

For Immediate Release

Extensive Multi-Million Dollar Capital Improvement Program Completed at Merritt 7 Corporate Park in Norwalk

Norwalk, CT – September, 2013 –Real estate investment management firms **Clarion Partners** and **Marcus Partners**, today announced that a substantial capital improvement program that began two years ago at **Merritt 7 Corporate Park**, the six-building, 1.4 million square foot Class-A office park in Norwalk, is now complete.

"The intent of the renovation plan was to make high-end interior and exterior improvements throughout the Park to amenities and shared as well as tenant-specific common areas," said **Margaret Egan, senior vice president, Clarion Partners**. "The concept and execution were excellent, and the positive feedback received from tenants, brokers and prospects validates our vision and ensures Merritt 7 remains a best-in-class asset and the region's market leader."

The two-year, multi-million renovation project consisted 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 completely transformed through all new finishes, a Starbucks café was added in addition to an executive dining/conference room, as well as upgrades to the full-service cafeteria and conference center, and 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 Building 501, 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. Another small {Starbucks} café is underway in Building 101. Main lobbies, common corridor and restrooms throughout the property were also renovated, in line with the park's new finish standards.

"The outdoor common areas have been brought up to date with attractive new furniture. The Starbucks is very popular as a place for coffee breaks and even to grab lunch, said Elizabeth Brennan of FactSet. Both of these improvements have been well received by FactSet employees. As 10-year tenants in the complex, we very much appreciate the improvements that benefit our employees."

Exterior improvements included enhanced landscaping, outdoor furniture and seating areas, and the soon to be completed new 15' monument signs along Route 7 and monument signs at the building entrances and the new plaza lighting.

"We are committed to the enhancement of the Merritt 7 brand, image and sense of community at the property, so continuous improvements are a must," said **David Fiore, principal, Marcus Partners**. "The complex provides unrivaled tenant amenities that support a balance between professional and personal priorities resulting in a facility that is second to none."

A grand re-opening celebration to mark the conclusion of the significant progress and enhancement of the property was held recently and attended by the real estate brokerage community, elected officials and many in the business community.

“The renovations are spectacular and the result is a signature, showcase new look for the property,” said **JoAnn McGrath, Marcus Partners director of leasing for Merritt 7**. “There are noticeable improvements in each of the six buildings that will keep Merritt 7 at the forefront of building design and renovation in a very competitive leasing market.”

Corporate Planning Group (CPG) of Stamford oversaw the architecture and design implementation of the building improvements, and **Landgarden Landscape Architects** of NYC managed the property landscaping.

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

Merritt 7 Corporate Park offers a wide range of tenant leasing opportunities. There are currently full-floor units available in buildings 101, 501, and 601, as well as several smaller units ranging from 2,500 to 7,500 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.

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.

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 \$28 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.

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