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**Clarion Partners and Marcus Partners Announces
Completion of 8 Lease Renewals Totaling 452,000 SF**

***Renewals and new lease commitments bring occupancy to 90%
at 1.4 MSF Norwalk, CT office complex***

Norwalk, CT – February, 2013 –Real estate investment management firms **Clarion Partners** and **Marcus Partners**, today announced that eight tenants renewed and/or expanded lease commitments at **Merritt 7 Corporate Park**, a 1.4 million square foot (msf) Class-A office property located in Norwalk.

"We are very pleased to announce these lease renewals. They confirm that our tenants are pleased with Merritt 7's responsive ownership, proactive approach, and outstanding amenities." said **Margaret Egan, senior vice president, Clarion Partners**. "At Merritt 7, we maintain the highest standards of building management and service in an effort to continually attract and retain high caliber tenants."

Recent renewal transactions at Merritt 7 include:

- **Ipsos-ASI** expanded at Merritt 7 with a 10-year lease totaling 33,305 square feet (sf). In order to meet Ipsos' expanded requirement, the tenant relocated to occupy the entire fourth floor in Building 301. Deb Vander Hayden of JLL represented Ipsos.
- **Financial Accounting Foundation** renewed its lease for 70,936 sf for a 10-year term in Building 401. Ed Tonnessen and Pat Lennon of JLL represented the tenant.
- **Mercer (US) Inc.** renewed its lease for an 11-year term, taking 49,407 sf; Mercer will relocate from Building 601 to newly built out space on the second and third floors of Building 501. The tenant was represented by Michael Gordon of Cushman & Wakefield and Paul Kauffman.

- An undisclosed fortune 500 company renewed its lease for all of Building 201 through 2024. Jay Hruska of Cushman & Wakefield represented the tenant.
- **Adepra** executed a lease renewal for 10,000 sf in Building 101. Jeff Gage of Cresa Partners represented the tenant.
- **Nations Equipment Finance** expanded its space requirement by 3,400 sf, bringing its total occupancy to 9,133 sf in Building 101. The company extended its lease for an additional seven year term. The tenant was represented by Sean Cahill and Suzanne Dengenis of CBRE..
- **Siemens** renewed its lease for 6,162 sf in Building 101. Diane Drobia of CBRE represented the tenant.
- **Financial Marketing Group** renewed its lease for 3,178 sf on the penthouse floor of Building 501. The lease was transacted directly with the landlord.

"We are excited to announce lease renewals for these long-term Merritt 7 tenants," said **David Fiore, principal** with **Marcus Partners**. "Each company based their decision to remain at Merritt 7 on a number of factors, including the property's extensive amenity package, central location, and responsive management team."

Merritt 7 ownership recently announced the launch of a significant renovation program, focused on upgrades to the interior and exterior common areas including seating plazas, entryways, main lobbies, corridors and restrooms, as well as an enhancement of the property's amenity base, infrastructure and security system.

"Merritt 7 offers tremendous flexibility that is difficult to find elsewhere in the market," said **JoAnn McGrath, Marcus Partners' director of leasing for Merritt 7**. "With these renewals we were able to accommodate our tenants' shifting space requirements with intra-property moves and swing space, helping them expand, contract or build out their space as needed – all while minimizing interruption to their business."

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

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 for its energy conservation efforts, including an award of a LEED EB certification by the U.S. Green Building Council (USGBC) for its multi-tenanted buildings as well as receiving the Environmental Protection Agency's ENERGY STAR label. For more information on Merritt 7, visit www.merritt7.com.

Merritt 7 is situated adjacent to the Merritt 7 Metro North station. The station has 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 at Merritt 7 include EMCOR; FactSet Research Systems; Financial Accounting Foundation (FAF); General Electric; HEI; IPSOS; 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., Brazil and the United Kingdom as well as a presence in Mexico. With more than \$25 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

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