

Downtown Development Fact Sheet March 2025

Under Construction:

47 Winter Street:

- A residential conversion of the 8-story, 17,920 sq.-ft. office property. The renovated property will include 14 apartment units spanning the upper 7 floors.

44 Bromfield Street:

- A residential conversion of the 9-story, 44,000 sq.-ft. office property. The renovated property will include a mix of 40+ apartment units, ranging from studios through 2-bedroom units.

55 Summer Street:

- The ongoing renovation of the preexisting 10-story, 115,000 sf office property will convert it into a Level 1/Level 2 life-sciences lab space. The renovation will include new bike facilities and significant enhancements to the 55 Summer Street Plaza.

Holocaust Museum Boston (125 Tremont St.):

- Proposal calls for a 6-floor, a six-story, 32,700 sq.-ft. museum dedicated to raising awareness and teaching about the Holocaust. The proposal, situated along the Freedom Trail, was approved by the BPDA in December 2023.

Development Approved:

101 Tremont Street:

- In August 2024, Suffolk University submitted its proposal to convert this 11-floor, 88,265 sq.-ft. office property into a 290-bed student dormitory. The proposal was approved by the Planning Dept. in January 2025.

85 Devonshire Street:

- The first DBA-area participant in the City's [Downtown office-to-residential conversion program](#), the conversion of the 85 Devonshire Street office cluster (three separate buildings) will create 95 new residential units totaling 86,700 sq.-ft.

15-19 Congress Street boutique hotel:

- In May 2019, the Planning Dept. approved Hemisphere Development Group's proposal to renovate the 48,600 sq.-ft. property into a 116-room boutique hotel including 3,100 sq.-ft. of retail space. Harbinger Development acquired the property and development rights in April 2022 and intends to launch the development soon.

9 Hamilton boutique hotel (9 Hamilton Pl.):

- Proposal calls for the renovation of the preexisting 3-story, 20,000 sf office property into a 12-floor, 125-foot, 38,000 sf boutique hotel with 80 rooms. The proposal was approved by the Planning Dept. in November 2022.

15 Court Square:

- In November 2024, KS Partners submitted its proposal to convert this 11-floor, 87,546 sq.-ft. office property into a residential apartment building consisting of 80 units. The Planning Dept. approved the proposal in March 2025.

Development Proposal Under Review:

31 Milk Street:

- In March 2025, Dinosaur Capital submitted its proposal to convert this 11-floor, 86,730 sq.-ft. office property into a residential apartment building consisting of 110 units. The current ground-floor retail use is slated to be approved.

Completed Projects:

2023:

Winthrop Center (115 Federal Street):

- A 691-foot, 53-story, 1.6 million sq.-ft. mixed-use tower including 321 residential units, 750,000 sq.-ft. of commercial space, a 550-space parking garage, and a 12,000 sq.-ft. Connector lobby space. Winthrop Center, the Connector, and the Connector's Lineup food hall opened in 2023.

11 Ave. de Lafayette Renovation:

- MCRE Partners' renovation of the 5-story, 58,000 sf boutique building includes: a new entry and lobbies in the front and rear, cosmetic improvements to corridors and restrooms, and exposing original wood-and-brick features in tenant spaces.

110 Chauncy Street Renovation:

- MCRE Partners, in partnership with architecture/design firm Sasaki, the lead tenant, has completed renovations of the 8-floor, 76,000 sf property. Improvements include enhanced HVAC systems, bicycle storage, and a basement shower facility.

2022:

High Street Place (160 Federal St./100 High St.):

- A 18,500 sq.-ft. food hall, featuring 22 food vendor stalls/kiosk, and seating for 400, that creates a shared connector space between the 160 Federal Street and 100 High Street lobbies. Opened in March 2022.