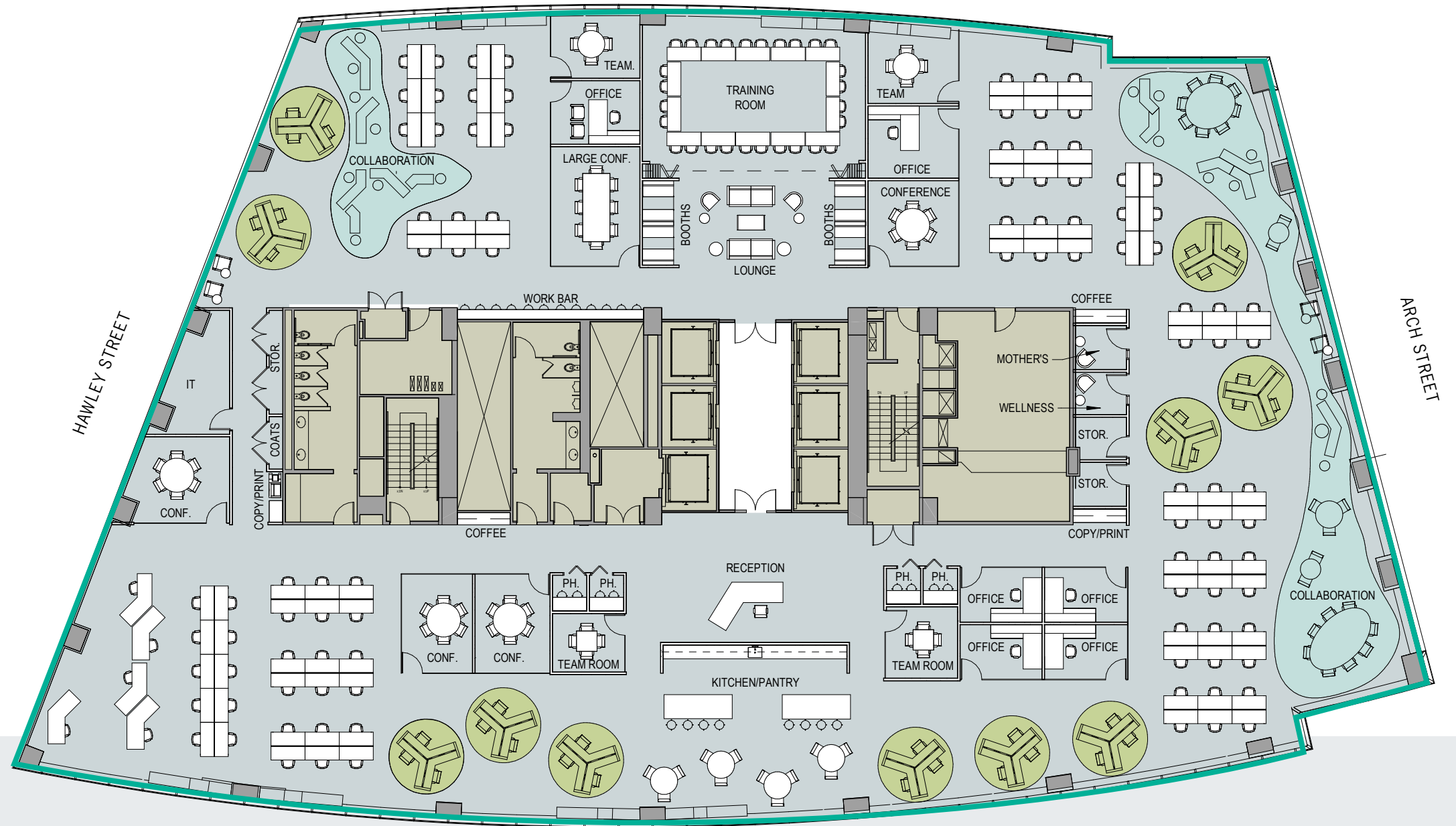


FLOOR 9

20,344 SF

Speculative Open Plan

Available Now



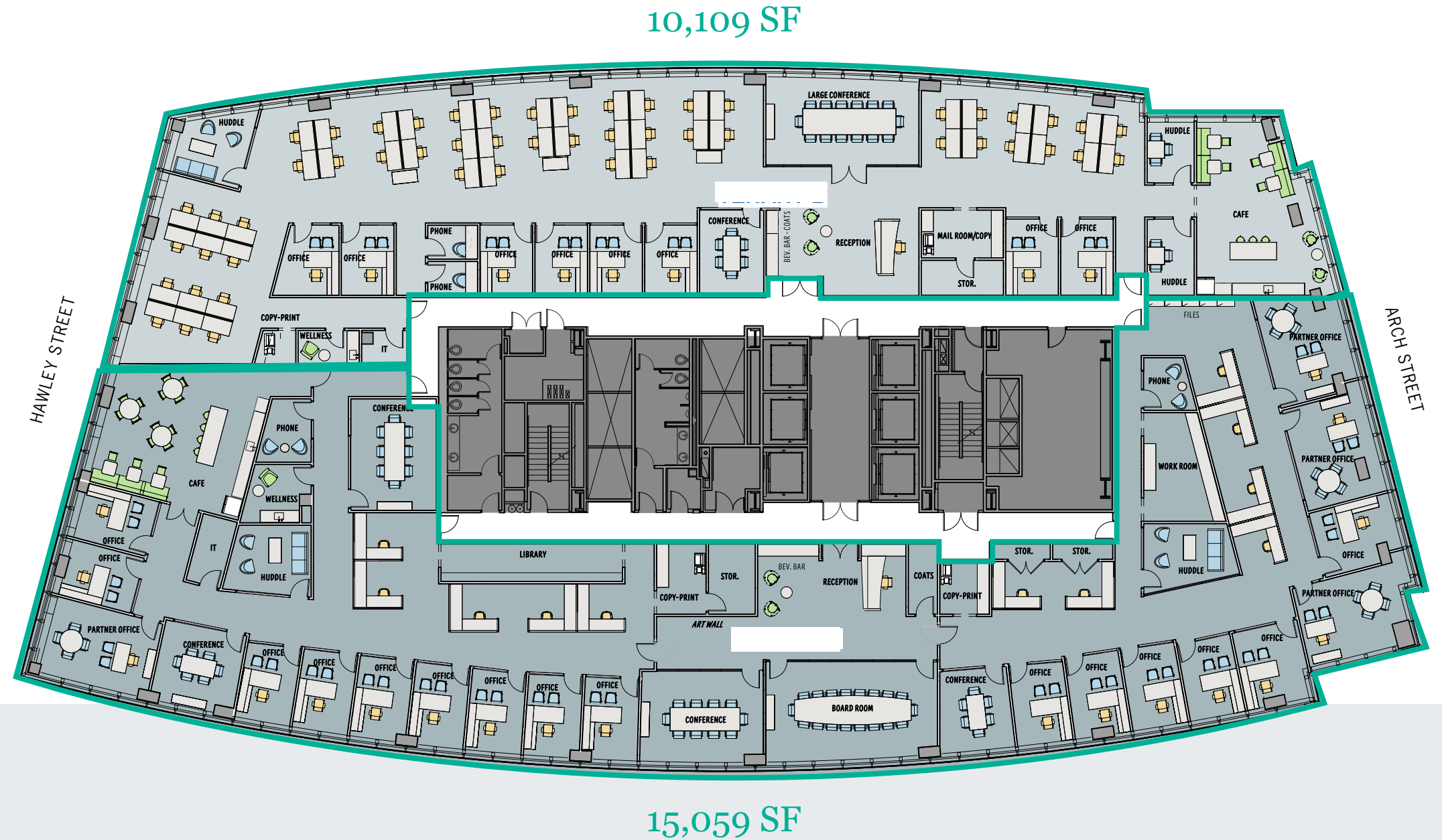
the opportunity

FLOOR 19

10,109 SF &
15,059 SF

Speculative Multi-Tenant Plan

Available Now



FLOOR 19

25,168 SF

Speculative Full Floor Plan

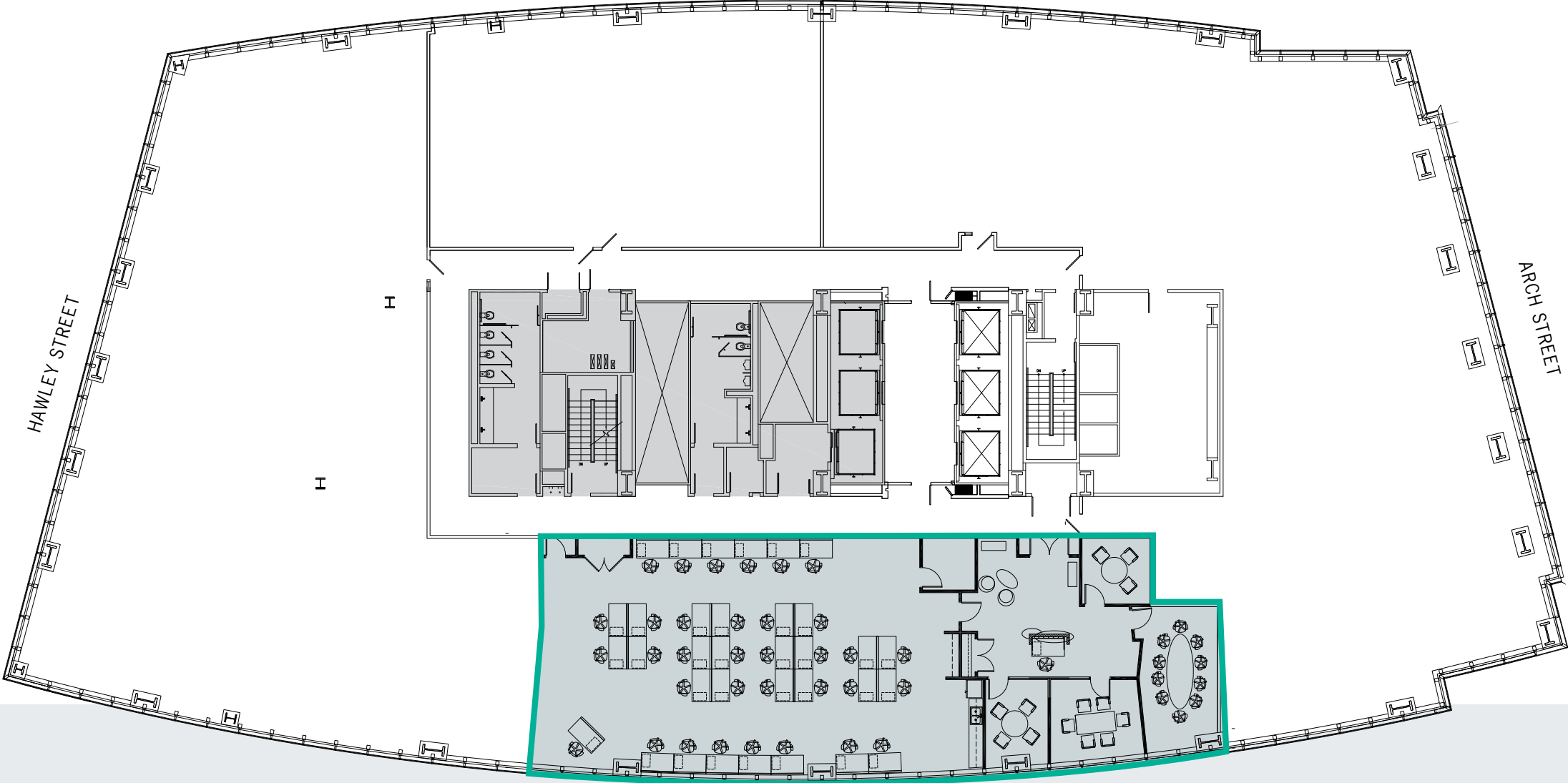
Available Now



FLOOR 20

5,010 SF

Available 8/1/2025



FLOOR 30

6,728 SF

Speculative Suite

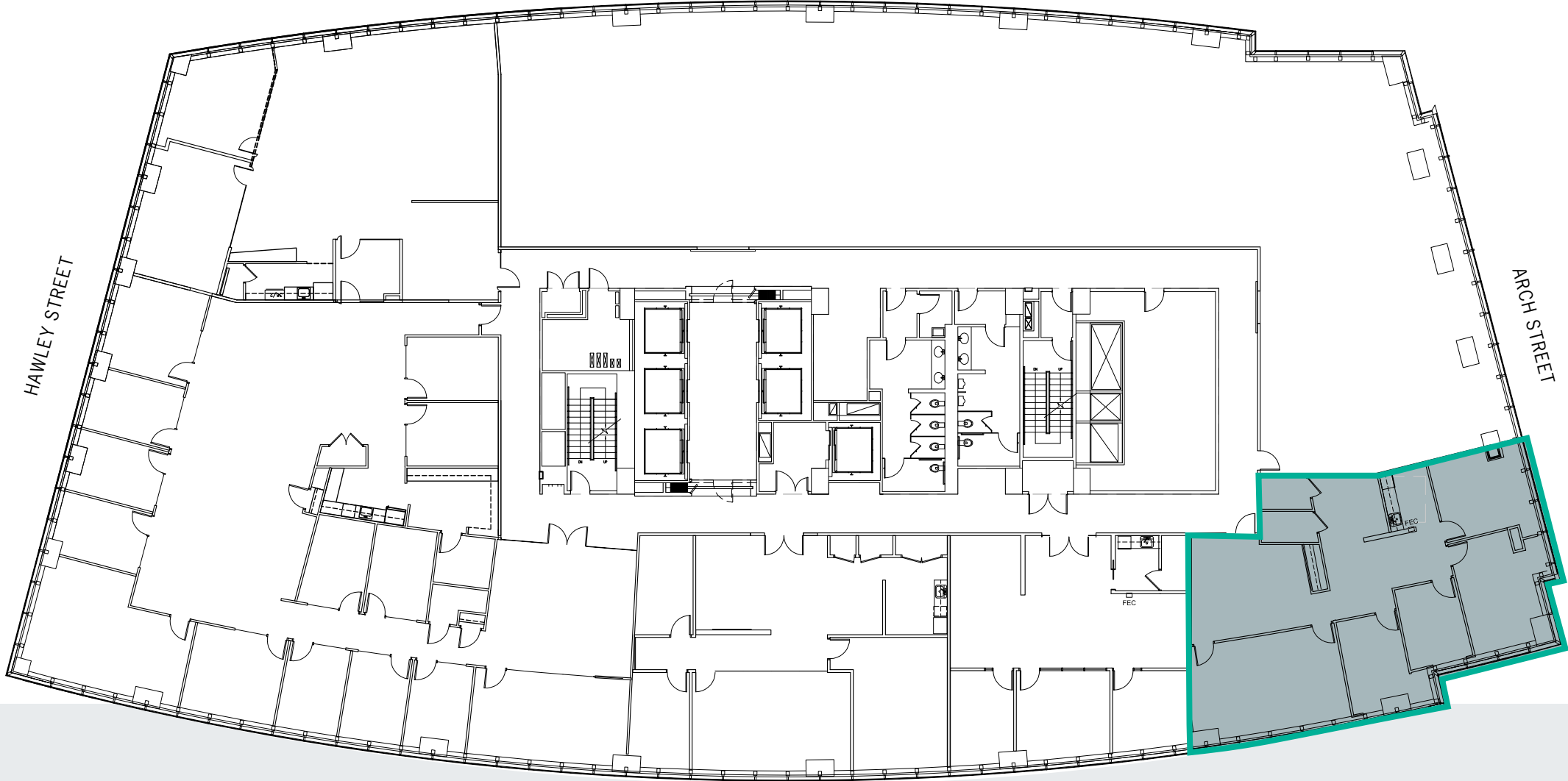
Available Now



FLOOR 31

2,600 SF

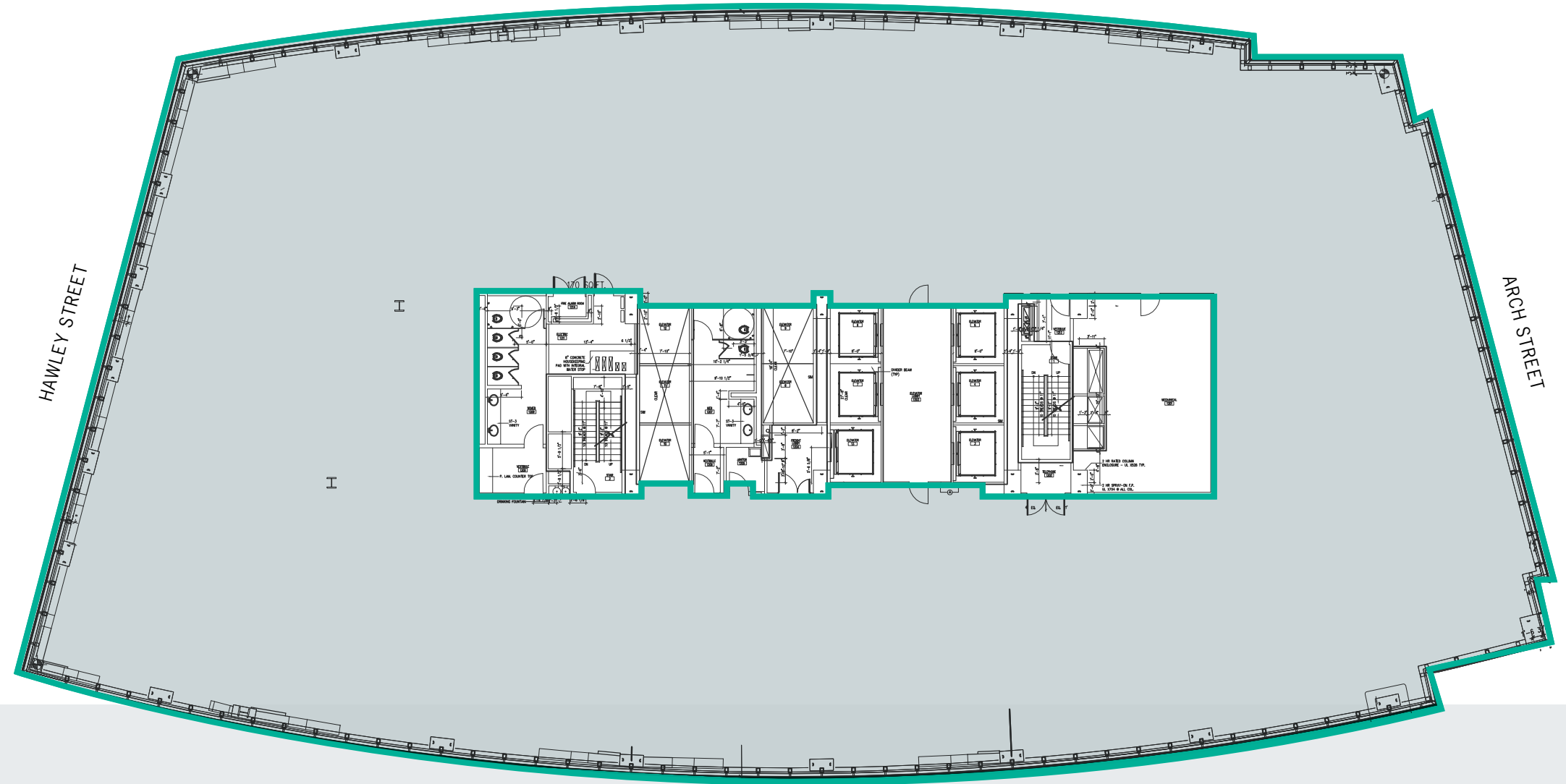
Available Now



FLOOR 33

25,603 SF

Core & Shell
Available Now





ARCH ACTIVE & CONFERENCE CENTER

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.**

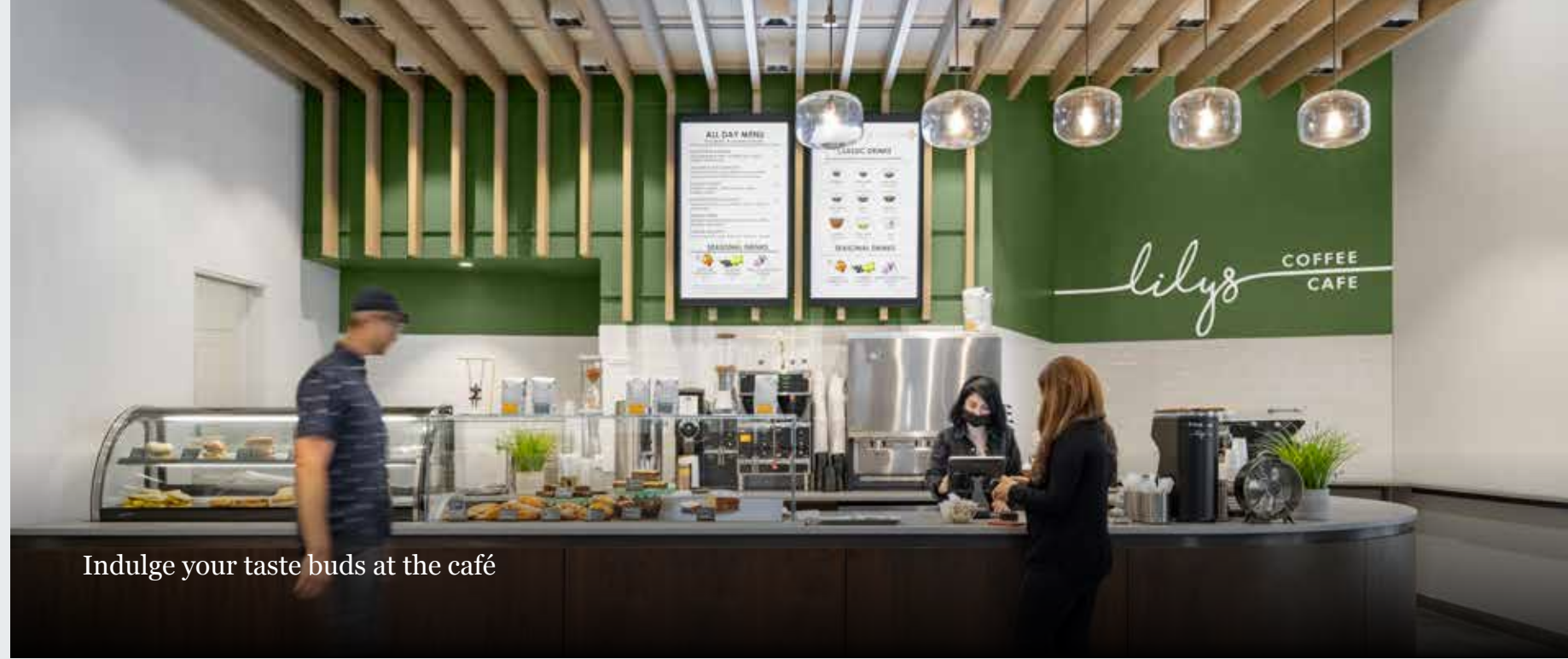
- Conference center suitable for up to 49 people
- Fitness Center powered by Lulafit with state-of-the-art equipment
- Locker rooms with luxury amenities



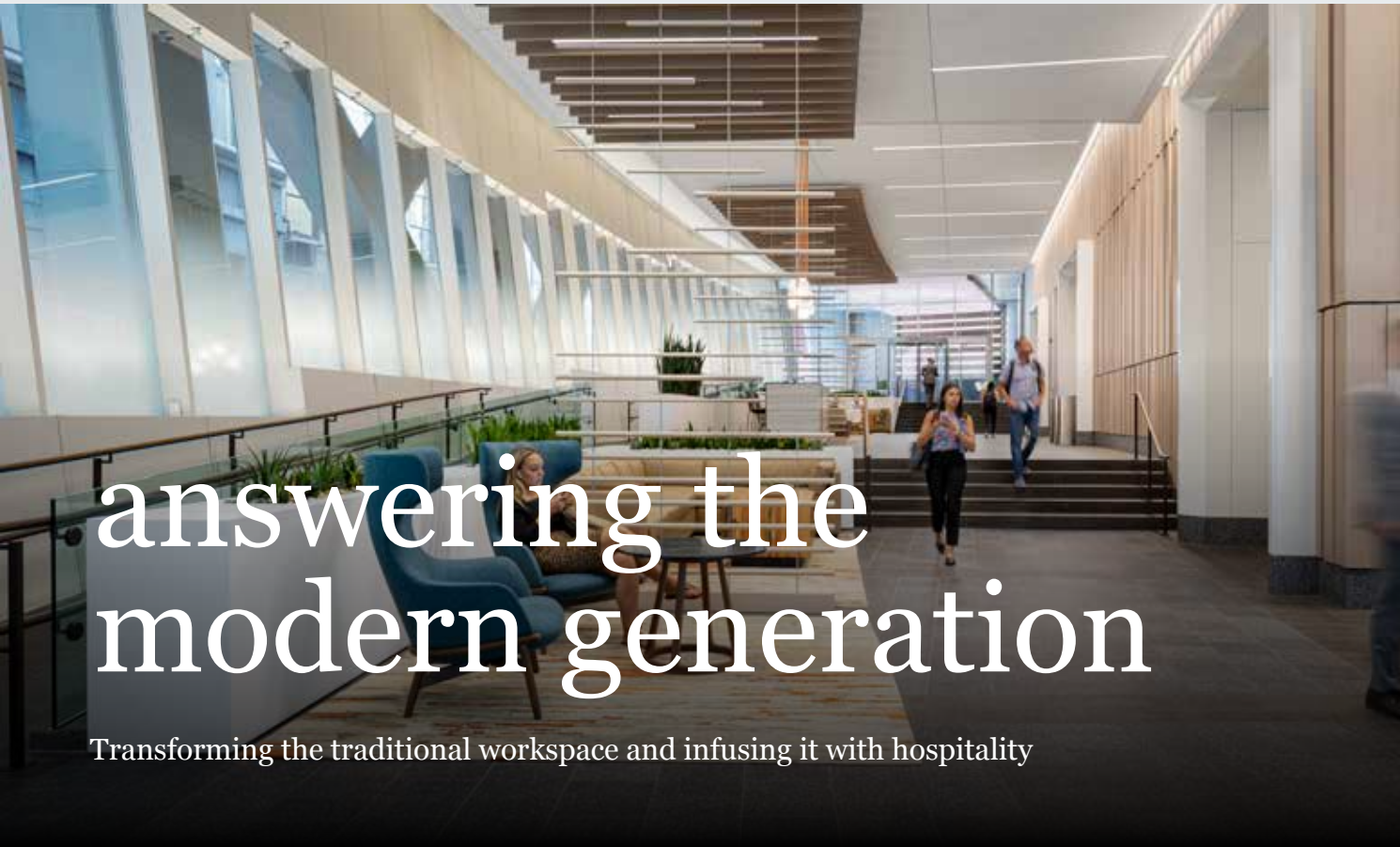
the opportunity



Commuters can breathe deeper with secure bike storage

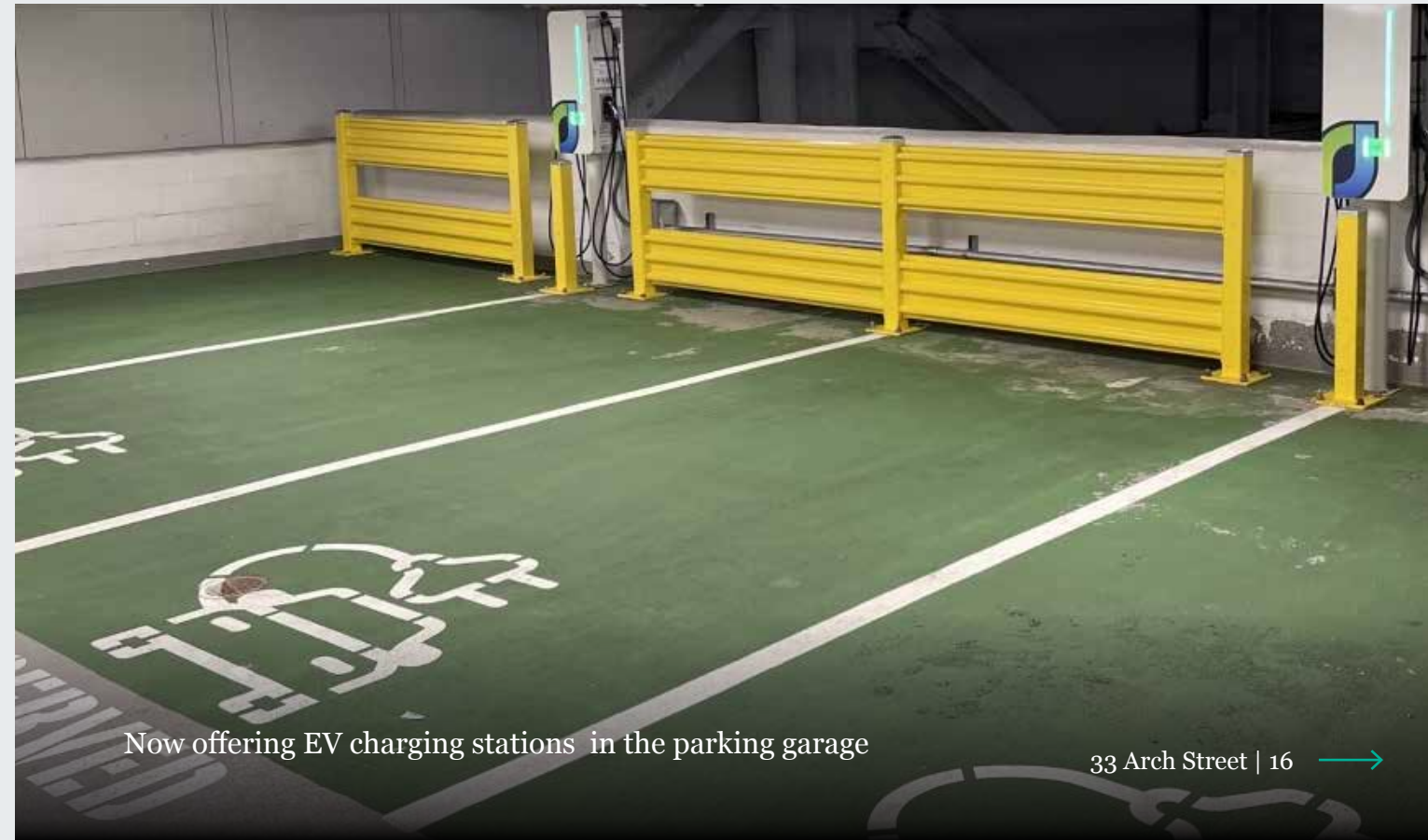


Indulge your taste buds at the café

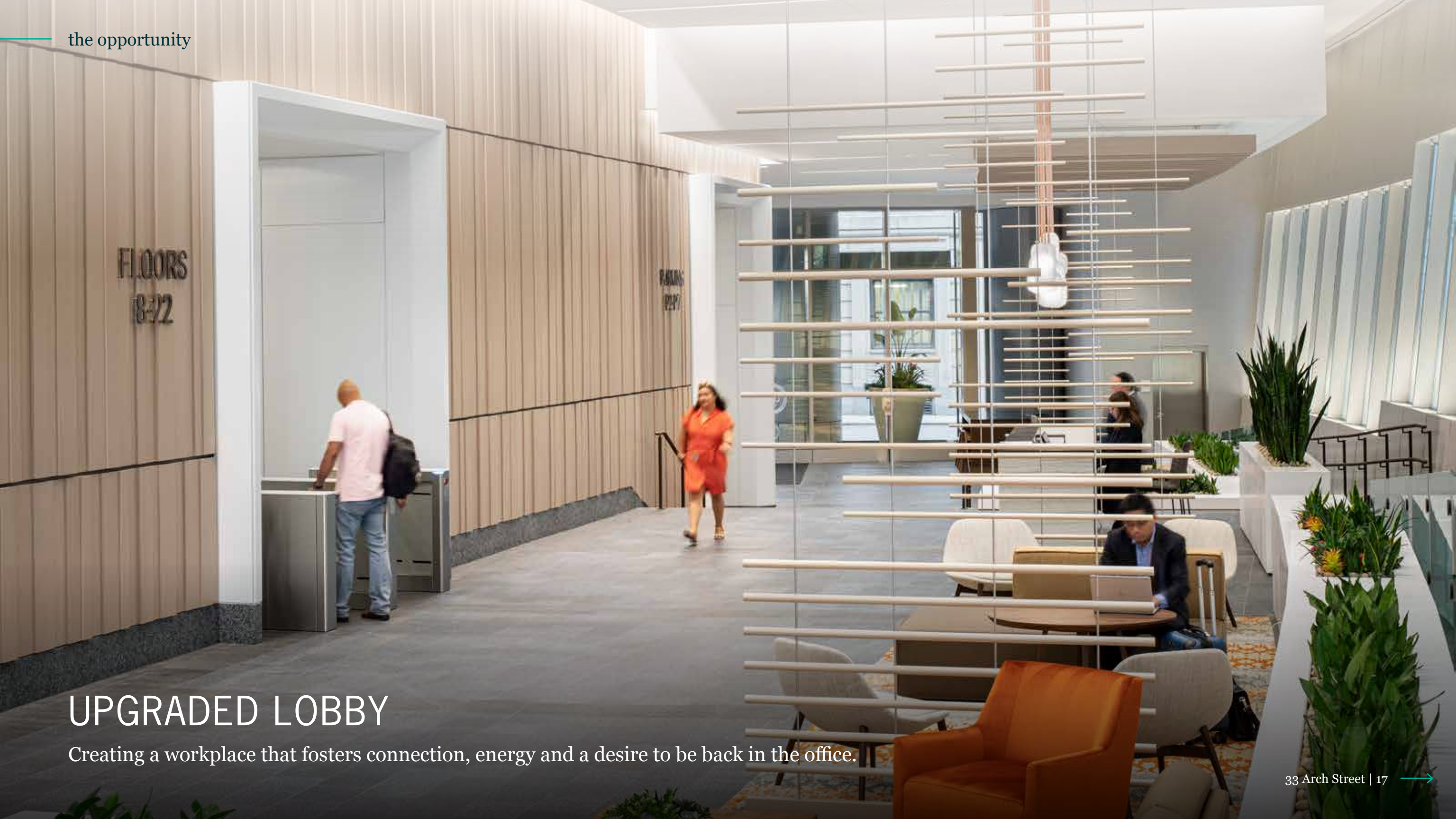


answering the modern generation

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.



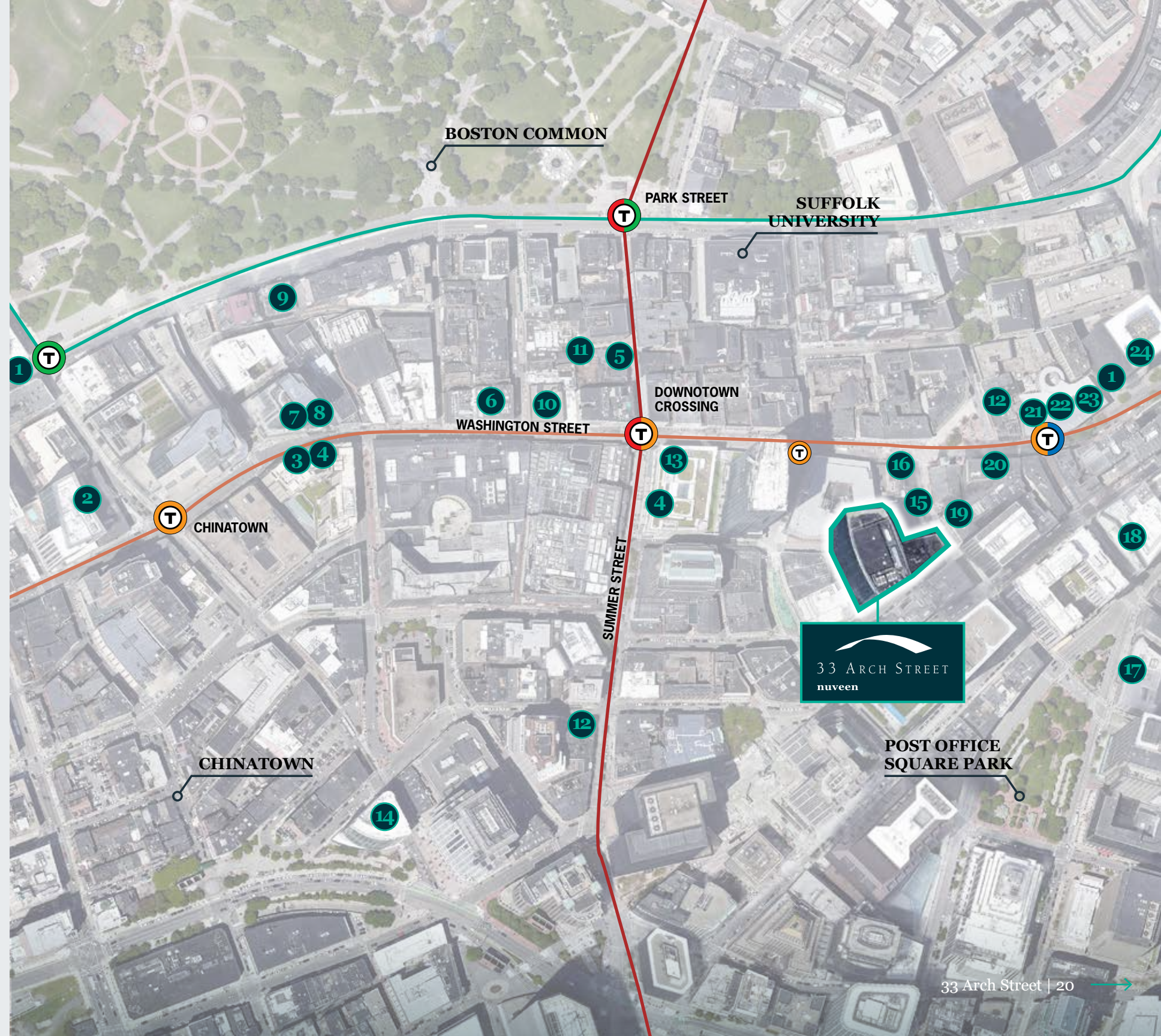
reinvented neighborhood

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

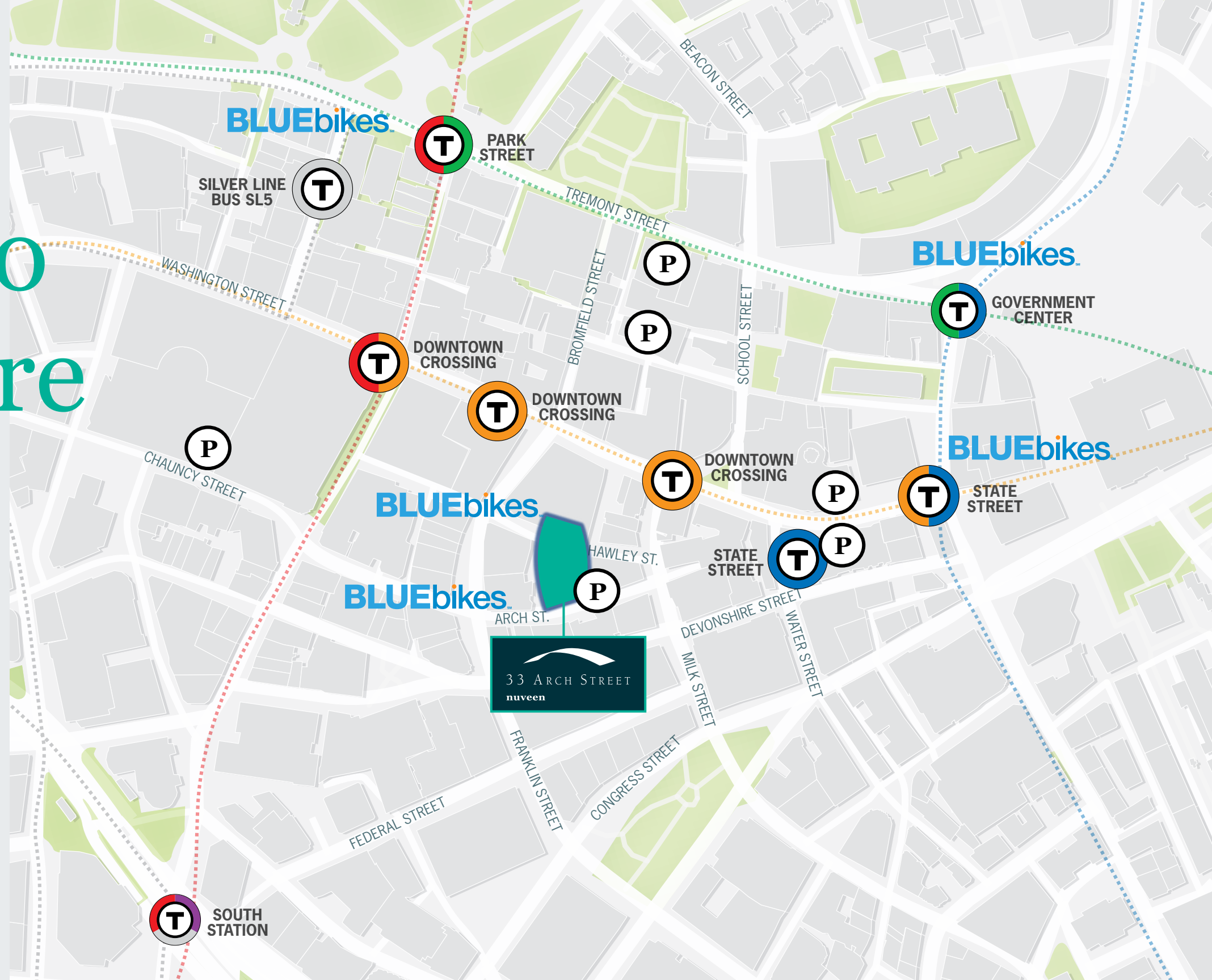
IMMEDIATE ACCESS TO

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

33 ARCH STREET
nuveen

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