

300 CROWN COLONY DRIVE

QUINCY, MA 02169

OFFICE SPACE FOR LEASE



2,100 – 80,000+ SF FOR LEASE

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300 CROWN COLONY DRIVE



Opportunity Overview

We are pleased to present a premier office leasing opportunity at 300 Crown Colony Drive, Quincy, MA 02169, offering flexible office suites from approximately 2,100 SF to 80,000+ SF within one of the South Shore's most recognizable business addresses.

The property is now under new ownership, with ongoing capital improvements and amenity upgrades underway to create a refreshed, modern, and professional workplace environment. The building features an impressive multi-story atrium lobby, renovated common areas, on-site café, conference facilities, ample free parking, and professional on-site management. The available space is well-suited for professional office, medical, technology, financial services, corporate headquarters, and service-based users seeking a highly accessible Quincy location with strong building amenities and flexible floor plan options.

Tenants benefit from the property's strategic position within Crown Colony, offering immediate access to Route 3, I-93, and I-95, along with convenient shuttle service to Quincy Adams MBTA Station. The property is also minutes from South Shore Plaza, nearby restaurants, hotels, retail amenities, and surrounding residential communities.

This is an excellent opportunity to secure quality office space in a renewed South Shore business environment with strong accessibility, on-site amenities, free parking, and a new ownership group investing in the future of the property.

PROPERTY OVERVIEW

The property consists of a well-positioned office building located at 300 Crown Colony Drive, Quincy, Massachusetts, within the established Crown Colony business park and South Shore office market.

The building offers flexible office suites from approximately 2,100 SF to 80,000+ SF, making it suitable for small professional users, medical practices, technology firms, financial services, corporate offices, and larger headquarters requirements. Now under new ownership, the property is undergoing capital improvements and amenity upgrades designed to enhance the tenant experience and create a refreshed, modern workplace environment.

Tenants benefit from an impressive multi-story atrium lobby, renovated common areas, on-site café, conference facilities, ample free parking, and professional on-site management. The property also offers excellent regional accessibility with immediate access to Route 3, I-93, and I-95, along with shuttle service to Quincy Adams MBTA Station.

This is an excellent opportunity to secure flexible office space in one of Quincy's most recognizable business addresses, supported by strong highway connectivity, nearby transit access, on-site amenities, and continued ownership investment in the property.





PROPERTY DETAILS

Address	300 Crown Colony Drive, Quincy, MA 02169
County	Norfolk County, Massachusetts
Property Type	Office
Subtype	Professional Office / Corporate Office Space
Building Class	Class B
Building Size	±117,000 SF
Available Space	±2,100 SF – 80,000+ SF
Stories	5 Stories
Typical Floor Size	±23,000 SF
Year Built	1987
Tenancy	Multiple
Rental Rate	Contact Broker
Lease Term	Negotiable
Space Use	Office / Medical / Professional
Condition	Existing Condition / Upgrades Underway
Availability	Immediate
Parking	Ample Free Surface Parking
Amenities	Atrium Lobby, Café, Conference Facilities
Transit Access	Shuttle to Quincy Adams MBTA Station
Highway Access	Routes 3, I-93 & I-95



PROPERTY PHOTOS





Ventura Park

Caddy Memorial Park

Snug Harbor Elementary School

Point Webster Middle School

Glover Elementary School

Subject Property

Faxon Park

Owenus Park

SUBWAY SALLY BEAUTY
DOLLAR TREE DUNKIN'

ELEVATION libertyX

DUNKIN' FERGUSON
GoStoreIt BrightBridge
AT&T

Walmart QUIRK
Elysian

TREXON Chambers
Benics-Pauls RUP Signarama

South Shore Plaza
CVS pharmacy TARGET VANS
macy's SALLY BEAUTY GNC
metro POPEYES Mobil
AT&T

TruNorthBank FedEx
CITGO Chambers
Long

Sacred Heart Elementary School

Granite Executive Park

Durlington PETSMART
LITA Staples TOYOTA
BEST BUY HOBBY LOBBY rack

CRACKER SPORTS
Starbuck COX

SUBWAY EARL PLAZ
Marshalls TJmaxx GameStop
Michaels West Mart DUNKIN'

Durlington DUNKIN'
weldcote metals IHOP
UM

Braintree High School

Gagnon Park

Great Pond

Sunset Lake

Quincy Bay

Weymouth Fore River

CROWN COLONY BUSINESS PARK RISING

A Premier South Shore Office Destination

300 Crown Colony Drive is positioned within one of Quincy's most established business parks, directly benefiting from the activity generated by Crown Colony's office, hotel, residential, and service-based environment. Located with immediate access to Route 3, I-93, and I-95, the property offers a highly convenient South Shore office location for businesses seeking regional connectivity, on-site amenities, and strong professional image.

The property is now under new ownership, with ongoing capital improvements and amenity upgrades designed to create a refreshed and modern workplace environment. Tenants benefit from an impressive multi-story atrium lobby, renovated common areas, on-site café, conference facilities, ample free parking, professional on-site management, and shuttle access to Quincy Adams MBTA Station.

The location is well-suited for professional office, medical, technology, financial services, corporate headquarters, and service-based users seeking flexible office space in a recognized Quincy business address. With nearby access to South Shore Plaza, hotels, restaurants, retail amenities, and surrounding residential communities, 300 Crown Colony Drive offers the convenience and accessibility today's office tenants require.

This location is supported by several major office, transit, retail, and regional demand drivers nearby:

Crown Colony Business Park: A well-established South Shore office park environment with a strong concentration of corporate, professional, healthcare, and service-based users.

Quincy Adams MBTA Station: Nearby Red Line transit access provides direct connectivity to Boston, Cambridge, Braintree, and the broader MBTA network.

Free MBTA Shuttle Access: Shuttle service to Quincy Adams MBTA Station strengthens daily employee convenience and supports transit-oriented office occupancy.

Route 3 / I-93 / I-95 Access: Immediate highway access connects the property to Boston, Braintree, the South Shore, Route 128, and regional commuter corridors.

South Shore Plaza: One of the region's major retail and dining destinations, offering nearby shopping, restaurants, and services for employees, clients, and visitors.

Nearby Hotels & Amenities: Surrounding hotels, restaurants, childcare, banking, and service amenities support corporate users and visiting clients.





Demographic	1 Mile	3 Miles	5 Miles
2025 Total Population	17,914	125,393	287,590
2030 Population	18,296	128,250	293,762
Population Growth 2025–2030	+2.13%	+2.28%	+2.15%
Average Age	39	41	42
2025 Total Households	7,901	52,062	115,567
Household Growth 2025–2030	+2.25%	+2.42%	+2.29%
Average Household Size	2.20	2.30	2.40
2025 Avg. Household Vehicles	1.00	2.00	2.00
Median Year Built	1962	1956	1955

MARKET OVERVIEW

Quincy, Massachusetts, is a major South Shore business and residential community located just south of Boston within the Greater Boston metropolitan area. Strategically positioned with direct access to Route 3, I-93, I-95, and the MBTA Red Line, Quincy offers strong regional connectivity and a desirable location for office, medical, corporate, technology, and professional service tenants. Its proximity to Boston, Braintree, Weymouth, Milton, and the broader South Shore market makes Quincy a well-established office location supported by a large workforce base, transit access, and strong surrounding amenities.

Demographic and Economic Growth

The area surrounding 300 Crown Colony Drive benefits from a dense residential and workforce population, with nearly 288,000 residents and more than 115,000 households within a five-mile radius. The surrounding trade area shows steady projected population and household growth, reinforcing the long-term strength of the local office and service-based tenant market. With access to both urban Boston talent and South Shore residential communities, the property is well-positioned for companies seeking convenience, parking, transit connectivity, and regional accessibility.

Commercial Real Estate Sectors

OFFICE SPACE: Quincy's office market appeals to businesses seeking a professional South Shore address with strong highway access, MBTA connectivity, and more convenient parking than downtown Boston. Properties such as 300 Crown Colony Drive are well-suited for professional offices, medical users, financial services, technology firms, corporate headquarters, and back-office operations.

CORPORATE AND PROFESSIONAL DEMAND: Crown Colony is one of Quincy's most recognizable business parks, supporting a concentration of corporate, insurance, healthcare, financial, and professional service users. The property's flexible suite sizes, on-site amenities, and professional management make it adaptable for a wide range of tenant requirements.

TRANSIT AND COMMUTER ACCESS: The property benefits from nearby Quincy Adams MBTA Station and shuttle service connecting tenants to the Red Line. This transit access, combined with immediate highway connectivity, supports employee commuting from Boston, Braintree, Weymouth, Milton, Randolph, and other South Shore communities.

AMENITY-DRIVEN OFFICE ENVIRONMENT: Nearby South Shore Plaza, restaurants, hotels, childcare, banking, and retail amenities enhance the tenant experience and support daily workplace convenience. On-site café, conference facilities, free parking, and an impressive atrium lobby further strengthen the building's appeal.

SOUTH SHORE LOCATION ADVANTAGE: Located near Route 3, I-93, and I-95, 300 Crown Colony Drive offers strong regional access to Boston, Route 128, the South Shore, and Cape Cod-oriented corridors. This combination of accessibility, amenities, flexible office space, and new ownership investment positions the property as a highly attractive option for office users in the South Shore market.

LOCATION OVERVIEW

The property at 300 Crown Colony Drive, Quincy, MA 02169 is prominently positioned within Crown Colony, one of Quincy's most established South Shore business parks. Located in Norfolk County, the property benefits from strong regional connectivity, a professional office park setting, and convenient access to Boston, Braintree, Weymouth, Milton, Randolph, and the broader Greater Boston market.

Accessibility and Transportation

300 Crown Colony Drive offers immediate access to Route 3, I-93, and I-95, providing tenants with convenient regional connectivity across Boston, the South Shore, Route 128, and surrounding commuter markets. The property is also located near Quincy Adams MBTA Station, with shuttle service connecting tenants to Red Line transit access. This combination of highway access, public transportation, and ample parking supports daily employee commuting and client accessibility.

Surrounding Amenities

The property is located minutes from South Shore Plaza, one of the region's major retail and dining destinations, offering tenants convenient access to restaurants, shopping, banking, hotels, and daily-service amenities. Crown Colony also benefits from nearby hospitality, childcare, professional services, and on-site amenities including café and conference facilities, creating a convenient workplace environment for employees, visitors, and corporate users.

Business Park Environment

Crown Colony is a recognized South Shore office destination with a strong mix of corporate, professional, medical, insurance, financial services, technology, and service-based tenants. The surrounding business park setting provides a polished corporate image, strong co-tenancy, professional management, and a stable office environment that appeals to both small office users and larger headquarters requirements.





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Sean Kenealy is president and owner of Key Realty, a family-run commercial real estate firm celebrating 50 years in business. The Quincy-based company offers commercial real estate sales, leasing, and consulting services on the South Shore and in greater Boston. As a sixteen-time CoStar Power Broker Award winner, Sean consistently ranks among the top local brokers for sales and leasing. Born in Boston and raised on the South Shore, Sean also has been actively involved in the Quincy Center redevelopment project since its inception.