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## **Merritt 7 Announces 2012's Largest Deal in the Central submarket**

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### ***50,778-SF Lease Signed with Global Research Agency Millward Brown at Merritt 7 Corporate Park in Norwalk, CT***

**Norwalk, CT – August 1, 2012** – Merritt 7 Corporate Park, a trophy office complex in the heart of Norwalk, CT, has experienced robust leasing activity of late, with a number of new tenants signing deals since the start of 2012. The latest company to take space is global research agency Millward Brown, which committed to 50,778-square-foot for a long-term lease at the six-building, 1.4 million-square-foot, LEED certified property. The lease marks the largest transaction closed in the Central submarket to date this year.

“We based our decision to relocate to Merritt 7 on a number of factors, including the campus’ rich amenity package, central location adjacent to the Metro North train station, and well-respected ownership.” said Millward Brown’s North American President, Simon Moody. “Millward Brown will be very pleased with Merritt 7’s proactive and responsive ownership,” added Tom Pajolek of CBRE, who represented ownership in the transaction with Millward Brown.

“We are excited to welcome Millward Brown to Merritt 7’s family of well-known corporate brands. The campus is designed and operated to provide all the amenities and services found in an urban area, such as on-site dining and catering services, fitness center, sundry shop, banking, car rental, Starbuck’s café and a Metro North train stop. Combined with the convenience of our suburban location within the region, Merritt 7 truly offers our tenants a unique experience,” said David Fiore, Principal with Marcus Partners.

“Merritt 7 is already home to a diverse tenant roster that includes technology, financial, media, branding and corporate service companies, with space that is well-suited for headquarters operations, satellite offices and professional service firms of all sizes,” added Margaret Egan,

Senior Vice President, Clarion Partners. “We look forward to Millward Brown’s occupancy at Merritt 7 and to continued leasing success in partnership with Marcus Partners and CBRE.”

The CBRE team of Tom Pajolek, Executive Vice President; Robert Caruso, Senior Managing Director; and Senior Vice Presidents Steven Greenbush and Ned Burns oversees the property’s leasing under the guidance of real estate investment management firms Clarion Partners and Marcus Partners. Millward Brown was represented in the lease negotiations by CBRE’s Sean Cahill and Susanne Dengenis.

Nestled in a campus setting on 22 acres along the Norwalk River, Merritt 7’s six buildings are among the finest in Connecticut corporate parks and feature beautifully 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 and other retail services. In addition, the corporate park has been widely recognized 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.

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

#### 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. as well as a presence in Mexico and Brazil. With more than \$24 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).

#### About CBRE Group, Inc.

CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world’s largest commercial real estate services firm (in terms of 2011 revenue). The Company has approximately 34,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CBRE offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting. Please visit our Web site at [www.cbre.com](http://www.cbre.com).

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