THE BOLDEST RETAIL STATEMENT IN BOSTON

RETAIL AT

MILLENNIUM TOWER

BOSTON

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JOIN THE REVOLUTION

A stellar roster of retail and office tenants has once again solidified Millennium Tower and the historic Burnham Building as the heart of Boston.

PRIMARK
The historic U.S. launch of Primark, one of the great British high street fashion brands, returns the former Filene’s location to its status as an iconic retail destination occupying 110,000 SF on four floors.

ROCHE BROS.
Distinguished Massachusetts purveyor of finest quality products and outstanding customer service, Roche Bros. brings to Downtown Boston its first full-service gourmet market and grocery store to meet the demands of Downtown’s emergence of a 24/7/365 live-work-play community. Roche Bros. will occupy 38,000 SF.

HAVAS MEDIA
Havas Media, the world’s sixth largest communications group, will occupy 125,000 SF in the Burnham Building and will be joined by the new global HQ of subsidiary Arnold Worldwide. The transformation of Downtown from its roots as a financial district to an emerging new media district is now in motion.
A 1,400,000-SQ.-FT. MIXED-USE DEVELOPMENT IN THE HEART OF BOSTON

MILLENNIUM TOWER
- 60-story luxury tower
- Tower height: 625’
- 662,000 SF of luxury residential apartments
- 20,000 SF of residential amenity space
- 78,000 SF of retail space
- 2-level below-grade parking garage

HISTORIC BURNHAM BUILDING
- Breathtaking Beaux Arts exterior
- 127,000 SF of office space
- 142,000 SF of retail space
- 2-level below-grade parking garage

Total Retail Summary: 220,000 SF

At the site of the former Filene’s Department Store, the magnificently restored Burnham Building and expertly planned Millennium Tower will breathe life back into the heart of Downtown Boston.

A fluted gem on the city skyline, the glass tower will boast views never before seen from a Boston residence. Within easy walking distance of historic Boston Common and its Public Garden, the development is just steps from the city’s financial district, world-class shopping, dining and entertainment.
MILLENNIUM PARTNERS IN BOSTON

Millennium Partners has redefined the skyline of Boston. Its efforts are visible, and nowhere more prominent, than in the Avery Street Corridor. Beginning in 1998, Millennium Partners transformed downtown with the construction of the Ritz-Carlton Hotel and Residences at Washington and Avery Streets. This groundbreaking project changed Boston forever by bringing luxury, lifestyle and entertainment to Downtown with the introduction of the state-of-the-art Sports Club/LA and the highly successful Loews Multiplex Theater. With the completion of Millennium Place in late 2013, the developer brought an additional 256 luxury residences to Washington Street.

In what will be the final piece to their exciting and successful transformation of Downtown, Millennium Tower will rise as the tallest residential building in Boston. The 60-story luxury tower will deliver another 662,000 SF of luxury residential units and 220,000 SF of flagship retail space creating the preeminent retail location in Downtown Boston.
Downtown Crossing is one of the most energetic districts in Boston for business, retail and residential activity. It’s a magnet for hundreds of thousands of residents and office workers and attracts millions of visitors from all over the world.
Whether walking or taking public or private transportation, customers are never in short supply in this bustling corridor at the corner of Franklin and Washington.

At the corner is the city’s busiest subway station, Downtown Crossing. It serves as the principal subway station for the nearby Financial District, which is one of the main drivers behind the high volume of pedestrian traffic.

The Burnham Building is accessible from Cambridge and Quincy on the red line and Back Bay, Brookline, Chestnut Hill, and Newton on the green line, directly connecting these affluent neighborhoods with Downtown Crossing.
### World Class Pedestrian Volume
(Data provided by American Traffic Information, Inc.)

<table>
<thead>
<tr>
<th>Category</th>
<th>Volume Range</th>
<th>Location</th>
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<tbody>
<tr>
<td>Under 10,000</td>
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<td></td>
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<tr>
<td>11,000 - 20,000</td>
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<td></td>
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<td>21,000 - 30,000</td>
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<td></td>
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<td>31,000 - 40,000</td>
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<tr>
<td>Over 40,000</td>
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</tbody>
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*Daily pedestrian volume compares favorably to some of New York City’s best locations.*

- 5th Avenue & 53rd Street weekday: **47,000** (October 2010)
- Soho weekend: **30,000** (July 2010)
- Broadway & Wall Street weekday: **25,000** (July 2011)
- (December 2011)
RETAIL STACK PLAN

MILLENNIUM TOWER BOSTON
79,161 SF

HISTORIC BURNHAM BUILDING
140,829 SF

TOTAL
219,990 SF

<table>
<thead>
<tr>
<th>Floor</th>
<th>Area</th>
<th>Description</th>
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<tbody>
<tr>
<td>A</td>
<td>27,278 SF</td>
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<tr>
<td>B</td>
<td>12,121 SF</td>
<td>15'6&quot;</td>
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<tr>
<td>C</td>
<td>11,153 SF</td>
<td>16'9&quot;</td>
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<tr>
<td>D</td>
<td>28,518 SF</td>
<td>12'7&quot;</td>
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<tr>
<th>Floor</th>
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<td>3</td>
<td>23,731 SF</td>
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</tr>
<tr>
<td>4</td>
<td>28,518 SF</td>
<td>12'7&quot;</td>
</tr>
</tbody>
</table>

Available: 34,884 SF
Note: All dimensions, easements, building configurations, features, lease lines and vertical transportation locations are assumed to be correct but are subject to verification. Tenants shown are representative of the types of tenants expected and may not represent actual leased space. Owner reserves the right to change the plan and its components as required.
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Preliminary Lease Plans 04.16.14

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FRANKLIN STREET CORNER RETAIL
THE DEVELOPER

In America’s key gateway cities, Millennium Partners has created an unparalleled portfolio of mixed-use properties. Each property is unique in character and design. The result is a collection of assets beyond compare.

Carefully selecting the appropriate components for each location, Millennium Partners has completed dramatic developments in some of the nation’s most dynamic neighborhoods: New York’s Central Park South, Financial District and Lincoln Square; San Francisco’s South of Market area; Boston’s Public Garden and Boston Common; Washington’s West End and Georgetown neighborhoods; and Miami’s Brickell Avenue.

Millennium Partners has developed over 2,900 luxury condominiums, eight five-star hotels, two extended-stay luxury hotels, 1,200,000 square feet of office space, 1,000,000 square feet of retail space, 3,750 parking spaces, five Loews Cineplex theaters and five magnificent health clubs. Today, Millennium Partners owns and operates an impressive portfolio worth over $4 billion.

By turning overlooked areas into destination neighborhoods and creating a financial formula that has become the paradigm of an entire industry, Millennium Partners has reinvigorated the skylines of America’s most desirable cities.
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