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**Clarion Partners and Marcus Partners Announces
Completion of New Leases Totaling 83,722 SF at Merritt 7**

1.4 MSF, Class-A Office Complex Approaches 90% Occupancy

Norwalk, CT –January 2013 –Real estate investment management firms **Clarion Partners** and **Marcus Partners**, today announced the completion of seven new lease transactions totaling 83,772 square feet (sf) at **Merritt 7 Corporate Park**, a, 1.4 million square foot Class–A office property located in Norwalk.

- **Your Energy Holding LLC** leased 6,820 sf on the third floor in Building 301. Brett Sherman of Angel Commercial represented the tenant.
- **New England Consulting Group, Inc.** leased 7,163 sf on the Penthouse level in Building 401. Torey Walsh of Cushman & Wakefield represented the tenant.
- **Great American Group** leased 2,343 sf on the second floor in Building 101. Tom Ashforth of Transwestern represented the tenant.
- **Millward Brown** leased 50,778 sf in Building 401. The global marketing research company, which announced the deal last fall, executed the largest transaction of the year in the Fairfield County Central submarket. The tenant was represented by CBRE's Sean Cahill and Susanne Dengenis.
- **CBRE, Inc.** leased 3,664 sf on the second floor in Building 301.
- **Verde Energy USA** leased 7,335 sf in Building 101. Patricia Valenti of Newmark Grubb Knight Frank.
- In addition, an undisclosed Fortune 100 firm leased 5,619 sf in Building 301.

"At Merritt 7, tenant satisfaction is number one on our priority list and we are committed to accommodating the needs of each company," said **Margaret Egan, senior vice president, Clarion Partners**. "We are confident that each of these new tenants will be pleased with Merritt 7's responsive ownership and proactive approach."

"We are excited to welcome these firms to Merritt 7's prestigious corporate tenant roster," said **David Fiore, principal** with **Marcus Partners**. "Each of these companies based their decision to relocate to Merritt 7 on a number of factors, including the property's extensive amenity package, central location, and responsive management team."

"Merritt 7 offers tenants tremendous flexibility that is difficult to find elsewhere in the market. As their business grows and prospers tenants have the opportunity to grow their space without business interruption or a slowdown in productivity," said **JoAnn McGrath, Marcus Partners' director of leasing for Merritt 7**.

The ownership of Merritt 7 recently announced that the property would undergo a significant renovation program with a focus 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.

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.

"Leasing activity at Merritt 7 has been progressing efficiently with a healthy combination of new leases and renewals that have taken place in the second and third quarters," said **Tom Pajolek, executive vice president, CBRE**.

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 situated adjacent to the Merritt 7 Metro North station, which has been approved for a major upgrade by the State of Connecticut, and is located 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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