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**Merritt 7 Corporate Park in Norwalk Commences  
Extensive Capital Improvement Program**

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***Property Owner Announces Expansive Plan for  
Interior and Exterior Upgrades at 1.4 MSF, Class-A Office Park***

**Norwalk, CT -- September xx, 2012** –Real estate investment management firms **Clarion Partners** and **Marcus Partners**, today announced the commencement of a substantial, multi-year capital improvement program that will enhance both the interior and the exterior of **Merritt 7 Corporate Park**. Merritt 7 is a six-building, 1.4 million square foot Class–A office property located in Norwalk, CT.

“Merritt 7 is a LEED certified complex with a highly-improved and well-maintained infrastructure” said **Margaret Egan, senior vice president, Clarion Partners**. “Our amenity package is broad and has always been a contributing factor to the park’s success. Through these significant capital upgrades we will improve and expand upon existing opportunities in order to further enhance the work environment for our tenants.”

“Merritt 7 has long been known as best-in-class for Fairfield County office parks and it is our mission to see that it remains the region’s market leader in Class-A space,” said **David Fiore, principal, Marcus Partners**. “The complex provides unrivaled tenant amenities that support a balance between professional and personal priorities. The new Starbucks café in Building 501 has been a huge success with tenants and we are eager to implement our plan to upgrade existing amenities and further improve the tenant experience.”

The renovation program will focus on upgrades to the interior and exterior common areas such as seating plazas, entryways, main lobbies, corridors and restrooms. At the same time, the property’s amenity base will be enhanced and the infrastructure developed further. The project began in earnest earlier this year with the opening of a Starbucks café in Building 501. At the same time,

construction began on an executive conference center in Building 101 as well as a park-wide state-of-the-art security system with a central command station in 401.

In Building 301, home to the park's central amenities, the main lobby will undergo a significant transformation which will include all new finishes, the addition of another Starbucks café as well as an executive dining/conference room. Also part of the project are upgrades to the existing full-service cafeteria and conference center plus an expanded/remodeled fitness facility.

Main lobbies, common corridor and restrooms in 301 and other buildings will also be refreshed or renovated, in line with the park's new finish standards. Planned improvements to the grounds include enhanced landscaping, new plaza lighting, outdoor furniture and seating areas and updated signage.

The property improvements are expected to be completed by mid 2013.

"Tenants understand that the true cost of occupancy is not just figured into the price per square foot, and take into account the whole package and the daily work experience offered," said **JoAnn McGrath, Marcus Partners' director of leasing for Merritt 7**. "This renovation will keep Merritt 7 at the forefront of building design and renovation in a highly competitive leasing market."

**Corporate Planning Group (CPG)** of Stamford has been retained to oversee the architecture and design implementation of the building improvements, and **Landgarden Landscape Architects** of NYC will manage the property landscaping.

The **CBRE** brokerage team of Tom Pajolek, Robert Caruso, Steven Greenbush and Ned Burns serve as the property's leasing agents, in conjunction with the Clarion Partners and Marcus Partners executive management team.

"Management is firmly committed to enhancing the Merritt 7 brand, image and sense of community," said **Tom Pajolek, a CBRE executive vice president**. "The Merritt 7 campus continues to evolve with upgrades throughout its already impressive indoor common areas and outdoor plazas."

Merritt 7 Corporate Park offers a wide range of tenant leasing opportunities. There are currently full-floor units available in buildings 301, 501, and 601, as well as several smaller units ranging from 1,750 to 9,800 square feet in building 101.

Located on a 22-acre campus setting along the Norwalk River, Merritt 7's six buildings feature landscaped plazas, technologically advanced infrastructure, sustainable design features and extensive on-site amenities, including a Starbucks Café, fitness center, conference center, two full-service cafeterias, a Hertz car rental, hair salon, among other retail services. Merritt 7 has been recognized and awarded for its energy conservation efforts, including LEED EB certification by the U.S. Green Building Council (USGBC) for buildings 101, 301, 401, 501 and 601 and the Environmental Protection Agency's ENERGY STAR rating. For more information on Merritt 7, visit [www.merritt7.com](http://www.merritt7.com).

Merritt 7 is situated adjacent to the Merritt 7 Metro North station, which has been approved for a major upgrade by the State of Connecticut, and is located in close proximity to Fairfield County's major highways and area amenities. Major tenants at Merritt 7 include EMCOR; FactSet Research Systems; Financial Accounting Foundation (FAF); General Electric; HEI; IPSOS; Marsh USA; and Siemens.

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**About Clarion Partners**

Clarion Partners has been a leading U.S. real estate investment manager for 30 years. Headquartered in New York, the firm has offices in major markets throughout the U.S., Brazil and the United Kingdom as well as a presence in Mexico. With more than \$25 billion in total assets under management, for over 200 institutional investors both domestic and international, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum. More information about the firm is available at [www.clarionpartners.com](http://www.clarionpartners.com).

**About Marcus Partners**

Marcus Partners is a value-oriented real estate investment and management firm based in Boston, Massachusetts, with regional offices in Connecticut and Florida. Marcus Partners' currently owns/manages a diversified portfolio that includes more than 6.3 million SF of office, medical office, R & D, warehouse and industrial properties valued in excess of \$1.75 billion. The firm invests in real estate and related assets, pursuing a mix of strategic and opportunistic investment strategies. For more information about Marcus Partners, please log on to [www.marcuspartners.com](http://www.marcuspartners.com)

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