

MEDICAL DEVELOPMENT SITE

FULLY PERMITTED SITE IN CROWN COLONY PARK
QUINCY, MASSACHUSETTS



MARRIOTT
HOTEL

2.4 ACRE SITE
60,000 SF BUILDING

500 UNIT MULTI-FAMILY
APARTMENT DEVELOPMENT

ELEVATION
Apartments at Crown Colony

TO BOSTON

TO

B.J.'s

TO BOSTON AND
CAPE COD



OFFERED BY
THE FLATLEY COMPANY

www.flatleyco.com



CROWN COLONY

Located 10 miles south of Boston and 12 miles south of Logan Airport, Crown Colony Office Park is a 175-acre master-planned mixed use campus, located close to the I-93 and Route 3 interchange. It is the main entrance to the City of Quincy off the highway. The park is one of the premier locations for office space south of Boston.

Crown Colony Office Park is master-planned for up to 22 first-class office buildings. Currently 14 buildings have been developed. The complex is located adjacent to the Quincy Adams Red Line “T” station and includes a 465-room Marriott Hotel and a 500-unit multi-family apartment development.

THE FLATLEY COMPANY

The Flatley Company is a privately-owned Real Estate Investment and Development Company headquartered in Braintree MA. In its 56-year history, Flatley has developed, owned and managed over 24 million square feet of real estate including office/industrial, apartments, shopping centers, hotels and health care centers.

PROPERTY HIGHLIGHTS

- 10 miles south of Boston
- Centrally located close to I-93, I-95 and Route 3
- All utilities water, sewer and electric on site
- Day care center
- Several cafeterias in the park
- Shuttle Service to the Quincy Adams Red Line “T” station
- Strategically located between mature residential areas and numerous retirement communities
- Very strong tenant mix in the park including: Tufts Medical, Harvard Pilgrim Healthcare, Crown Colony Medical Center, Shields Healthcare, Eye Health, State Street, Arbella Insurance Company and Boston Financial Data Services
- Fast track permitting
- 300 parking spaces including 65 covered spaces
- Building identity/signage rights available
- Full-service on-site Marriott Hotel
- Ample green space and sidewalks

There is one permitted medical development site being offered totaling 2.4 acres with the potential for 60,000 SF. This site has already been permitted, and is designed for medical office use. It is ready for construction, and has covered parking available.

Build-to-suit or ground lease terms available.

Acres	Building Sq. Footage
2.4	60,000

RENDERING FOR MEDICAL OFFICE SITE



0 Marriott Drive

2.4 acre site 60,000 SF

Medical Office

CROWN COLONY

The Flatley Company is offering a 2.4-acre fully-permitted and approved Medical development site with the potential for a 60,000 SF building, for a ground lease or a “build to suit” opportunity. The site is ready for construction with ample parking available.

Join Other Medical Tenants in Crown Colony Office Park:

Associates of South Shore Dermatology
Bio Care Diagnostics
Bay Eye Care and Surgery
Boston IVF
Boston Plastic Surgery
Caritas and Carney Medical Groups
Crown Colony Medical Center
Crown Colony Pediatrics
Crown Medical Group
Crown Obstetrics and Gynecology P.C.
Eye Health

Foot Care Specialists P.C.
Granite Medical Group
Healthcare Practitioners at Crown Colony
Healthcare South
Nielsen Eye Center
Quincy Surgical Associates, Inc.
Shields Healthcare Group
Skoler Orthodontics
South Suburban Oncology Center
South Shore Sports Therapy
Tufts Medical



Amenities at Crown Colony Include:

A Large Campus Setting

Shuttle Service to and from the Quincy Adams Red Line "T" station

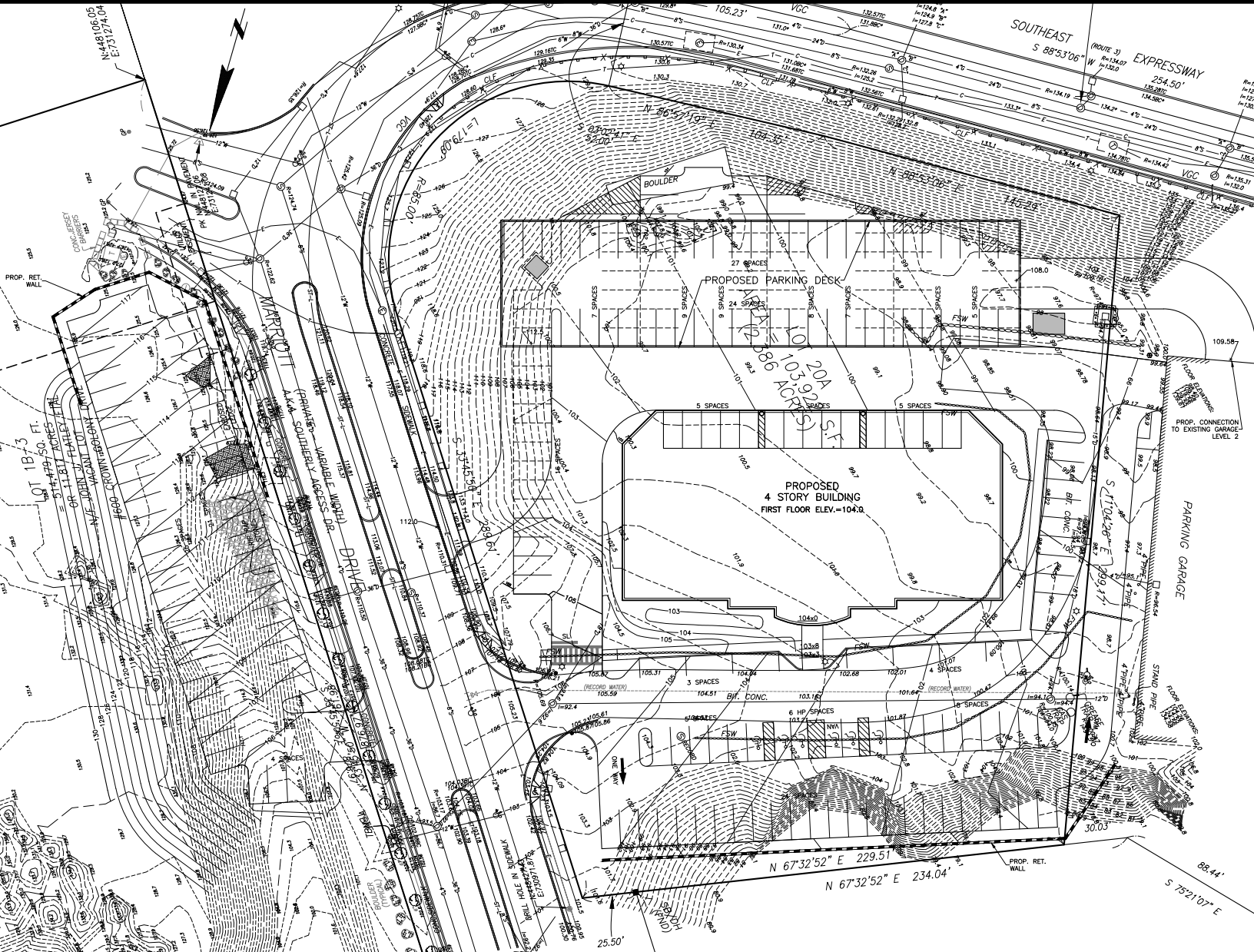
A Full-Service Marriott Hotel

On-Site Day Care Center

For further information call 781.848.2000

www.flatleyco.com

PARKING SITE PLAN FOR MEDICAL DEVELOPMENT SITE IN CROWN COLONY OFFICE PARK



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