

For Immediate Release

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**Frontier Communications Leases 84,405 Square Feet at
Merritt 7 Corporate Park in Norwalk**

Norwalk, CT – April, 2015 – Real estate investment management firms **Clarion Partners** and **Marcus Partners**, today announced that **Frontier Communications Corporation** (NASDAQ:FTR) leased 84,405 square feet at **Merritt 7 Corporate Park**, the six-building, 1.4 million square foot Class–A office park in Norwalk.

“We are pleased to welcome Frontier Communications to our roster of prestigious tenants, who value Merritt 7’s convenient location and best-in-class services and amenities,” said **Margaret Egan**, Senior Vice President, Clarion Partners. “Site quality, a central location and institutional ownership and management were all very important to Frontier in the selection of its new headquarters.”

Frontier Communications, one of the nation's largest independent providers of telecommunications services, signed an 11 year lease to occupy the first and second floors of Building 401. The company’s move from 3 High Ridge Park in Stamford is expected to take place this summer.

In announcing the new location, **Paul Quick**, Frontier's Senior Vice President and General Manager for Connecticut said, “It was important to us to select exactly the right location for our new headquarters, and so we searched very carefully under a number of different criteria. We were quickly sold on the impressive space and amenities of Merritt 7, as well as the Merritt 7 management team. Their professionalism and enthusiasm for our company, as well as their willingness to collaborate with us on the customization of our office, made us feel welcomed.”

Frontier offers voice, broadband, satellite video, wireless Internet data access, data security solutions, bundled offerings, specialized bundles for small businesses and home offices, and advanced business communications for medium and large businesses in 28 states and with approximately 17,400 employees based entirely in the United States.

“The completion of this transaction 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**, Principal with 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 incentives for companies in the market for space.”

The landlord was represented by JoAnn Brennan-McGrath of Marcus Partners and Tom Pajolek, Ned Burns, Steve Greenbush, and Bob Caruso of CBRE. Newmark Knight Frank represented the tenant.

"A central location with a pleasant ambiance and convenience and onsite amenities is critical to a great a workforce and work experience," said **JoAnn McGrath**, Marcus Partners' Director of Leasing for Merritt 7. "Merritt 7 offers a top-quality, contemporary office environment with a full range of exceptional amenities and services."

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

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 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 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.

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.

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.