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**NAIOP Honors Merritt 7 Corporate Park with "Connecticut Lease of the Year Award"  
for Frontier Communications Headquarters Lease for 84,405 SF**

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*Deal was largest corporate relocation in Fairfield County in 2015*

**Norwalk, CT –May, 2016** –Real estate investment management firms **Clarion Partners** and **Marcus Partners**, have announced that Merritt 7 Corporate Park was the recipient of the "2015 Lease of the Year" by the Connecticut and Suburban New York chapter of the National Association of Industrial and Office Properties (NAIOP) for the corporate headquarters relocation of **Frontier Communications Corporation** (NASDAQ:FTR) from Stamford to Norwalk.

"Receiving the award for 'Lease of the Year' from NAIOP is an exceptional honor," said **Margaret Egan**, Senior Vice President, Clarion Partners, who accepted the NAIOP award on behalf of Merritt 7. "We are delighted that Frontier Communications relocated to Merritt 7 and that we were able to accommodate all their requirements."

The 2015 relocation of the telephone and internet service provider's 84,505-square-foot headquarters from Stamford to Merritt 7 Corporate Park was recognized as the largest headquarters relocation in Fairfield County in 2015. The company occupies space on the first and second floors of Building 401 on a lease which extends through 2026.

**Jim Campbell**, AVP, Facilities and Real Estate Services, Frontier Communications, said that "Merritt 7 has proven to be an excellent location for our corporate headquarters. The impressive space and amenities, as well as the Merritt 7 ownership and management team, are second to none. Their professionalism and enthusiasm for our company's presence here has made us feel welcome and at home."

The prestigious award was presented by the Connecticut and Suburban New York chapter of NAIOP at their "Night of the Stars" gala, held recently in Greenwich. The annual awards gala honors the best of the best in the region's commercial real estate industry.

The landlord was represented by David Fiore and JoAnn Brennan-McGrath of Marcus Partners and Tom Pajolek, Ned Burns, Steve Greenbush, and Bob Caruso of CBRE. Jesse Weber, Matt Leon and Michael Ippolito of Newmark Knight Frank represented the tenant.

Frontier is a leader in providing communications services to urban, suburban, and rural communities in 29 states. It offers a variety of services to residential customers over its fiber-

optic and copper networks, including video, high-speed internet, advanced voice, and Frontier Secure digital protection solutions. Frontier Business Edge offers communications solutions to small, medium, and enterprise businesses. Frontier's approximately 29,000 employees are based entirely in the United States.

"Frontier's relocation to Merritt 7 reinforces the property's position as a preeminent address for major corporations seeking Class-A space in the regional 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."

Merritt 7 is currently 94% leased with a full floor of 30,000 square feet available for immediate occupancy as well as a number smaller units from 3,000 square feet to 15,000 square feet.

"Merritt 7's central location, contemporary office environment pleasing ambiance and exceptional onsite amenities is essential to a great a workforce and workplace experience," said **JoAnn McGrath**, Marcus Partners' Director of Leasing for Merritt 7. "We've got exceptional space still available, but moving fast. Tenants at Merritt 7 value the central location, best-in-class services and amenities and our hands-on management team."

Significant interior and exterior capital improvements made at Merritt 7 include the 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, 15' monument signs along Route 7 and monument signage 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, including Starbucks Cafés, fitness center, conference center, two full-service cafeterias, car rental, hair salon, and shoe shine 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); ; 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, an SEC registered investment adviser and FINRA member firm, has been a leading U.S. real estate investment manager for 34 years. Headquartered in New York, the firm has offices in major markets throughout the U.S., as well as São Paulo, Brazil, and London, England, and a presence in Mexico. With more than \$40 billion in

total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to its more than 200 domestic and international institutional investors. 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).