

**For Immediate Release**

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**MILLWARD BROWN AND MERRITT HOSPITALITY LEASE A COMBINED 77,572 SF AT  
MERRITT 7 CORPORATE PARK IN NORWALK**

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**Extensive Renovations Completed at Property with  
Recent Improvements Done at Buildings 101 and 401**

**Norwalk, CT – September, 2015** –Real estate investment management firms **Clarion Partners** and **Marcus Partners**, today announced that a combined 77,572 square feet in leases was signed at **Merritt 7 Corporate Park**, the six-building, 1.4 million square foot Class–A office park in Norwalk.

**Millward Brown** and **Merritt Hospitality** both signed leases at the Park. In each transaction the landlord was represented by **JoAnn Brennan-McGrath** of Marcus Partners and **Tom Pajolek, Ned Burns, Steve Greenbush, and Bob Caruso** of **CBRE**.

“We are excited that **Millward Brown** and **Merritt Hospitality** have chosen to expand and extend at Merritt 7 as both are highly valued tenants,” said **Margaret Egan, Senior Vice President, Clarion Partners**. “The unique combination of asset quality, an extensive amenity package, central location and institutional ownership and management, have proven to be an important differentiator and the reason Merritt 7 has experienced such strong leasing velocity and is able to extend, expand and attract high-quality tenants like these two firms.”

- **Millward Brown**, leading experts in advertising, marketing communications, media, digital and brand equity research leased an additional 13,397 square feet on the fourth floor of Building 401 -- bringing the firm's total square footage to 64,175 square feet. The new deal was inked for a nine-year lease term. Colin Reilly of CBRE represented Millward Brown in this transaction.

Recent improvements to Building 401, which now houses the Merritt 7 Security Command Center, include an extensive lobby renovation with soaring 20’ ceilings, new entry doors, refinished elevator cabs, upscale artwork and elegant seating areas and new park standard restrooms and elevator lobbies throughout.

- **HEI Hotels & Resorts** extended its lease for 18,578 square feet on the first floor of Building 101. The onsite hospitality service company has been a tenant at Merritt 7 since 2004. No outside real estate brokerage was used in the negotiations.

"We couldn't be happier with the improvements made to the property and specifically our building and the dining facilities," said **Anthony Rutledge, CEO and Managing Partner of HEI Hotels & Resorts**. "Let's just say- customer satisfaction is at an all time high."

Recent upgrades to Building 101, which contains a full-service Starbucks café, include an extensive lobby renovation, refinished elevator cabs, upscale artwork, improved interior and exterior seating areas and new park standard restrooms and elevator lobbies throughout.

"The execution of both of these transactions reinforces Merritt 7's position as a select address for top corporations seeking superior office space in Fairfield County," said **David Fiore, Principal with Marcus Partners**. It is clear that Merritt 7's accessible location, access to mass transportation centers, abundant on-site amenities and tenant services are attractive incentives for companies in the market for space."

Significant interior and exterior capital improvements have been underway at Merritt 7 and include the refurbishment and reconstruction of entryways, main lobbies, common corridors, restrooms, dining facilities, cafés and conference and fitness centers. Exterior improvements feature enhanced landscaping, new plaza lighting, outdoor furniture and seating areas, new 15' monument signs along Route 7 and monument signs at the building entrances

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 two Starbucks Cafés, fitness center, conference center, two fullservice cafeterias, car rental, hair salon, and 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 as well as the EPA's ENERGY STAR rating.

The property is located adjacent to the Merritt 7 Metro North station and is in close proximity to Fairfield County's major highways and area amenities. Major tenants at Merritt 7 include Datto; EMCOR; FactSet Research Systems; Financial Accounting Foundation (FAF); General Electric; IPSOS; Mercer; Millward Brown; and Siemens. For more information, visit [www.merritt7.com](http://www.merritt7.com).

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#### About Clarion Partners

Clarion Partners, an SEC registered investment adviser and FINRA member firm, has been a leading U.S. real estate investment manager for 332 years. Headquartered in New York, the firm has offices in major markets throughout the U.S., in São Paulo, Brazil and London, England, as well as a presence in Mexico. With more than \$362 billion in total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to its more than 200 domestic and international institutional investors. 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 investor, operator and redeveloper based in Boston, Massachusetts, with a regional office in Norwalk, Connecticut. The firm, which has approximately 40 employees, invests in real estate and related assets through its fully discretionary \$250 million Marcus Capital Partners Fund II,

L.P., pursuing a mix of strategic and opportunistic investments. It currently owns/manages a diversified portfolio that includes more than 5 million square feet of office, medical office, R & D, warehouse and industrial properties located along the East Coast. For more information about Marcus Partners, please visit [www.marcuspartners.com](http://www.marcuspartners.com).