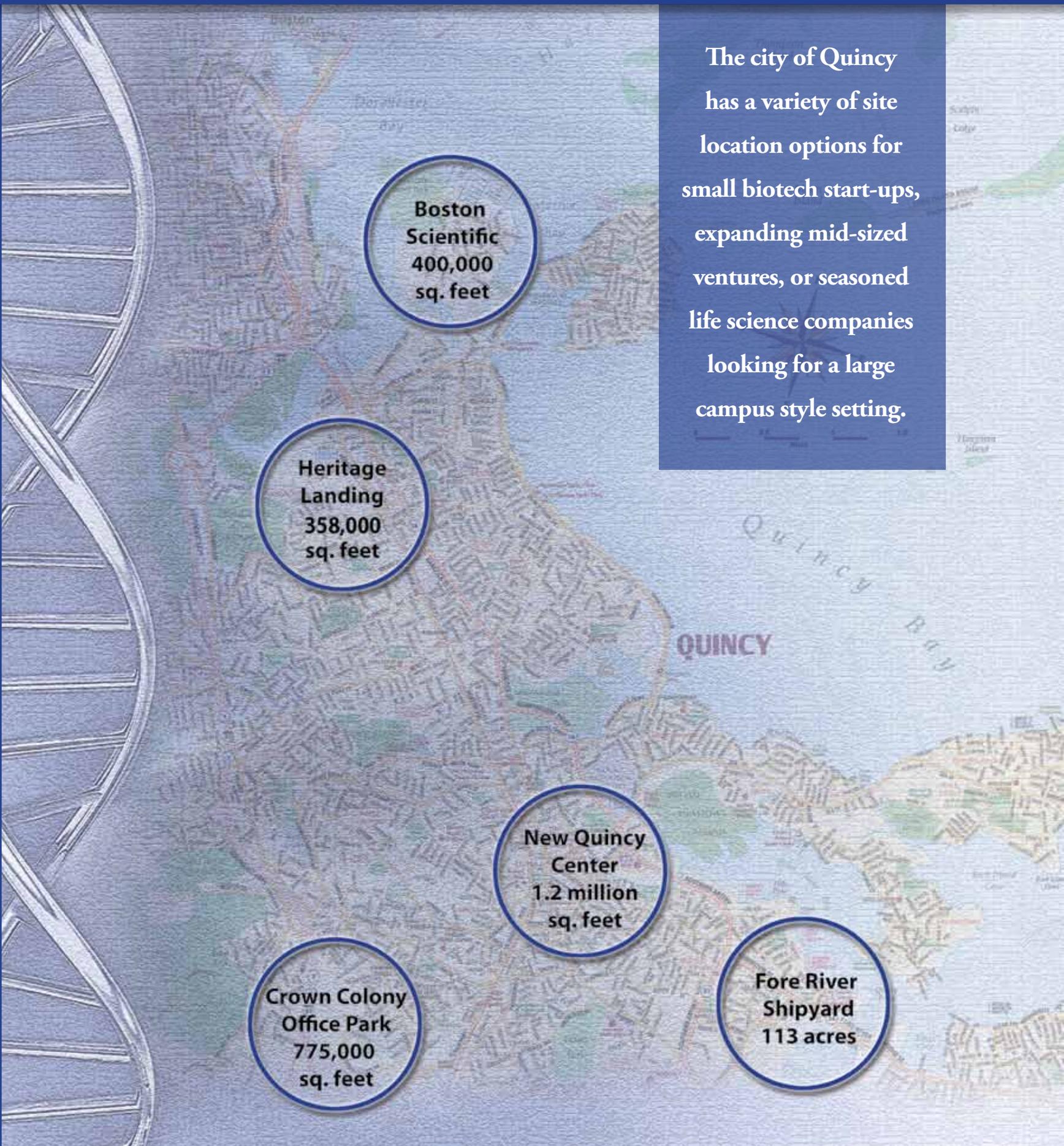


# BIO-READY SITES AVAILABLE IN QUINCY

The city of Quincy has a variety of site location options for small biotech start-ups, expanding mid-sized ventures, or seasoned life science companies looking for a large campus style setting.



**Boston Scientific**  
400,000  
sq. feet

**Heritage Landing**  
358,000  
sq. feet

**New Quincy Center**  
1.2 million  
sq. feet

**Crown Colony Office Park**  
775,000  
sq. feet

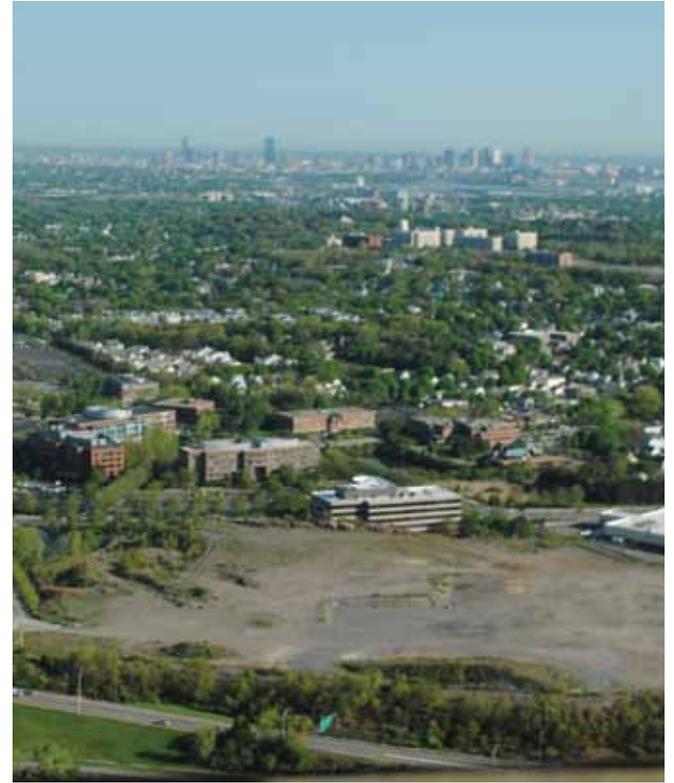
**Fore River Shipyard**  
113 acres

## Downtown Quincy

Quincy Center is being reinvented, rejuvenated and redeveloped. The result will provide an urban, attractive, state of the art edge city, rich in character, history and amenities and most importantly attractive to the knowledge based employees critical to pharmaceutical, life science, and medical device organizations. Just 8 miles from downtown Boston, on the Red Line and with great vehicular, and commuter rail access, the multi-billion redevelopment of Quincy Center boasts of over one million square feet available of by-right zoning for laboratory research and biomanufacturing. In addition the downtown development will include new retail & service space, an entertainment center, medical center/wellness facility, higher education component, and over 1,500 residential units — many with panoramic views of the waterfront. Within steps of the Quincy Center MBTA Red Line Station the new downtown is designed to be a first class urban environment providing companies with a strategic advantage in hiring and retaining the best talent.



Downtown Quincy Today



Crown Colony Aerial View

## Crown Colony Office Park

The Crown Colony Office Park is located directly off Interstate 93, Routes 3 & 128, and abuts the Quincy Adams MBTA Red Line Station. The 175-acre Office Park is master planned for up to 20 first-class office buildings amid extensive landscaping and greenspace. Fourteen buildings encompassing 1,500,000 square feet have already been established and three additional development sites totaling 760,000 square feet—the largest of which can accommodate 400,000 SF. The Flatley Company is the Developer of these sites. Allowable uses for these sites include healthcare/life sciences, medical office and commercial office.

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## Fore River Shipyard

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The 113-acre former Fore River Shipyard is a prominent opportunity for a company looking to establish a campus style location that includes R&D and a manufacturing setting tailored to a company's individual needs and standards. The property has tremendous waterfront access, a deep water shipping channel, berthing spaces and a commercial rail running through the site. It is located adjacent to the city's water transportation connection to Boston and Logan International Airport. A completed master plan for the property emphasizes smart growth and transit oriented development principals, making this a very attractive site opportunity.



Fore River Shipyard Aerial View



Sebastian's Café at Heritage Landing



Heritage Landing, Quincy, MA

## Heritage Landing I & II

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Heritage Landing is a Class A office complex consisting of two buildings totaling 358,000 square feet. Located directly off Interstate 93 in North Quincy, Massachusetts, the buildings are only seven miles from downtown Boston with exceptional views of the city, are within walking distance of public transportation via the Red Line "T" and provide free parking at the high ratio of 4/1,000 square feet. Heritage I offers 170,000 square feet available and is an ideal option for a large single-tenant user seeking headquarters visibility. Heritage II, a multi-tenant building with 105,000 square feet available recently underwent a multi-million dollar renovation featuring a new full-service café operated by downtown eatery Sebastians, a grab-and-go coffee kiosk, a high-end fitness center, outdoor patio and a flexible 70-seat conference center. Other key components include redundant fiber service with two Verizon central station connections, heavy power and back-up generator capacity.

### CONTACT

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## Boston Scientific Facility

At the northern end of the city in the Marina Bay section is Boston Scientific's regional fulfillment and distribution center. Within the property envelop there is several hundred thousand square feet of space available for lease and/or purchase. The building consists of high ceilings with open floor plans, providing an ideal setting for manufacturing, R&D, distribution and office use. The site is conveniently located to Route 93N and the MBTA Red Line Train for easy access into Boston and Cambridge, and is adjacent to the boardwalk at Marina Bay which includes many waterfront restaurants, a variety of residential housing styles, public parks and a 685 slip Marina.

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Boston Scientific Aerial View



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