

**For Immediate Release**

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**Merritt 7 Corporate Park in Norwalk Signs 3 New Tenants**

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*More than 20,000 SF in leases signed as office property completes major interior and exterior capital improvements*

**Norwalk, CT – April, 2015** – Real estate investment management firms **Clarion Partners** and **Marcus Partners**, today announced the signing of three new leases at **Merritt 7 Corporate Park**, the six-building, 1.4 million square foot Class–A office park in Norwalk.



**Zillion Group, Inc. (f/k/a Healthfleet), Mass Mutual, and Criterion** leased approximately 20,000 square feet in Building 501.

“Both quality and location were very important to each of these tenants in the selection of new offices,” said **Margaret Egan**, senior vice president, Clarion Partners. “In Fairfield County’s competitive leasing market, Merritt 7 continues to attract leading corporations seeking the best of the best -- a dynamic setting and superior amenities.”

**Zillion Group, Inc.**, a cloud computing company dedicated to the design and delivery of healthcare applications, services and facilitating technologies, leased 10,575 square feet for a seven-year term on the second floor. The company moved from 50 Washington St. in Norwalk, CT in January.

**Mass Mutual’s life insurance division** leased 6,853 square feet for a seven-year term on the fifth floor. The company will relocate from 6 Landmark Sq. in Stamford. The move is expected to take place in July.

**Criterion**, a leading provider of comprehensive, integrated and flexible human resource and payroll solutions leased 1,648 square feet for a five-year term on the plaza level. 501. The company moved from 200 Connecticut Ave. in Norwalk in January.

“The completion of these transactions reinforces Merritt 7’s position as a preeminent address for discerning corporations seeking high-end space in the Fairfield County office market,” said **David Fiore** of Marcus Partners. “The property’s convenient location, access to mass

transportation centers, attentive management, abundant on-site amenities and tenant services continue to be attractive to tenants in the site selection process.”

Significant interior and exterior capital improvements have been underway at Merritt 7 for the past two years and are nearing completion. They include refurbishment and reconstruction of entryways, main lobbies, common corridors, restrooms, dining facilities and conference and fitness centers. 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

“Leasing activity has remained solid as Merritt 7 continues to attract new Class-A tenants to the property,” said **JoAnn McGrath**, Marcus Partners’ director of leasing for Merritt 7. “This is testament to the brand for providing a top-quality, contemporary office environment and full range of exceptional amenities and services.”

The landlord was represented by JoAnn Brennan-McGrath of Marcus Partners and Tom Pajolek, Ned Burns, Steve Greenbush, and Bob Caruso of 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 Starbucks Cafés, fitness center, conference center, two full-service cafeterias, car rental, hair salon, and other tenant 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 as well as the EPA’s ENERGY STAR rating.

The property is located adjacent to the Merritt 7 Metro North station and is in close proximity to Fairfield County’s major highways and area amenities. Major tenants at Merritt 7 include Datto; EMCOR; FactSet Research Systems; Financial Accounting Foundation (FAF); General Electric; IPSOS; Mercer; Millward Brown; and Siemens. For more information, visit [www.merritt7.com](http://www.merritt7.com).

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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 \$32.5 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 investor, operator and redeveloper based in Boston, Massachusetts, with a regional office in Norwalk, Connecticut. The firm, which has approximately 40 employees, invests in real estate and related assets through its fully discretionary \$250 million Marcus Capital Partners Fund II, L.P., pursuing a mix of strategic and opportunistic investments. It currently owns/manages a diversified portfolio that includes more than 5 million square feet 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](http://www.marcuspartners.com).