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**Merritt 7 Corporate Park Leases Space to
Datto for 100,398 SF for Global Headquarters
in Largest Lease Transaction of 2014 in Fairfield County**

Norwalk office property draws major tenants after significant property renovations

Norwalk, CT – April XX, 2014 –Real estate investment management firms **Clarion Partners** and **Marcus Partners**, today announced that **Datto, Inc.**, one of the fastest-growing information technology firms in the world, leased 100,398 square feet (sf) for its global headquarters at **Merritt 7 Corporate Park**, the six-building, 1.4 million square foot Class–A office park in Norwalk.

“Datto is a premier technology company whose business is rapidly growing,” said **Margaret Egan, senior vice president, Clarion Partners**. “Having them select Merritt 7 for their global headquarters speaks to the successful atmosphere we provide for tenants across many industries.” We have been consciously focused on creating an environment that is inviting and inspirational to a whole new 21st century workforce. The execution of this lease is testament to this approach.”

Datto, a leading backup, disaster recovery and business continuity solution provider, will occupy the entire fifth, sixth, and seventh floors of Building 101 Merritt 7 for an 11-year term. The deal is considered the largest lease transaction in Fairfield County year-to-date.

“Datto is a global company, and we are pleased that we found a way to keep our corporate headquarters in Connecticut” said **Austin McChord, Datto Founder and CEO**. “After a thorough search of options in the office market, we ultimately decided that Merritt 7’s central location and world-class amenities made Merritt 7 the best location for our growing company.”

“Datto is a leader in their industry and we are thrilled they chose Merritt 7 as the place to expand their global headquarters,” said **David Fiore of Marcus Partners**. “The extensive renovations we’ve completed here have resulted in a significantly enhanced office environment that evokes a modern feel and elevates the property to maximize the benefits for our tenants.

Datto was represented by Paul Jacobs, Colin Reilly and Barbara Segalini of CBRE. Clarion Partners was represented by David Fiore and JoAnn Brennan-McGrath of Marcus Partners.

“Datto had some very specific requirements as their business is in motion on a 24/7 basis. We worked very closely and creatively with Datto to provide them with the operational flexibility they require and to provide a dynamic environment for this new generation of employees - one that fosters creativity and flexibility,” said **Ms. McGrath, Marcus Partners’ director of leasing for Merritt 7.** “Datto is one of the top firms of its kind in its sector and we are elated we consummate this transaction.”

An extensive capital improvement program at Merritt 7 is substantially complete featuring major contemporary upgrades to the interior and exterior of the property, with modernized common areas, entryways, main lobbies, corridors and restrooms that include new designs and finishes. Starbucks Cafés, an executive dining room/conference center, smaller conference rooms, upgrades to the full-service cafeteria, an expanded and remodeled fitness facility and telecommunications upgrades have also been implemented. A concierge function and associated office were installed as was the installation of a new park-wide state-of-the-art security system.

Newly enhanced exterior features include improved landscaping, luminescent plaza lighting, new outdoor furniture and seating areas, and building monument signs along Route 7 and at 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. 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. 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. 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. For more information on Merritt 7, visit www.merritt7.com.

Datto is a leading vendor of hybrid cloud-based backup, disaster recovery and intelligent business continuity solutions, providing best-in-class technology and support to over 5,000 Managed Service Providers throughout the world, Datto delivers a hardware-based solution that leverages a multitude of the Company's proprietary technologies, including instant local and off-site virtualization, targeted for businesses of all size. For more information about Datto visit www.dattobackup.com

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 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 investor, operator and redeveloper based in Boston, Massachusetts, with a regional office in Connecticut. The firm invests in real estate and related assets, pursuing a mix of strategic and opportunistic investment strategies. It currently owns/manages a diversified portfolio that includes more than 5 million SF 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

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