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## **Merritt 7 Corporate Park Leases Space to The Atlantic Group for New Connecticut Offices**

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*Norwalk Office Property draws new tenants  
following completion of major property renovation*

**Norwalk, CT – March, 2014** – Real estate investment management firms **Clarion Partners** and **Marcus Partners**, today announced that the **Atlantic Group** leased 4,747 square feet for new offices at **Merritt 7 Corporate Park**, the six-building, 1.4 million square foot Class-A office park in Norwalk.

The contract corporate furnishings company has relocated to the Plaza level of Building 501 Merritt 7 from their previous location in Wilton, CT. The company also has offices and a showroom in Manhattan and Los Angeles

“This transaction highlights Merritt 7’s ability to attract creative and innovative tenants in a competitive leasing market,” said **Margaret Egan, senior vice president, Clarion Partners**. “The Atlantic Group is one of the top firms of its kind in the office furnishings industry and we are thrilled they chose Merritt 7 to house their Connecticut offices.”

The Atlantic Group has strong relationships with manufacturers worldwide and features a selection of over 100 lines, from the popular Allsteel to other niche providers. This selection philosophy allows the company to provide uncompromising style, unparalleled value and top quality office furniture for diverse industries, all budgets and any design.

“In selecting a new regional presence outside of our New York City headquarters, we wanted our Connecticut office to be conveniently located and offer world-class amenities,” said **Dave Spannaus, President of the Atlantic Group**. “After a thorough search of options in the Fairfield County office market, it was clear that Merritt 7 was the best location in which to house our new offices.”

“The Atlantic Group is a premier company whose aesthetic furnishings pushes the boundaries of design and technological innovation to produce office furniture that speak to corporations’ ever-changing tastes, trends and needs,”

said **David Fiore of Marcus Partners**. “They are leaders in their industry and we are very pleased they selected Merritt 7 as their new Connecticut location.”

The landlord was represented by JoAnn Brennan-McGrath of **Marcus Partners**, as well as Tom Pajolek, Ned Burns, Steve Greenbush, and Bob Caruso of CBRE.

“Merritt 7 management is committed to maintaining and consistently reinvesting in this property so that we continue to exceed the needs of today’s corporations,” said **JoAnn McGrath of Marcus Partners’ director of leasing for Merritt 7**. “The extensive renovation we completed here has resulted in a significantly enhanced office environment that evokes a modern feel throughout and elevates the property to maximize the benefits for our tenants.”

Recently, a substantial capital improvement program at **Merritt 7 Corporate Park** was completed, consisting of upgrades to the interior and exterior common areas, including seating plazas, entryways, main lobbies, corridors and restrooms. In Building 301, home to the park’s central amenities, the main lobby was transformed through all new finishes, the addition of a Starbucks and executive dining/conference room, and upgrades to the full-service cafeteria and conference center, as well as an expanded and remodeled fitness facility. A concierge function and associated office were also added to 301. Outside of 301, a Starbucks café was built in Buildings 501 and 101, a conference center in 101 and a park-wide state-of-the-art security system was installed with a central command station in Building 401. Main lobbies, common corridors and restrooms were also renovated property wide, in line with the new finish standards.

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.

For more information about the Atlantic Group visit <http://www.furnitureystems.com/>

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 located adjacent to the Merritt 7 Metro North station and is in close proximity to Fairfield County's major highways and area amenities. The property is home to some of Norwalk's largest corporations, including EMCOR; FactSet Research Systems; Financial Accounting Foundation (FAF); General Electric; HEI; IPSOS; Mercer; 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 \$30.5 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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