

LESS THAN 10 MILES TO BOSTON

SITE

1800 CROWN COLONY DRIVE  
QUINCY, MASSACHUSETTS



## PROPERTY HIGHLIGHTS



---

ACREAGE:	16.45
LAND SF:	716,562
BUILDING AREA:	TBD
2020 TAXES:	\$52,415
ZONING:	IND B

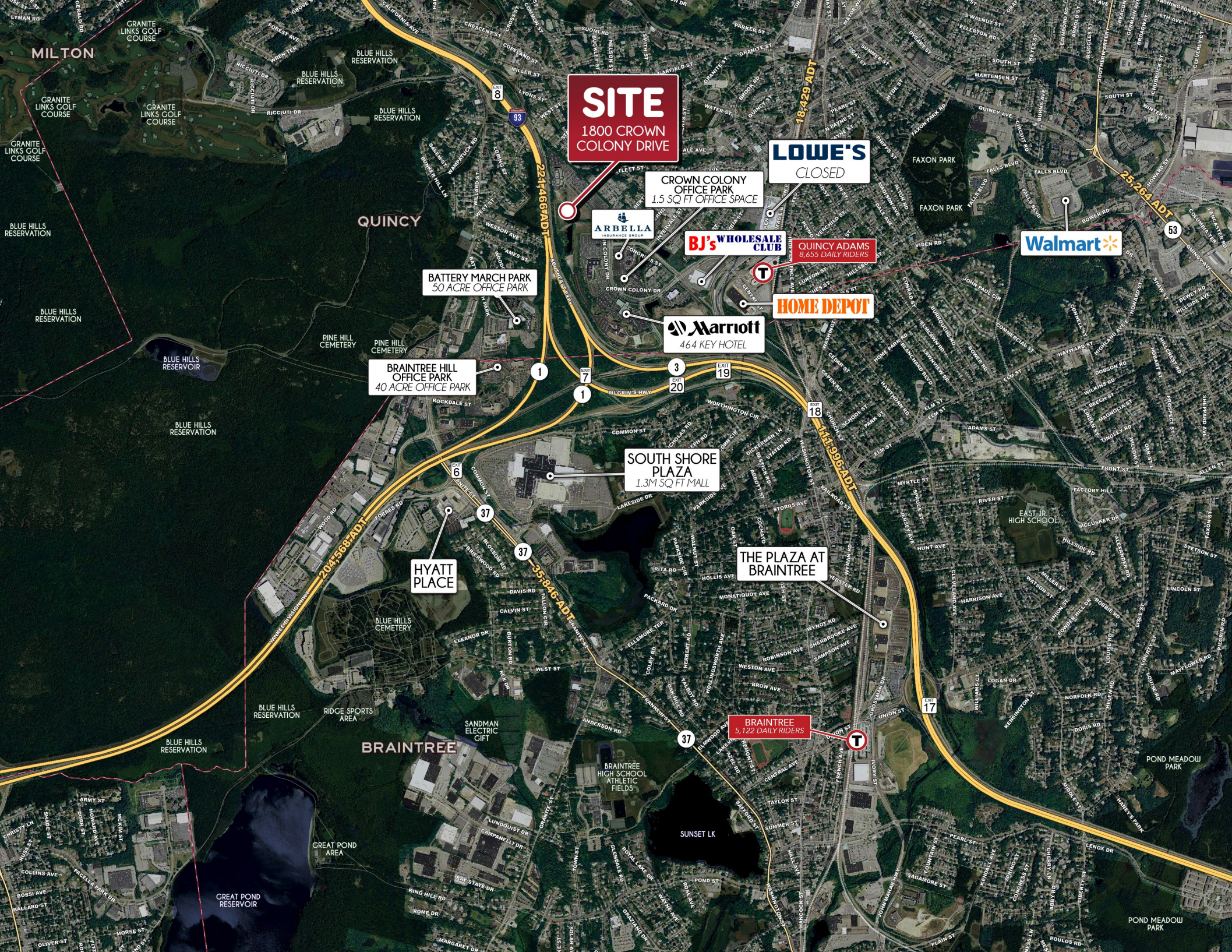
---

*DISTRIBUTION ALLOWED*

---

Located 9 miles South of Boston, Crown Colony Office Park is a 143-acre office campus located off the Burgin Parkway, close to the I-93 and Route 3 interchange. The Park is the premier location for office space south of Boston and consists of half of the Class A office supply in the Quincy area.

Master-planned for up to 20 first-class office buildings, 15 buildings have been developed so far. The complex is located near the Quincy Adams Red Line "T" station and includes a Four Star Marriott Hotel, and a day care center. The South Shore Plaza, with over 200 stores, is within a few minutes driving distance.



MILTON

QUINCY

BRAINTREE

**SITE**  
1800 CROWN COLONY DRIVE

CROWN COLONY OFFICE PARK  
1.5 SQ FT OFFICE SPACE

BATTERY MARCH PARK  
50 ACRE OFFICE PARK

BRAINTREE HILL OFFICE PARK  
40 ACRE OFFICE PARK

SOUTH SHORE PLAZA  
1.3M SQ FT MALL

HYATT PLACE

THE PLAZA AT  
BRAINTREE

BRAINTREE  
5,122 DAILY RIDERS

**LOWE'S**  
CLOSED

**Walmart**

**BJ'S WHOLESALE CLUB**

QUINCY ADAMS  
8,655 DAILY RIDERS

**HOME DEPOT**

**Marriott**  
464 KEY HOTEL

**ARBELLA**  
INSURANCE GROUP

GRANITE LINKS GOLF COURSE

BLUE HILLS RESERVATION

FAXON PARK

PINE HILL CEMETERY

BLUE HILLS RESERVATION

BLUE HILLS RESERVATION

BRAINTREE HIGH SCHOOL ATHLETIC FIELDS

SUNSET LK

EAST JR HIGH SCHOOL

GREAT POND AREA

GREAT POND RESERVOIR

POND MEADOW PARK

POND MEADOW PARK



221,466 ADT

DST FINANCIAL  
260,000 SQ FT

ARBELLA  
INSURANCE GROUP

CROWN COLONY  
OFFICE PARK  
1.5M SQ FT  
OFFICE SPACE

**SITE**  
MARRIOTT DRIVE

Marriott  
464 KEY HOTEL

ELEVATION APARTMENTS  
AT CROWN COLONY  
492 UNITS

LOWE'S  
CLOSED

BJ's WHOLESALE  
CLUB

QUINCY ADAMS  
8,655 DAILY RIDERS



HOME DEPOT

BATTERY MARCH PARK  
50 ACRES  
OFFICE PARK

BRAINTREE HILL  
OFFICE PARK



# MARKET HIGHLIGHTS

## QUINCY

118,871 residents within 3 miles

Med. HH Income: \$79,529

Daytime Pop: 119,646

## TRANSPORTATION

I-93: 221,466 ADT (MA DOT '19)

Thomas E. Burgin Parkway: 18,429 ADT (MA DOT '19)

Independence Ave: 18,596 ADT (DOT '17)

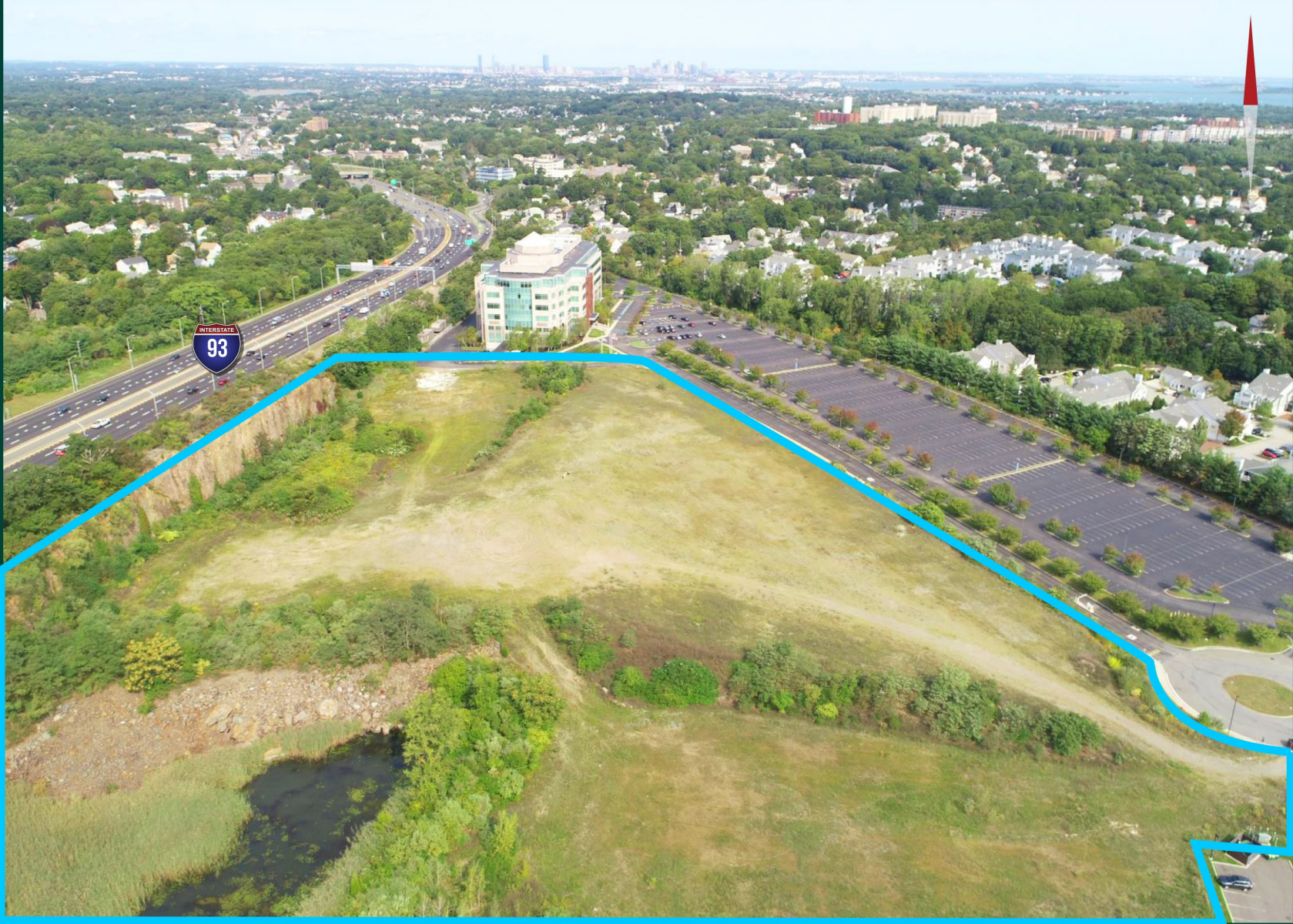
Route 3: 111,996 ADT (DOT '17)

Quincy Adams - 1.0 mi walk  
(Red Line & Commuter Rail)

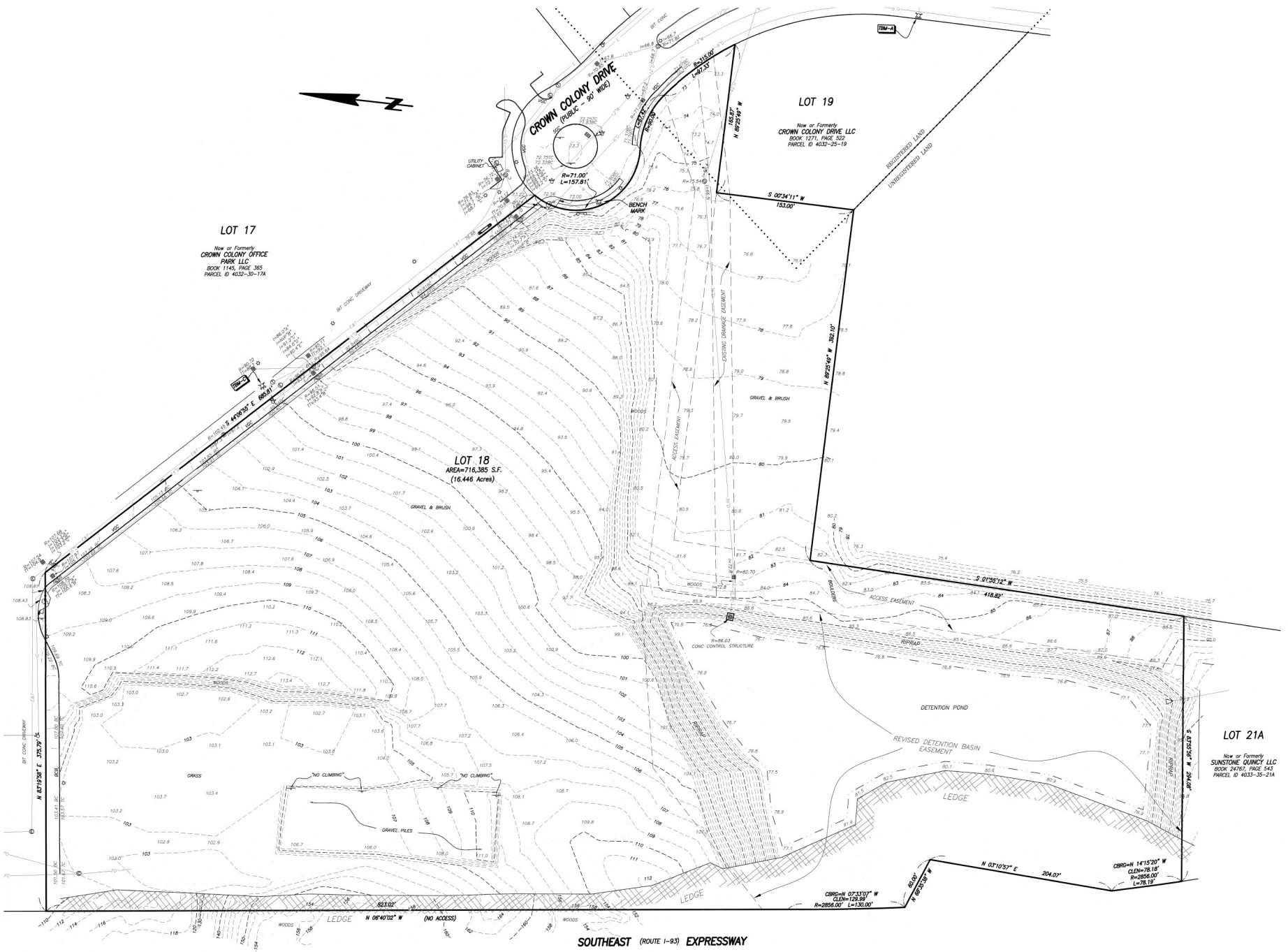
## AREA EMPLOYERS



1800 CROWN COLONY DRIVE | QUINCY, MA



# SITE PLAN



SOUTHEAST (ROUTE I-93) EXPRESSWAY

# QUINCY, MASSACHUSETTS



**SITE**  
1800 CROWN COLONY DRIVE

**LOWE'S**  
CLOSED

**QUINCY ADAMS**  
8,655 DAILY RIDERS

**BJ'S WHOLESALE CLUB**

**CROWN COLONY OFFICE PARK**

**Marriott**

**ELEVATION APARTMENTS AT CROWN COLONY**

**HOME DEPOT**

## LEGEND

- ACCESS (Yellow arrow pointing right)
- EGRESS (Red arrow pointing left)



DAVID SMOOKLER

617.369.5918

DSMOOKLER@ATLANTICRETAIL.COM

SEAN P. GILDEA

617.369.5999

SGILDEA@ATLANTICRETAIL.COM

SITE

1800 CROWN COLONY DRIVE  
QUINCY, MASSACHUSETTS

